

VALUATION REPORT

Of

DR. PADMASINHA PATIL

At

*Flat No. 1101, 11th Floor,
"Vuitarnu" Bullding in "Worli Sagar" CHS Ltd.,
Plot No. 26-28, CS No. 751-753, Worli Hill Estate,
Sir Pochkhanwala Road, Worli, Mumbai - 400 030.*

BY

BASAVARAJ MASANAGI & CO.

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

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

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Ref. No. : 32830/2020-21/1080/Tirupati-Airoli

Date: 15/01/2021

VALUATION REPORT

At the request of The Manager of Tirupati Urban Co. Op Bank Ltd., Airoli Branch, District Thane the Residential Flat in Worli, Mumbai was inspected to assess its value and the details are as furnished below:

Purpose of Valuation	: To assess fair market value
Date as on which Valued	: 14 th January 2021
Name of the Owner / Owners (As per Allotment Letter)	: Dr. Padmasinha Patil
Address of the property valued	: Flat No. 1101, 11 th Floor, "Vaitarna" Building in "Worli Sagar" CHS Ltd , Plot No. 26-28, CS No. 751-753, Worli Hill Estate, Sir Pochkhanwala Road, Worli, Mumbai - 400 030.
Document produced for perusal	: 1. Xerox copy of Allotment Letter dated 14/10/1990. 2. Xerox copy of Commencement Certificate No. EE/ 7965/A dated 14/05/1992 issued MCGM 3. Xerox copy of Share Certificate dated 30/06/1988. 4. Xerox copy of Society NOC dated 19/03/2014.
Latitude & Longitude of the property	: 19°00'16.4"N 72°48'52.5"E
Nearest Landmark	: Ellora Hotel & Vatumal Engineering College
Nearest Bus Stop	: Ellora Hotel & Vatumal Engineering College Bus Stop
Location	: Situated at app. 4 -5Kms from Dadar Railway Station
Members present during inspection	: Mr. Sharad Pawar (Flat Owner Co. Staff)
Site Location	North : Society Garden then Building South : Bhima Building East : Sir Pochkhanwala Road the Saker Apartment West : Building then Road and Sea Side

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Municipal Authority	: Municipal Corporation of Greater Mumbai
Freehold or Leasehold Land?	: Leasehold Land by Government of Maharashtra (99 Years)
Carpet Area (As per Measurement)	: 1106 Sq. ft. (102.75 Sq. m.) including garage area
Carpet area (As per Society Certificate)	: 950 Sq. ft. (88.26 Sq. m.)
Built Up Area (As per Old Valuation)	: 1140 Sq. ft. (105.91 Sq. m.)
Year of completion of construction	: 14/05/1992
Estimated future life of building	: 32 years with Proper Maintenance
Description about the Building	: Ground + 14 Storied Building, RCC framed Structure, Two Lifts
Description about the Flat	: Three Bedrooms, Living Room, Kitchen, Bath & Toilet
Flooring	: Wooden, Ceramic & Marble Flooring
Doors and Windows	: Wooden Door & Aluminium Sliding Window
Kitchen	: Modular type kitchen platform with S.S. Sink & tiling
Master Bedroom	: Two Bedrooms Attached EWC & Bath with Concealed plumbing & full tiling
Bath & Toilet	: EWC & Bath with Concealed plumbing & full tiling
Electrical Wiring	: Concealed wiring
Basic Amenities	: Water, Electricity & Drainage were available
Government Stamp Duty Rate-2020-21	: ₹ 3,87,090/- Sq. m. (₹ 35,962/- Sq. ft.)
Replacement cost for insurance purpose	: = Built up area X Cost of construction = 1140 Sq. ft. X ₹ 5,000/- Sq. ft. = ₹ 57,00,000/-
Summary of Valuation	: The Valuation of the Flat is based on the prevalent rate in the area. The unit market rate of ₹ 72,000/- Sq. ft. is considered including Interior work for assessment.



