

Deepti & Associates

Dr. Amin Shaikh

M.B.A. M. Val. (Immovable Properties) F.I.I.V.

E. (Civil) M.E. (T & CP) M. E. (Structures)

M.B.A. (Real Estate) M.B.A. (Finance) Ph. D.

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

Mob- 91+9867798314

Kishor Solanki

Associate Director

Mob- 91+8425875368

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

To,
The Manager
Bank of India,
Mandvi Branch

VALUATION REPORT OF :

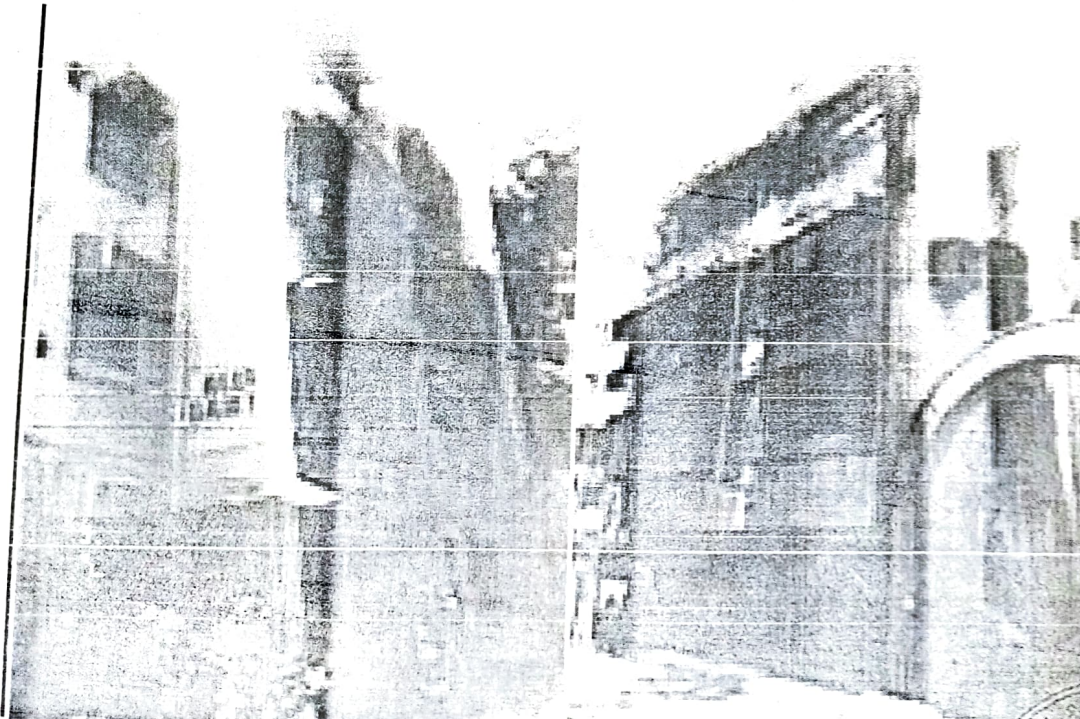
IMMOVABLE PROPERTY FOR

Mr. Sharad P Patil

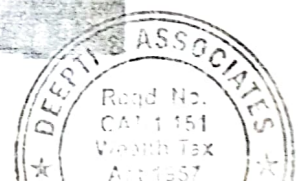
PROPERTY ADDRESS

Add : Flat No. 301, Third Floor, Blue Gaiety, Begees CHSL,

Rambaug Lane No. 5, Kalyan (W) Thane 421 301.



GR-55001-
5248.86



DEEPTI& ASSOCIATES/0002/

Date : 26/04/2017

CERTIFICATE

We certify that we have surveyed the immovable property for :

Mr. Sharad P Patil

As described below : -

Type : Residential Premises :

**Address : Flat No. 301, Third Floor, Blue Gaiety, Beegees CHSL, Rambaug Lane No. 5,
Nandambur (W) Thane 421 301.**

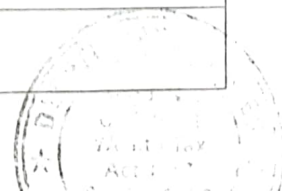
**We further certify that the fair market value of the property,
described in detail in this report is as follows**

Rs 71,25,000/-

In. words : Seventy One Lakh Twenty Five Thousand Only.

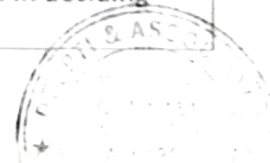
certIFICATE is issued on actual inspection, & related documents

