

**VALUATION REPORT FOR STATE BANK OF INDIA,
BTI BRANCH, VASAI (EAST)**



**GALA NO.B-17, GROUND FLOOR SITUATED IN EVERSHINE
INDUSTRIAL ESTATE PREMISES CO OP SOC LTD,
CHICHPADA, GOKHIVARE, VASAI (EAST), TALUKA VASAI,
DISTRICT: PALGHAR – 401 208, MAHARASHTRA.**

BORROWER

**MRS. CHETNA P. KOTHARI
MR. PARESH R. KOTHARI**



DEEPAK KUMAR SHRIVASTAV

(CO. SJA TECHNICAL CONSULTANCY PVT. LTD)
GOVT. REGD. VALUER, CAT 1/421 OF 1988
CHARTERED ENGINEER & LICENSED STRUCTURAL ENGINEER

SJA-SBI-52-2020

Dated: 15.10.2020

Annexure - I

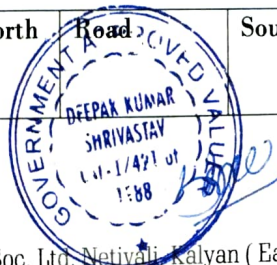
To,
The Branch Manager,
State Bank of India,
BTI Branch,
Vasai (East),

VALUATION REPORT

Name of Address of Branch : State Bank of India,
BTI Branch, Vasai (East)

Name of Customer (s) / Borrower : Mrs. Chetna P Kothari & Mr. Paresh R. Kothari

1 Customer Details							
Name of the owner / Borrower		: Mrs. Chetna P Kothari & Mr. Paresh R. Kothari			Visit Date		14.10.2020
Apl. no.		--			Report Date		15.10.2020
2 Property Details							
Address :		: Gala No.B-17, Ground Floor Situated In Evershine Industrial Estate Premises Co Op Soc Ltd, Chichpada, Gokhivare, Vasai (East), Taluka Vasai, District: Palghar - 401 208, Maharashtra.					
Survey No. / Plot No. CTS No. & Village		: Survey No. 242/1/A, 243/1A, 24/1, 246/I Village: Gokhivare					
Nearby Landmark		--					
Google Map Independent access to the property		: Attached					
3 Document Details							
				Name of Approving Authority			
Layout Plan		Not available for inspection.	NA	Approval No.		N A	
Building Plan		Not available for inspection.	NA	Approval No.		N A	
Construction Permission		Not available for inspection.	CIDCO	Approval No.		CIDCO/VVSR/BP-1064/E/5524, 28/12/1995.	
Occupancy certificate		Not available for inspection.	NA	Approval No.		N A	
Legal Documents		Yes	Agreement copy date 19/07/2003				
4 Physical Details							
Adjoining Properties	East	Vinayak Industrial Estate	West	Open Area	North	Road	South Industrial Estate



Office:- A-2/ 413, Parijat - Lokvatika Hsg. Soc. Ltd, Netivali, Kalyan (East), Thane - 421 306

e-mail.: sjavaluermumbai@gmail.com | deepak1.sri@gmail.com | contact No.: 98207 52898 | 91677 76227

PAN NO. : ANRPS3450Q | GST : 27ANRPS3450Q2ZZ

Matching of Boundaries		Yes/No	Yes	Plot demarcated	Yes	Approved land use	Industrial	Type of property : Gala
No. of Rooms	Living / Dining	--	Bed Room	--	Toilets / W.C.	--	Kitchen	--
Total No of Floors.	Single Storied	Floor on which the property is located	Ground Floor	Approx. age of the property	25 Years	Residual age of the property	35 Years (If repaired and Maintained Properly & Regularly)	Type of structure : RCC framed structure

5	Tenure / Occupancy Details.				
	Status of Tenure	Self Owner	No of years of Occupancy	Relationship of tenant of owner	N.A.

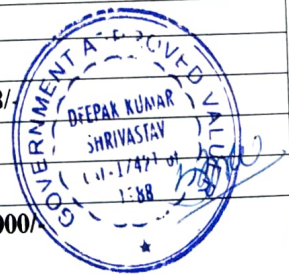
6	Stage of Construction				
	Stage of Construction	Building 100% Completed.		If under construction, extent of completion.	

7	Violations if any observed				
	Nature and extent of violations				

8	Area Details of the Property				
	Site Area (Measurement) (Gala)	Carpet Area	Built Up Area (As per Agreement)	Saleable Area	Remark
	--	760 sqfts	912 sq.fts Which is Considered for valuation	--	--

9	Valuation				
	i. Mention the value as per Government Approved Rates also :Rs.6094/-per sq.fts				
	ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. Value is given based on actual prevailing market enquiries of the comparable property. The guideline rates are standard & fix for very big locality as shown on reckoner location plans for purpose of charging stamp duty. The actual market trend of sale rates is found more than the guideline rates. Hence value is given as per actual trend of sale rates.				