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Fair Market value of Flat (A) : = Built up area X Market rate
= 1140 Sq. ft. X ₹ 72,000/- Sq. ft.
= ₹ 8,20,80,000/-
≅ ₹ 8,21,00,000/-

Value of Garage (B) : = ₹ 75,00,000/-
(Garage converted in 1 RK)

Total Fair Market value of Flat (A) + (B) : = ₹ 8,21,00,000/- + ₹ 75,00,000/-
= ₹ 8,96,00,000/-

(Rupees Eight Crore Ninety Six Lakhs Only)


Realizable value of the property : = ₹ 8,51,20,000/-
(5 % less than the Market Value) ≅ ₹ 8,51,00,000/-

Distress Sale value of the property : = ₹ 8,06,40,000/-
(10 % less than the Market Value) ≅ ₹ 8,06,00,000/-

This Valuation report is based entirely on the inspection carried out and is issued without any prejudice or favour nor bindings.

DECLARATION :

1. The facts furnished above are true and correct to the best of my knowledge and belief
2. I have no direct or indirect interest in the property valued.
3. I / My associates have inspected the site / property on 14/01/2021.
4. The legal aspects were not considered in this valuation.


Basavaraj Masanagi
B.E (C), M.I.E, F.I.V.
Chartered Engineers, Valuers,
Surveyor & Loss Assessor.



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Carpet Area (As per Measurement)

Description	Length in ft.	Width in ft.	Area in Sq. ft.
Living Room	20.00	11.75	235.00
Passage	3.17	4.25	13.47
Kitchen	12.42	10.00	124.20
Bedroom	10.75	12.00	129.00
	3.25	1.58	5.14
Master Bedroom	10.00	10.00	100.00
Attached Bath & W.C.	5.75	4.00	23.00
	4.00	4.00	16.00
Passage	10.08	3.17	31.95
Master Bedroom	13.67	12.75	167.46
	5.00	3.17	15.85
Attached Bath & W.C.	8.00	4.42	35.36
Common Passage	6.00	5.00	30.00
Garage Converted in 1 RK	15.00	12.00	180.00
			1106.43
		Total	≈ 1106.00



Location Map



Government Stamp Duty Rate (2020-2021)



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



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वाजारमूल्य दर पत्रक

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Year

20202021

Annual Statement of Rates

Language

English

Selected District

मुंबई(भेत)