01	Regarding	Valuation of a Rersidential Premises
02	Name of Applicant/s	Mr. Sharad P Patil
03	Name of Present Owner/s	Mr. Sharad P Patil
04	Contact No. of Applicant/s	Mr. Sharad P Patil Mrs. Jyoti Sharad Patil
05	Adress of Applicant/s	Flat No. 301, Third Floor, Blue Gaiety, Beegees CHSL, Rambaug Lane No. 5, Kalyan (W) Thane 421 301.
06	Adress of property	Flat No. 301, Third Floor, Blue Gaiety, Beegees CHSL, Rambaug Lane No. 5, Kalyan (W) Thane 421 301.
07	Cts. No.	Sr. No. 89, Hissa No. 2A at village chikanghar
08	Current Possession with	Self Occupied
10	Type of Property	Rersidential Premises
11	Requested by	1) Bank of India Mandvi Branch 2) Mr. Sharad P Patil
11- A	Date of Inspection	24/04/2017
11- B	Survey in presence of	Mr. Sharad P Patil
12	Purpose of valuation	To ascertain fair market value of the property
13	Location	Chikanghar Kalyan
13- A	Type of property	Residential Premises
13- B	Class	Middle Class
13- C	Neareast Station	Kalyan
13- D	Distance from station	1 Km
13- E	Civic Ammenites	All available in 1 Kms
14	Landmark	Near Vani School
15	Building Details	
15-A	Type of Land	Non Agriculture
15-B	Plot Boundaries	East : Galaxy II West : Galaxy I North : Gemini CHSL South : Internal Road
15-C	Type of Occupation Ownership, Freehold/Leasehold	Freehold
15-D	Type of Structure	R.C.C. framed structure
15-E	No. of floors in BLDG	Ground + 3 rd upper floors
15-F	No. of Lifts	Lift is not provided
16	Flat Details	2 BHK
16-A	Floor (Property situated on)	First Floor
16-B	Type of Flat	Residential Premises
16-C	Saleable Area	750 sq ft BUA
16-D	CA area	690 sq ft as per measurement
16-E	Carpet area	750 sq ft BUA as per agreement
16-F	Completeness of property	Complete



47	Exterior	
17-A	Internal Ammeniteis	O.B.D. Flooring : Vitrified flooring Doors : Teak Wood Doors is provided Windows : P/C Aluminium sliding windows Kitchen : Black granite kitchen platform is provided Electrification : Concealed electric Plumbing : Concealed electric
17-B	Quality of construction	Good
18	Under Construction	No
18-A	Complete	Yes
18-B	Age of Property	20 years as informed
19	Estimated Residual/Future Balance Life	40 years after proper repairs & maintainance
20	Individual BLDG/ Complex of	Individual
21	Separate Compound Wall	Yes
22	Garden	No
23	Paving around the building	Concrete Road
24	Car Parking	No
25	Maintainance first impression	Yes
26	Plans approved By	KDMC
26 - A	C.C. Approved by	KDMC
27	O.C. Approved by	KDMC/NRV/909/KALYAN/3401 Date : 22/12/1998
28	Society Registration No.	TNA/KLN/HSG/TC/4273/1990/1991 Date : 10/04/1991
29	Property Tax	Details not provided
30	Water Availability	Details not provided
31	Compliance to sanctioned plans	Yes
32	Valuation Method	Composite Rate Method The market value obtained in this report is defined as follows : Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer & a willing seller in an Arm's length transaction after proper marketing where in the parties had each acted knowledgeably & without compulsion. Thus the characteristic of the market Value's are :- a) It is a free will sale b) It is an estimated amount & not a predetermined or an actual sale
33	Valuation	

		<p>e) Buyer & Seller are actuated by business principles they are unrelated & are acting independently</p> <p>f) Asset would be exposed to the market in the most appropriate manner to effects its disposal at the best price possible</p>
33-A	Remarks if Any	No
33-B	Current Fair Market Rate	Rs 9,500/-
33-C	Current Fair Market Value	750 sq ft X Rs. 9,500/- = Rs 71,25,000/-
34	Realizable Value	The value Realizable by the bank is generally less than the market value because of various factors such as mode of payment (strictly by cheque), limitations of effective market costs involve in the process of the sale etc, The percentage variation between RV & MV depends on the various factors such as Urban & Rural property , user & location of the property etc in the opinion, considering these aspects 10% reduction will be appreciate. We are therefore, discounting 10% in the fair Market Value.
34-A	Realizable Value	90% of value = Rs, 64,12,500/-
35	Distress Sale Value	It means the amount which may reasonably be expected to be obtained from the sale of the property in which one of more charecteristics of the definition of market value is not satisfied . The seller may be an unwilling seller & the buyer may be motivated by the knowledgeof the disadvantage the seller suffers from due to this we are discounting the above value by 20%
35-A	Distress Sale Value	80% of value = Rs. 57,71,250/-
36	Basis for Recommended rate	Location, Quality of construction, residual life of the building, supply, demand, local enquires, market feed back of investigations etc
37	Suggested sum assured for	The fire Insurance needs to be purchased on replacement or Reinstatement basis it means one can get New for old property destroyed by fire , Earthquake etc. Land component has to be decuted from total Value & only cost of new construction has to be considered in deciding the sum assured



39	Government Value Reason for Deviations if any	Rs 5.342/- per sq ft Registrars rates are for normal properties & they do not consider amenities location , Vastu – Shastra, Compliance proximity to Civic amenities (School, Temple, Market, Hospital)
40	Special features that add to value	Nil
41	Agreement	Yes
42	Document's enclosed	Agreement
43	Registration Date	09/01/2013
43-A	Registration No	00212/2003
43-B	Village	Gauripada
43-C	Registrar's Value	Rs. 05,00,000/-
43-D	Insurance Value	Rs. 750 X Rs. 1,500 = Rs. 11,25,000/-
43-E	Receipt No.	Details not available
43-F	Agreement Between	Applicant : Mr. Sharad P Patil
45	Enclosure	1) Valuation given on agreement BUA.

Certify that 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 property valued is the right property

Considering the location, Condition, Maintenance & Use of the building, fair Market

Value of the property is considered at,

Rs 71,25,000/-

(In. words : Seventy One Lakh Twenty Five Thousand Only.)

Mobile No: 869222
836933
869333

Mrs. Kanchan S. T

Purchaser's Name: Sharra

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Receive
Licen
STA
Mrs. K

SS No: 10352



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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विभागातील सि.स.न झालेल्या भागातील मिळकती

24000 57500 65800 80100 65800

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मीटर सवई नंबर