Summary of Valuation	
i.	Guideline Value = Rs.6094/- per Sq.fts X Built Up Area: 912 Sq.fts = Rs. 55,57,728/-
a	Land : Rs.4500/- per Sq.fts
b	Building : Rs.2000/- per Sq.fts
ii.	Fair Market Value Built up Area : 912 sqfts x Rs.6,500/- per sqfts = Rs. 59,28,000/- (Rupees Fifty Nine Lakhs & Twenty Eight Thousand Only)
iii.	Realizable Value 0.90 X Rs. 59,28,000/- =Rs.53,35,200/- (Rupees Fifty Three Lakh & Thirty Five Thousand Two Hundred Only)
	Forced / Distress 0.80 x Rs. 59,28,000/- = Rs.47,42,400/- (Rupees Forty Seven Lakhs & Forty Two Thousand Four Hundred Only)
	Rental Value Around Rs.40,000/- per month



10.	Assumptions / Remarks.	<p>i) Qualifications in TIR/ Mitigation suggested, if any</p> <p>ii. Property is SARFAESI Compliant : Yes.</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. No.</p> <p>iv. Whether entire piece of land on which the unit is set up / property is Situated has been to be mortgaged.</p> <p>v. Details of Last two transactions in the locality / area to be provided, if available. N.A.</p> <p>vi. Any other aspect which has relevance on the value or marketability of the property.</p>
11.	Declaration	<p>i. The property was inspected by the undersigned on 14.10.2020.</p> <p>ii. The undersigned does not have any direct / indirect in the above property</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv. I have submitted valuation report directly to the Bank</p>
12.	Name Address & Signature of valuer with Wealth Tax Registration No.	<p>Deepak Kumar Shrivastav C/O.SJA Technical Consultancy Pvt. Ltd, Govt. Regd. Valuer. A/2/413, Parijat- Lokvatika Hsg. Soc. Ltd, Netivali, Kalyan (W), Thane – 421 306. Wealth Tax Registration No. CAT/1/421 of 1988</p>
13.	Enclosures Documents & Photographs (Geo Stamping with date) etc.	<p>Photographs taken on Site & Google Map</p> <p>-</p>

Date: 15.10.2020

Place: Mumbai



Shrivastav

Deepak Kumar Shrivastav
(C/o SJA TECHNICAL CONSULTANTS PVT. LTD)
Govt. Regd. Valuer
CAT-1/421 of 1988

Photos of Building & Gala No B-17, Ground Floor Situated In Evershine Industrial Estate Premises Co Op Soc Ltd, Chichpada, Gokhivare, Vasai (East), Taluka Vasai, District Palghar 401 208, Maharashtra










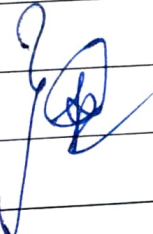
GOVERNMENT APPROVED VALUER
DEEPAK KUMAR SHrivASTAV
L.H.-1/471 of 1988







Annexure-F

Name of the Branch/Business Unit: BTIE (06839)

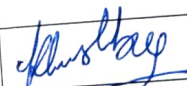
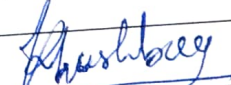
Name(s) of the Inspecting Officials: Khushboo Yadav

S.No	Parameters	Details	Checked (Y or N)	CSO/Field Officer/ Authorised Officer	Relationship Manager/ Branch Head/ Unit Head.
1.	Name of the title holder of the property(ies)	Mrs. Chetna P Kothari & Mr. Paresh R Kothari	Yes		
2.	Whether borrower/s or guarantor/s	Guarantors	Yes		
3.	Constitution of borrowers/Guarantors	Pvt Ltd. Co.	Yes		
4.	Description of property/properties (address)	Industrial Gala No B-17, G Floor, Evershine Industrial Estate Premises Co-op Soc. Ltd, Chinchpada, Gokhivare, Vasai East, Palghar - 401208	Yes		
5.	Description of property /properties (address)				
	Survey /Door No.	S No 242/1/A, 243/1A, 24/1, 246/I	Yes		
	Extent	Built up Area – 912 sqft	Yes		
	Location	Vasai East	Yes		
	Boundaries	Actual			
	East	Vinayak Industrial Estate	Yes		
	West	Open Area	Yes		
	North	Road	Yes		

	South	Industrial Estate	Yes		
6.	Location Details	Industrial Gala No B-17, G Floor, Evershine Industrial Estate Premises Co-op Soc. Ltd, Chinchpada, Gokhivare, Vasai East, Palghar - 401208	Yes		
7.	Prominent Landmark	Evershine Industrial Estate	Yes		
8.	Nearest bus stop	6 KM from Vasai Railway Station	Yes		
9.	Details of enquiries made with neighbors regarding ownership /valuation	Well Spoken in the society .	Yes		

Certificate:

- a) We confirm that we have personally visited the property to the accepted as mortgage on and certify that the details given in the TIR confirms to our finding.
- b) We have enquired the price of the property in the area and we found that our valuation is in line with the trend and reasonable.

