

**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. SJA 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 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
Property Details	
Address :	: 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.
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
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 Old Valuation Report
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.				N.A.
	Status of Tenure	Self Owner	No of years of Occupancy	Relationship of tenant of owner	N.A.
6	Stage of Construction		Building 100% Completed.	If under construction, extent of completion.	

7	Violations if any observed Nature and extent of violations				
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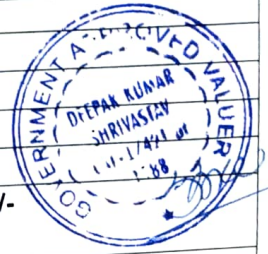
8	Area Details of the Property				Remark
	Site Area (Measurement) (Gala)	Carpet Area	Built Up Area (As per Agreement)	Saleable Area	
	Ground Floor = 1064 sqfts Mezzanine Area = 1040 sqfts (Carpet Area)	--	1277 sq.fts Which is Considered for valuation	--	Difference between Actual measurement and agreement built up area is only 5%

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: 1277 Sq.fts = Rs. 77,82,038/-	
a	Land : Rs.4500/- per Sq.fts	
b	Building : Rs.2000/- per Sq.fts	
ii.	Fair Market Value	Built up Area : 1277 sqfts x Rs.6,500/- per sqfts = Rs. 83,00,500/- (Rupees Eighty Three Lakhs & Five Hundred Only)
iii.	Realizable Value	0.90 X Rs. 83,00,500/- =Rs.74,70,450/- (Rupees Seventy Four Lakh & Seventy Thousand Four Hundred Fifty Only)
iv.	Forced / Distress	0.80 x Rs. 83,00,500/- = Rs.66,40,400/- (Rupees Sixty Six Lakhs & Forty Thousand Four Hundred Only)
	Rental Value	Around Rs.50,000/- 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/I/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



Deepak Kumar Shrivastav

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

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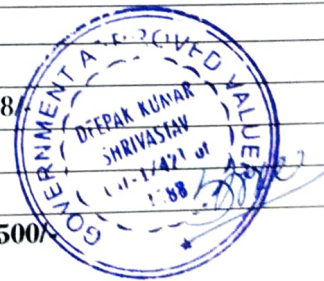
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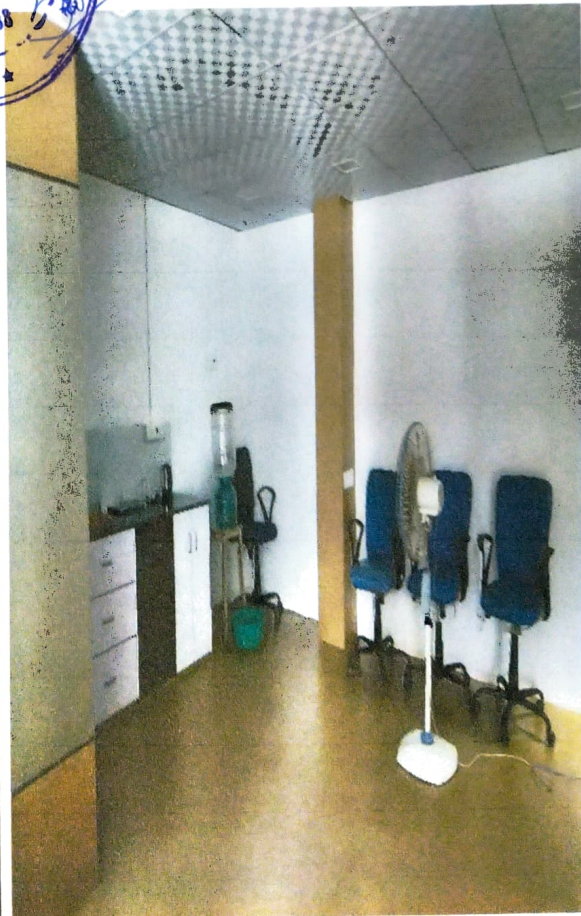
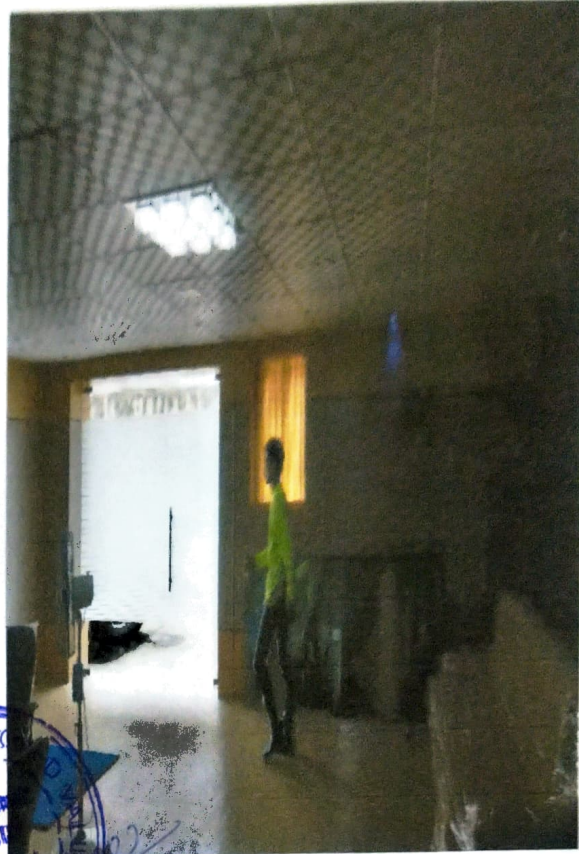
Place: Mumbai



Deepak Kumar Shrivastav

Deepak Kumar Shrivastav
TECHNICAL CONSULTANTS PVT. LTD)

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
वाजारमूल्य दर पत्रक



Home	Valuation Rules	User Manual	Close			
Annual Statement of Rates						
Year 2020/2021	Language English					
Selected District पालघाट	Select Taluka वसई	Select Village गावाच नाव - मोजे गाखीवर				
Search By <input checked="" type="radio"/> Survey No <input type="radio"/> Location	Enter Survey No 242 Search					
उपविभाग	सुबी कमीन	निवासी सदनिका	ऑफिस टुकाने	जौद्योगिक	एकक (Rs.)	Attribute
4-रहियार व इतर तलम अनुसूच्य वापरातील जमिनी	9000	42300	54000	65500	54000	वौ मीटर सर्व्हे नंबर