Select Village

वरळी डिव्हीजन

Search By

Survey No Location

Enter Survey No

753

Search

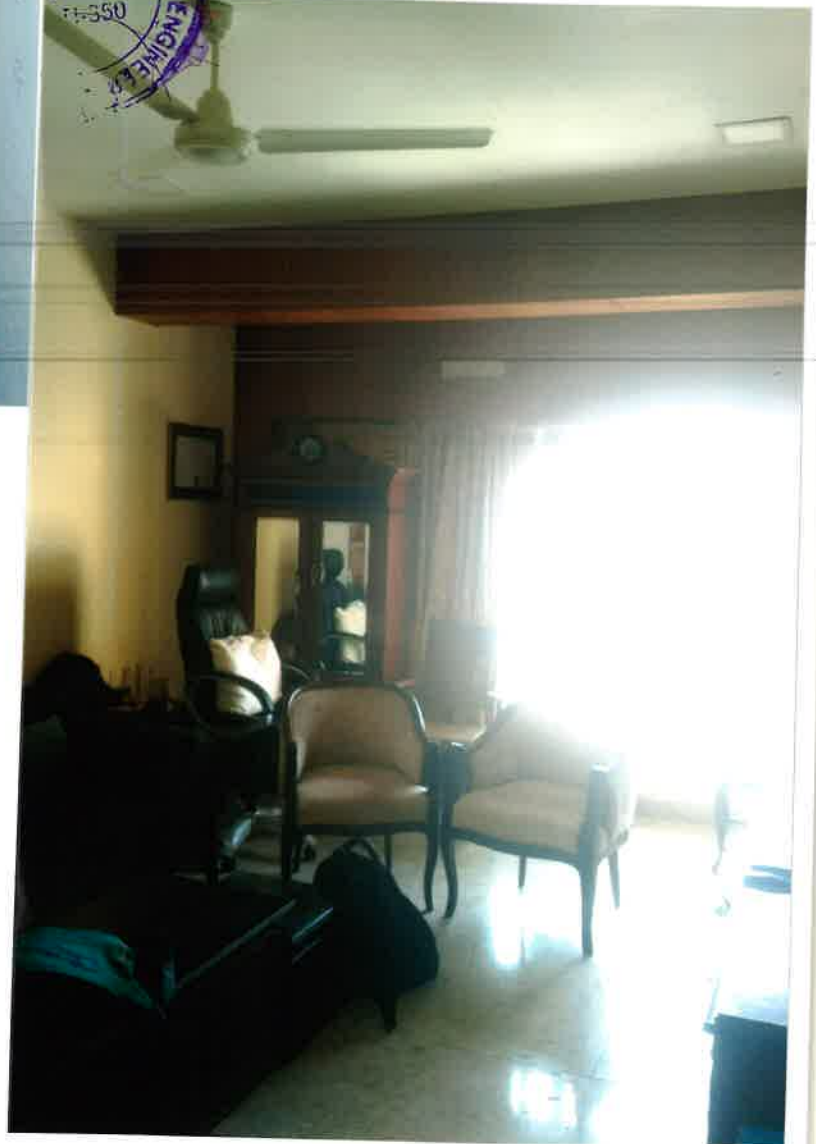
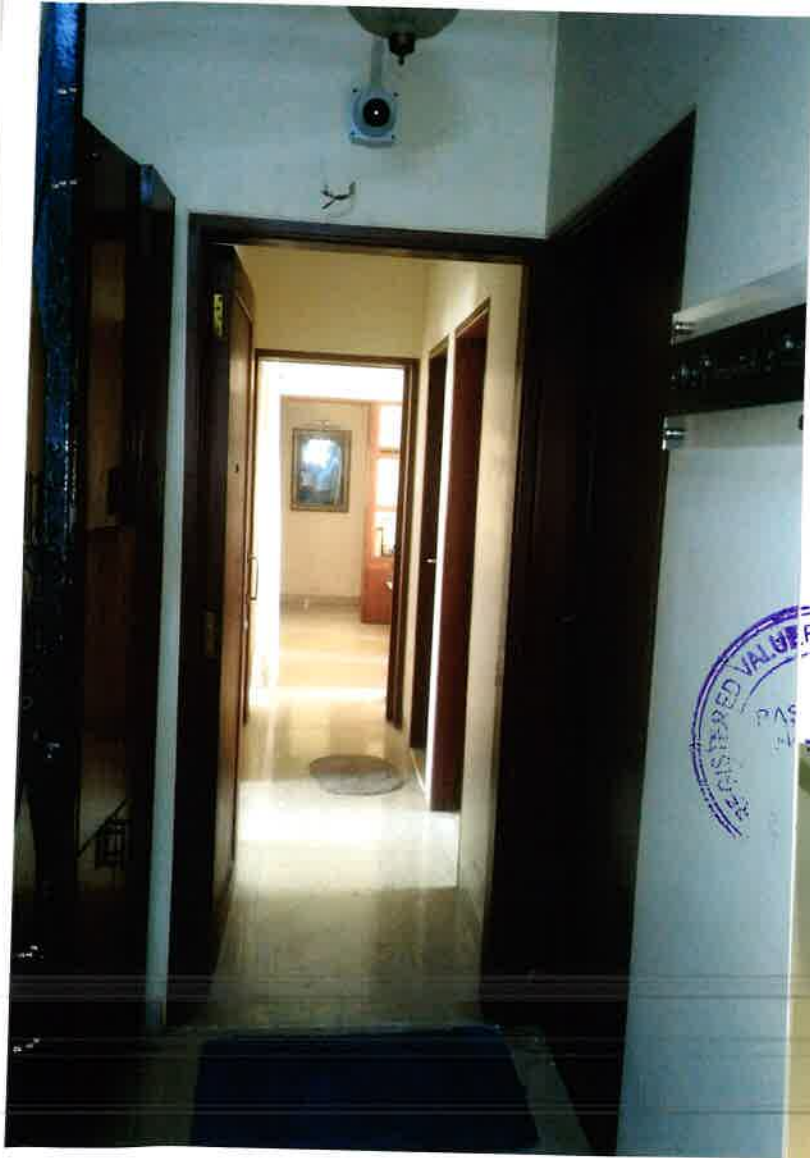
उपविभाग	सती चमीन	निवासी सदनिका	जंजीर	पुढागे	जोचोचिक	एकक (Rs.)	आतरेभते
13/98 -पुभाग : पुर्वेम ई. अंती वेसेद रोड, पश्चिमेम खान अशदुल गफारखान रोड, उत्तरेम न्यु प्रभादेवी मार्ग व वरळी गाव क्रोळीवाडा तसेच दक्षिणेस धडाणी मार्ग	193820	387090	467300	584300	387090	चौरस मीटर	सि.टी.एस. नंबर
13/99-पुभाग : वरळी गावठाणातील मिळकती	78010	173880	213100	266900	173880	चौरस मीटर	सि.टी.एस. नंबर



