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



GALA NO.B-27, GROUND FLOOR SITUATED IN EVERSHINE INDUSTRIAL ESTATE PREMISES CO OP SOC LTD, CHINCHPADA, GOKHIVARE, VASAI (EAST), TALUKA VASAI, DISTRICT: PALGHAR – 401 208, MAHARASHTRA.

BORROWER

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



DEEPAK KUMAR SHRIVASTAV

(C/O SIA TECHNICAL CONSULTANCY PVT. LTD)

GOVT. REGD. VALUER, CAT 1/421 OF 1988
CHARTERED ENGINEER & LICENSED STRUCTURAL ENGINEER

SJA-SBI-50-2020

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

	Customer Deta	ils											
	Name of the o	wner /		: Mrs. Che						Visit I	ate	14	.10.2020
	Borrower			Mr. Pare	sh R. I	Sot	hari						10.2020
	Apl. no.									Repor	t Date	15	.10.2020
	Property Deta	ils											
	Address:			: Gala No.	B-27,	Gro	und Floor Situ	ıated I	n Ev	ershine Ind	ustrial Es	state	e Premises Co
				Op Soc Lt	d, Chi	nch	pada, Gokhiva	are, Va	ısai (East), Taluk	a Vasai,	Dis	trict: Palghar
				-401 208,									
	Survey No. / F	Plot No.		: Survey N	lo. 242	2/1/	A, 243/1A, 24/	1, 246	/I				
	CTS No. & Vil	lage		Village: Gokhivare									
	Nearby Landr											1	. 1) (1
	Google Map			: Attached									
	Independent a	,	S DEEPAK KUNAR 12 DE SHRIVASIAN DE										
	the property												
_	Document Details			Name of Approving Authority									
_	Layout Plan			Not availa	able	N	A		App	oroval No.	N A	\$	
				for inspec	tion.							1	* //
_	Building Plan		Not availa	able	N	A		App	proval No.	N A			
	8			for inspec	tion.								
_	Construction I	ruction Permission Not available			CIDCO			Approval No.		CIDCO/VVSR/BP-			
	311001 11011011			for inspection.							1064/E/5524, 28/12/1995		
_	Occupancy certificate			Not availa		N	Α		App	proval No.	N A		
	occupancy co.			for inspec	tion.								
_	Legal Documents			Yes			Old Valuation Report						
-	Physical Detail												
	-	East	Vii	nayak	West	—– t	Open Area	Nort	h	Road	Sout	h	Industrial
	Adjoining	Dasi	1	dustrial	50		r						Estate
	Properties			tate									
			LS	iaie									

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

PAN NO.: ANRPS3450Q | GST: 27ANRPS3450Q2ZZ

	Tenure / Occupancy Details. Status of Tenure		sails.	Self Owner		ears of ncy		Relationship of N.A. tenant of owner	
	Total No of Floors.	Dining Single Floor of which to property is located.		Ground Floor	Appro x. age of the prope rty	25 Years	Residual age of the property	35 Year* (If repaired and Maintained Properly & Regularly)	Type of structure RCC framed structure
	No. of Living Rooms /		5.5	Bed Room	**	Tailets / W.C.	**	Kitchen	4.9
Matching of Boundaries		Yes /No	Yes	Plot demar cated	Yes	Approve d land use		Type of property Gala	

Stage of Construction Building 100% Completed. Stage of Construction

If under construction, extent of

completion.

Violations if any observed Nature and extent of violations

8	Area Details of the Prope	erty	Saleable	Remark		
8	Site Area (Measurement)	Carpet Area	Built Up Area (As per Agreement)	Area	Difference between Actual measurement and agreement built up area is only 5%	
	(Gala) Ground Floor = 1064 sqfts Mezzanine Area = 1040		1277 sq.fts Which is Considered for valuation			
	sqfts (Carpet Area)					

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.