	CSO/Field Officer/Authorized Officer	RMME/Branch Head/Unit Head.
Signature		
Name	Khushboo Yadav	Khushboo Yadav
Designation	CSO	RMSME
Branch/Unit	BTIE	BTIE
Date	15.10.2020	15.10.2020



Govt. Ready Reckoner Rate:



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home	Valuation Rates	User Manual	Close
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Annual Statement of Rates Language: English

Year: 2020/2021

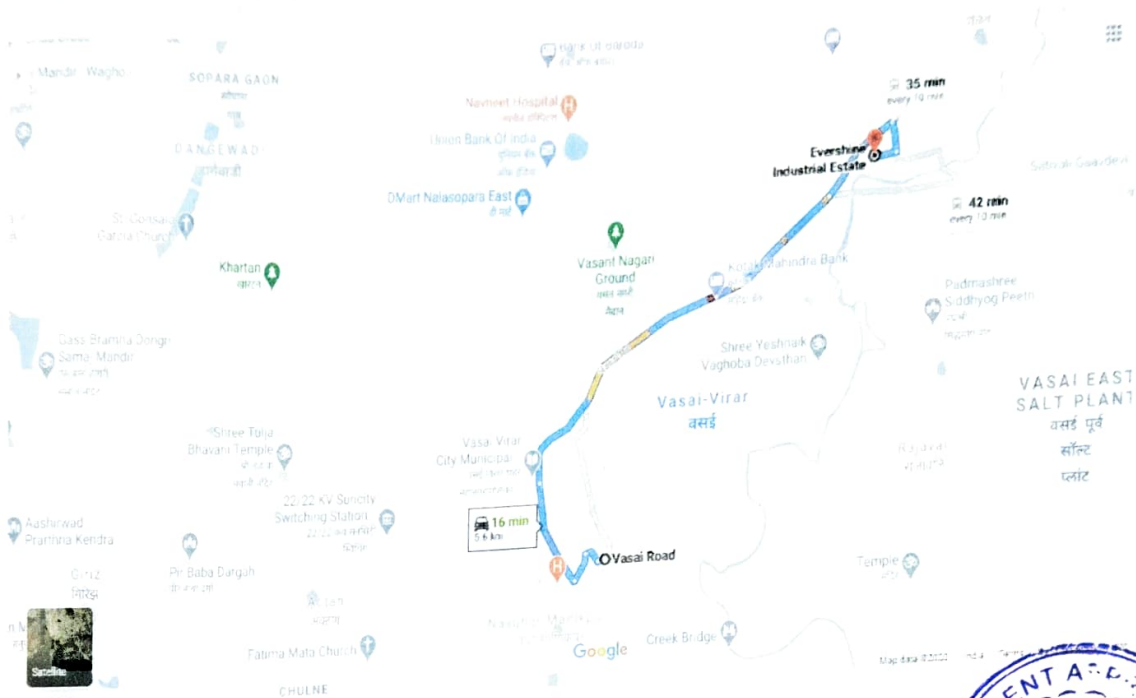
Selected District: पालघर
 Select Taluka: वसई
 Select Village: गाकात नाव - मौजे गाखीवर

Search By: Survey No Location

Enter Survey No: 242

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस इकाणे	औद्योगिक	एकक (Rs.)	Attribute
4-रहिवस व इतर तसम अनुसंग बायरातील जमिनी	9000	42300	34000	6:600	34000	वो मीटर सर्व्हे नंबर

Google MAP of Evershine Industrial Estate Premises Co Op Soc Ltd, Chichpada, Gokhivare, Vasai (East), Taluka Vasai, District: Palghar – 401 208, Maharashtra.
 19.408044, 72.853140
Latitude : 19°40'80.4"N
Longitude: 72°85'31.4"E



Locational MAP of Evershine Industrial Estate Premises Co Op Soc Ltd, Chichpada, Gokhivare, Vasai (East), Taluka Vasai, District: Palghar – 401 208, Maharashtra