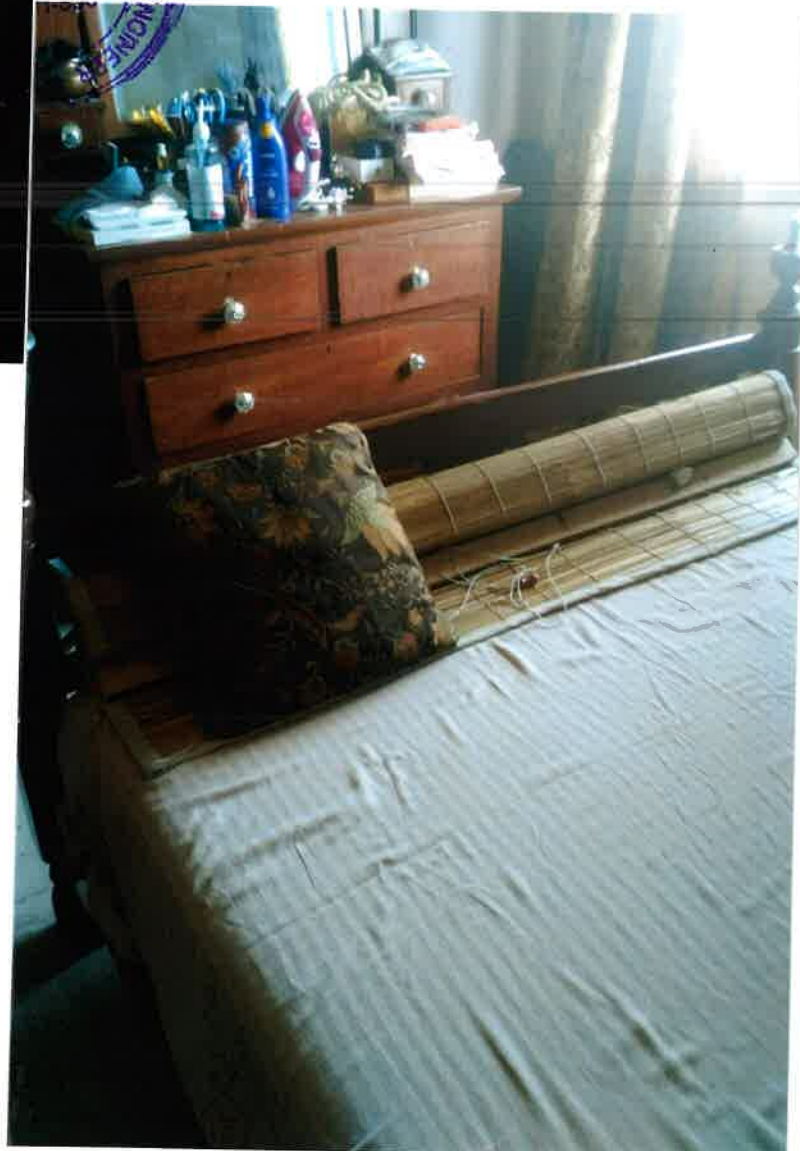
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