I	Summary of Valuation	Sq.fts X Built Up Area: 1277 Sq.fts = Rs. 77,82,038/-
	Cuideline Value = Ks.0094/- Per	

- Guideline Value Land: Rs.4500/- per Sq.fts
- a Building: Rs.2000/- per Sq.fts
- Built up Area : 1277 sqfts x Rs.6,500/- per sqfts = Rs. 83,00,500/-Fair Market Value ii.
- (Rupees Eighty Three Lakhs & Five Hundred Only)
- 0.90 X Rs. 83,00,500/- =Rs.74,70,450/-(Rupees Seventy Four Lakh & Seventy Thousand Four Hundred Fifty Only) Realizable Value iii.
- $0.80 \times Rs. 83,00,500/- = Rs.66,40,400/-$ (Rupees Sixty Six Lakhs & Forty Thousand Four Hundred Only) Forced / Distress iv. Around Rs.50,000/- per month Rental Value

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

Date: 15.10.2020

Place: Mumbai

Deepak Kumar Shrivastav
(C/o SJA TECHNICAL CONSULTANTS PVT. LTD)
Govt. Regd. Valuer

CAT-1/421 of 1988

	Matching of Boundaries				Anna company	modes of the						
			Yes	/No	Yes	Plot demar	Yes	Approve d land	e Industrial	Type of property:		
						cated		use		Gala		
	No. of Living Rooms /		••		Bed Room	••	Toilets / W.C.	**	Kitchen			
	Total No of	Dining	101		<i>C</i>	A	25	Residual	35 Years	Type of		
	Floors.	Single Storied	Floor which prope is loca	the crty	Ground Floor	Appro x. age of the prope rty	25 Years	age of the property	(If repaired and Maintained Properly & Regularly)	structure : RCC framed structure		
	Tenure / Occup	anov Dat	aile			•						
,	Status of Tenur		aus.	Self (Owner	No of years of Occupancy			Relationship of enant of owner	N.A.		
	Stage of Constr	uction			•							
	Stage of Constru	uction		Buildi	ng 100% Cor	npleted.	1	If under construction, extent of completion.				
	Violations if any											
	Nature and exte											
-	Area Details of t							Saleable	Rer	nark		
	Site Area (Measurement) (Gala) Ground Floor = 1064		Carpet Area		Built Up Area (As per Agreement)			Area				
			(As			1116100111	· · · · ·					
-					12	277 sq.fts			Differenc	Difference between		
	sqfts	1001				s Consider	ed for		Actual me	al measurement		
1	Mezzanine Area :	= 1040			v	valuation			and agreen	and agreement built up area is only 5%		
	sqfts								area is			
	(Carpet Area	1)										
	aluation				A more of B	Patas also	·Rs 6004	/-ner sa fts	2			
i.	Mention the va	lue as per	Gover	nment	Approved n	nates also	hv they	aluer and	the Guideline va	due provided		
ii.	. In case of variat the State Govt.	tion of 20	% or m	ore in t	ne valuation Toy Cozette	i proposed Luctifica	tion on v	aruer and s ariation h	as to be given. V	alue is given		
in	the State Govt.	notificati	on or 1.	ncome	ios of the co	, justilica mnarable	property	7.	us to be give in	g-		
ba	ased on actual pr ne guideline rate	evalling i	market dord &	fix for	very hig lo	eality as s	hown on	reckoner	ocation plans f	or purpose of		
Th	ie guideline rate arging stamp du	s are stan	ctual m	. IIX 101 arket t	trend of sale	rates is fo	ound more	e than the	guideline rates.	Hence value		
	arging stamp du given as per actu				LOHU OI BUIL	2000 10 10			G			
18 8	given as per acto	iai trend	or sare						103			
S	mmary of Valuat	tion	and the second of Department						1/20-	-10		
Gu	ideline Value =	Rs. 6094/	- per Se	a.fts X	Built Up A	rea: 1277	Sq.fts =	Rs. 77,82,	038 W COAN N	MAR IP		
-	nd : Rs.4500/- pe	AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO	F		1				Z OTEMRIVA	Star of Fin		
1.41	ilding : Rs.2000/	_	ts						m. (". i.	48 197		
	r Market Value	Buil	t up Ar	ea : 12	77 sqfts x R	s.6,500/-	per sqfts	= Rs. 83,0	0,500	7/		
Bui	I MININGE A SHIPE	-	nees Ei	ghty T	hree Lakhs	& Five H	undred O	nly)				
Bui	i market value	(Ru										
Bui Fai						,70,450/-						
Bui Fai	dizable Value	0.90	X Rs. 8	33,00,5	00/- = Rs.74	,70,450/- Seventy	Thousan	d Four Hu	ndred Fifty Onl	y)		
Bui Fai Rea	dizable Value	0.90 (Ruj	X Rs. 8 bees Sev	33,00,5 venty F	00/- =Rs.74 Four Lakh &	Seventy '	Thousan	d Four Hu	ndred Fifty Onl	y)		
Bui Fai Rea		0.90 (Ruj 0.80	X Rs. 8 bees Sev x Rs. 8	33,00,5 venty F 3,00,50	00/- = Rs.74	Seventy '				y)		

