

99 20306201 - 11/11/2011

# DESKTOP VALUATION REPORT

Of

**MR. VIRAL DHIRAJLAL SHAH**  
**MR. ROHIT DHIRAJLAL SHAH**

Property At

*Flat No. 301, 3<sup>rd</sup> Floor,  
"Om Durvankur" Building,  
S. No. 47, Hissa No. 3, Jijai Nagar, Sant Namdev Path,  
Dombivali (East), Village – Gajabandhan Patharli,  
Taluka – Kalyan, District Thane – 421 301.*

*Viral Dhirajlal Shah*

FOR  
**BANK OF BARODA,**  
**MANDVI BRANCH, MUMBAI**

BY

**BASAVARAJ MASANAGI & CO.**

Govt. Approved Valuers, Chartered Engineers,  
Surveyor & Loss Assessors

302, Arenja Arcade, Sector – 17, Vashi, Navi Mumbai – 400 703.

Telephone : 2789 0181 / 6791 1035

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**DESKTOP VALUATION REPORT**

At the request of the Manager of Bank of Baroda, Mandvi Branch, Mumbai the Residential Flat in Village – Gajabandhan Patharli, Taluka – Kalyan, District Thane was assessed its value and the details are as furnished below:

The desktop valuation report is prepared during COVID-19. We have not inspected the said property valued.

1. Purpose for which valuation is made : To assess fair market value
2. Date as on which valuation is made : 12<sup>th</sup> August 2020
3. Name of the Owner / Owners  
(As per Agreement for Sale) : **Mr. Viral Dhirajlal Shah**  
**Mr. Rohit Dhirajlal Shah**
4. If the property is under joint ownership /  
co-ownership, share of each such owner.  
Are the shares undivided? : Joint Ownership
5. Documents produced for perusal : 1. Xerox copy of Agreement for Sale made  
between Mr. Viral Dhirajlal Shah, Mr. Rohit  
Dhirajlal Shah (The Purchaser) & M/s. Om Sai  
Builders & Developers (The Developer) dated  
24/03/2015.  
2. Xerox copy of Registration Receipt No.  
2104/2015 dated 25/03/2015 & Index No. II.  
3. Xerox copy of Commencement Certificate  
No.KDMP/NRV/BP/Dombivali/2012/13/21/258  
Dated 15/03/2013 issued by Kalyan – Dombivali  
Municipal Corporation.
6. Brief description of the property  
Built up area (As per Agreement) : Residential premises  
: 585 Sq. ft. (54.35 Sq. m.)
7. Location, Street, Ward No. : Flat No. 301, 3<sup>rd</sup> Floor,  
"Om Durvankur" Building,  
S. No. 47, Hissa No. 3, Jijai Nagar,  
Sant Namdev Path, Dombivali (East),  
Village – Gajabandhan Patharli,  
Taluka – Kalyan, District Thane – 421 301.

1. Survey Plot No. of land	S. No. 47, Hissa No. 3
2. Nearest Landmark Nearest Bus Stop	Ijan Nagar, Sant Nardev Path, Ijan Nagar Bus Stop
3. Members present during inspection	-
4. Is the property situated in Residential commercial mixed area industrial area?	Residential area
5. Classification of locality - high class middle class poor class	Middle class
6. Proximity to civic amenities, like schools hospitals, Parks, markets, cinema, etc.	Basic civic amenities are within reach
7. Means and proximity to surface communication by the locality is served	Situated at app. 2 Kms from Dombivli East Railway Station
8. Area of land supported by documentary proof, stage, dimensions and physical features	N. A.
9. Is it leasehold, the name of the lessor lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease	Freehold Land
10a. Site location	North Ajinatha Durgam Building South Road East Anra Smtan Building West Prashant Niwas
11. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant	N. A.
12. Are there any agreements of easements? If so, attach copies	N. A.
13. Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars	Kalyan - Dombivli Municipal Corporation

40. Land rate adopted in this valuation : Not Applicable
41. If sale instances are not available or not relied upon, the basis of arriving at the land rate : Making market survey
42. Year of commencement certificate : 15/03/2013  
Year of completion of construction : App. 2014-15
43. What was the method of construction --- : Constructed by contractor  
by contract / by employing labour directly / both?
44. For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof : N. A.

### ANNEXURE - I

1. No. of floors and heights of each floor : Ground + 4 Storied Structure
2. Plinth area floor wise (As per IS : 3861-1966) : N. A.
3. Year of construction : App. 2014-15
4. Present Estimated future life : 55 Years with proper maintenance
5. Present Age of the Building : 05 Years
6. Type of construction - load bearing walls/R.C.C. frame/Steel frame : RCC framed structure
7. Type of foundations : RCC foundation
8. Walls : Brick walls
9. Partitions : Brick walls
10. Description about the Property : One Bedroom, Living Room, Kitchen, Bath Toilet & Terrace

- Shobha
11. Doors and windows : Wooden Door  
& Aluminium Sliding Windows
  12. Flooring : Vitrified tiles flooring
  13. Master Bedroom :-
  14. Bath & W.C. : IWC, Bath & Concealed Plumbing & tiling
  15. Finishing : Good
  16. Roofing and terracing : RCC slab roofing
  17. Special architectural or decorative features, if any : No
  18. i) Internal wiring - surface or conduit : Concealed Wiring  
ii) Class of fitting - superior/ ordinary/poor : Good
  19. Sanitary installations : Yes
  20. Compound wall : Yes
  21. No. of lifts and capacity : No
  22. (Underground pump ---- capacity and type of construction : As per requirement
  23. Overhead tank : As per requirement
  24. Pumps --- No. and their horse power : As per requirement
  25. Roads and paving within the compound, approximate area and type of paving : Yes
  26. Sewage, if septic tanks provided, No. and capacity : Connected to Municipal Sewer

**VALUATION:**

Government Stamp Duty Rate (2020-21) : ` 60,800/- Sq. m. ( ` 5,648/- Sq. ft.)

Agreement Amount

: ` 31,00,000/- Dated 25/03/2015 (No. 2104)

Replacement cost for insurance purpose : = Built up area X Construction rate  
= 585 Sq. ft. X ` 2,000 - Sq. ft.  
= ` 11,70,000/-

Summary of Valuation : The Valuation of the Flat is based on prevalent rate in the area. The Flat market rate of property of ` 6,000 - Sq. ft. is considered for assessment.

Fair market value of Flat : = Built up area X Market rate  
= 585 Sq. ft. X ` 6,000 - Sq. ft.  
= ` 35,10,000/-

*(Rupees Thirty Five Lakhs Ten Thousand Only).*

Value : In the light of all that is stated above, and on the basis of our judgment, market enquiries and consultations with the sources familiar with the area, we valued the said property at ` 35,10,000 - **(Rupees Thirty Five Lakhs Ten Thousand Only).**

Fair Market Value of the property : = ` 35,10,000/-

Realisable value of the property : = ` 31,59,000/-

(10 % less than the Market Value)  $\cong$  ` 31,60,000/-

Distress sale value of the property : = ` 29,83,500/-

(15 % less than the Market Value)  $\cong$  ` 29,80,000/-

#### DECLARATION:

I, hereby declare that:

- The information furnished above is true and correct to the best of my knowledge and belief;
- I have no direct or indirect interest in the property being valued.
- My registration with State Chief Commissioner of Income Tax is Valid as on date.
- The legal aspects were not considered in this valuation.

Basavaraj Masanagi  
B.E.(C), M.I.E., F.I.V.

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**MR. VIRAL DHIRAJLAL SHAH**  
**MR. ROHIT DHIRAJLAL SHAH**

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