

# Deepti & Associates

**Dr. Amin Shaikh**

M.B.A. M. Val. (Immovable Properties) F.I.I.V.  
B. E. ( Civil ) M.E. ( T & CP ) M. E ( Structures )  
M.B.A. ( Real Estate ) M.B.A. ( Finance ) Ph. D.  
M.I.E. C.E. F.I.I.V. M.I.S.S.E. M.I.C.A. M.C.E. F.C.R.S.

Chartered Engineers

Govt. Regd. Valuers

Regd. Structural Auditors

Regd. Arbitrators

**Sudhir Yerunkar**

Associate Director - 9867798314  
**Kishor Solanki**  
Associate Director - 8425875368

Valuation of Immovable Properties, Plant Machinery & Vehicles, Marines & Planes Also.  
Panel Valuers Of Income Tax Deptt & Financial Institutions.

Ref No. BOB/MUM/FEB/004/2016

Date : 06/02/2016

To,  
The Chief Manager  
Bank of Baroda, Retail Loan Factory  
Bhandup (W) Mumbai 400 078.

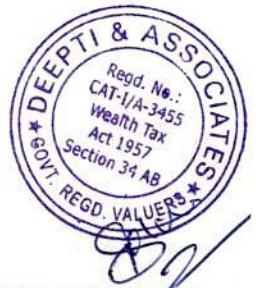
Dear Sir/Madam

Sub : Valuation Report of Residential Premises situated at  
Flat No. 602, 6<sup>th</sup> floor, C wing, Panvelkar Montana  
Katrap Village, Badlapur (E) Thane 421 503.

Ref : Your File No. 2342 Date : 05/02/2016

We have inspected the captioned property on 5<sup>th</sup> of February 2016 in presence of Mr. Vishal Rokade 93222 02011 Sales Person of the Builder. The property is in satisfactory condition. This forms a part of R.C.C. framed Ground (Pt) + Stilt (Pt) + 7<sup>th</sup> upper floor structure with 4 flats per floor & 1 lift. The said premises is located on 6<sup>th</sup> floor Market Value & Deprecion value is given due to consideration in compiling this valuation report.

1. Name of the Owner/s : Mr. Chetan Sambhaji Patil
2. Locational Adress of the property : Flat No. 602, 6<sup>th</sup> floor, C wing,  
Panvelkar Montana, Katrap Village,  
Badlapur (E) Thane 421 503.
3. Survey No of the property : Sr No. 65, Hissa No. 3
4. Boundaries of the Plot : East : D.P. Road  
West : Garden  
North : B wing  
South : Gurukul International School



5. Society Registration No. : N/A, As BLDG is Under Construction
6. No. of Floors in the Building : Ground (Pt) + Stilt (Pt) + 7<sup>th</sup> upper floor
7. Carpet area : 438 sq ft C/A as per agreement &  
460 sq ft & 630 sq ft SBUA as per sales information
8. Class of Construction : Residential
9. Year of Construction : Under Construction, Plinth Level is completed  
Progress : 10 % Recommended 30%
10. Year of Purchase : 2015
11. Original Purchased of Value : as per document
12. Occupancy Details : Under Construction,
13. Age of Building : Under Construction,
14. Future life of the Building : 60 years after completion
15. Detail of Accommodation : 1 BHK
16. Maintainance of the captioned flat : Good
17. Nearest Landmark : Near Gurukul International School
18. Details of Construction :
- A) Foundation : R.C.C. framed structure
- B) Walls : B/B walls with C.M. plastering finished with painting  
with both sides
- C) Doors : Teakwood Doors (Proposed)
- D) Windows : P/C Aluminium sliding windows (Proposed)
- E) Roofing : R.C.C. roofing (Proposed)
- F) Flooring : Vitrified flooring (Proposed)
- G) Electrification : Concealed (Proposed)
- H) Plumbing : Concealed (Proposed)
- I) Means of access to upper floor : Staircase provided



J) Sanitary Arrangement : Sanitary Disposal

19. Rate Prevailing the vicinity : Rs. 3,000/- to 3,250/- per sq ft

20. Valuation given on SBUA.

Sr. No.	Details	Valuation		
		Built Up area In Sq ft	Rate Per Sq ft	Present Value Rs. in Lakhs
01.	Residential Flat	: 630 sq ft BUA	Rs. 3,250/-	Rs. 20,47,500/-

Present Market Value : Rs. 20,47,500/-  
(Twenty Lakh Fourty Seven Thousand Five Hundred Only)

Realizable Value : Rs. 18,42,750/-  
(Eighteen Lakh Fourty Two Thousand Seven Hundred Fifty Only)

Forced Sale Value : Rs. 16,58,475/-  
(Sixteen Lakh Fifty Eight Thousand Four Hundred Seventy Five Only)

Govt. Value : 3,101/-

Cost of Construction : Rs. 630 X Rs. 1,000/-  
For Insurance Purpose Rs. 06,30,000/-

The property valuation has been done without any interest direct or indirect & the distress sale value has also been taken into account for valuing the property.

The Valuation Report is for the use of party only to whom it is addressed & no responsibility is accepted to any third party for the whole or any part of its contents.

Deepti & Associates.

Govt. Reg. Valuer (India).

Reg. No. CAT - 1/ A 3455.