0. Assumptions / Remarks.							
	i) Qualifications in TIR/ Mitigation suggested, if any						
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	IV. I nave submitted 12						
Name Address & Signature	Deepak Kumar Shrivastav C/O.SJA Technical Consultancy Pvt. Ltd,						
of valuer with Wealth Tax Registration No.	Govt. Regd. Valuer.						
Hegistration	A/2/413, Parijat- Lokvatika Hsg. Soc. Ltd,						
	Nativali Kalyan (W), Thane – 421 300.						
	Wealth Tax Registration No. CAT/I/421 of 1988						
	Photographs taken on Site & Google Map						
Photographs (Geo	-						
Stamping with date) etc.							
Enclosures Documents & Photographs (Geo Stamping with date) etc.							

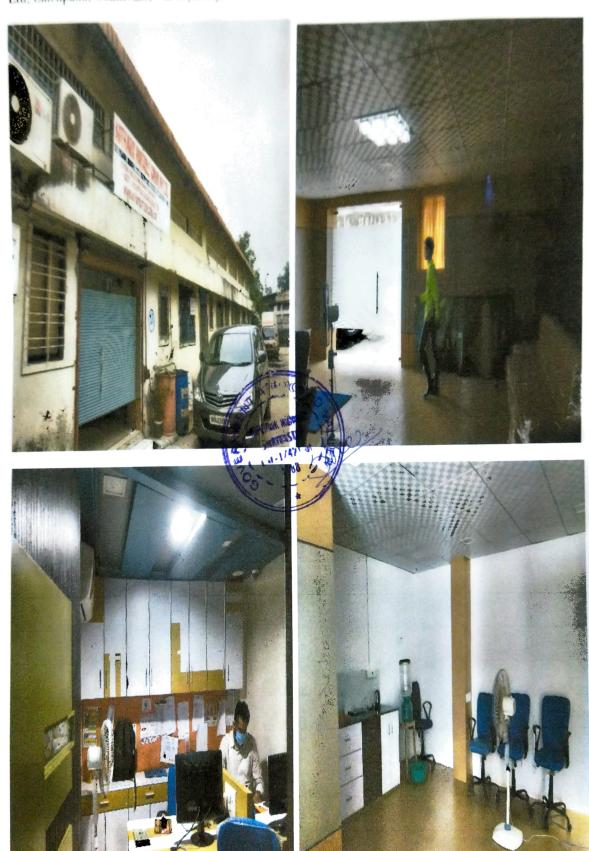
e: 15.10.2020

e: Mumbai

AN DEEDER KINNER JE

Deepak Kumar Shrivastav

Photos of Building & Gala No.B-27, Ground Floor Situated In Evershine Industrial Estate Premises Co Op Soc Ltd, Chichpada, Gokhivare, Vasai (East), Taluka Vasai, District: Palghar - 401 208, Maharashtra.





Govt. Ready Reckoner Rate:



Department of Registration & Stamps Government of Maharashtra

नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

