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Aarch Consultants & Valuers
Architects, Engineers, Govt. Reg. Valuers
Repair, Enviro. Interior & Project Consultants

Off. 1, Shree Chamunda Apt., Liberty Garden, Cross Road No. 2, Opp. Mehta Estate, Malad [West], Mumbai. - 400 064.

BOB SMS Jogeshwari / Abha Devdutt Gupta. /36017

Date: 23/09/2019.

To,
The Chief Manager,
Bank of Baroda
SMS Jogeshwari (West) Branch,
Mumbai.

VALUATION REPORT

1	Name of Applicant	Abha Devdutt Gupta. (Applicant/Purchaser) Dev Dutt Gupta. (Applicant/Purchaser)
2.	Name of Present Owner	Shiv Shakti Builders And Developers. (Developers/Promoters)
3.	Present Occupant:	Building is under construction.
4.	Valuation Instructed By	Chief Manager, Bank of Baroda, SMS Jogeshwari (West) Branch, Mumbai.
5.	Person Met On Site.	Sushil Sir.(+91-7045991925)
6	Purpose of Valuation.	Fair Market Value for Housing Loan Purpose.
7.	Details Of the Property.	
a.	Type Of Property:	Proposed Residential Flat is with 2 BHK (As per Available Agreement Plan.)
b.	Address of premises under reference.	Proposed Flat No. 1201 on 12th Floor, 'E' Wing, In under construction Building Known as "Tower 28" in Phase I, Situated at C.T.S. No. 19, 19/1 to 67, 20, 20/1 to 121 of Village P.S.Pahadi Goregaon, Near Visava Building & Post Office, Haji Bapu Road, Malad (East), Mumbai 400 097. (Alongwith One Car Parking)
c.	S. No. /Street No / Village Name / Taluka / Dist:	Situated at C.T.S. No. 19, 19/1 to 67, 20, 20/1 to 12 of Village P.S.Pahadi Goregaon, Near Visava Building & Post Office, Haji Bapu Road, Malad (East), Mumbai 400 097.
d.	Date Of Inspection.	21/09/2019.
e.	Age, Future Life	Building is under construction. The total building construction work can be completed within 2022 Years. The Future Life of the Building can be said about 60 Years. (After Completion)
f.	Land Area	N.A.
	Shape of the Land	Irregular Shaped of Land.
	Frontage of the Land	Access Road.
g.	Built up area:	a) Carpet area is about 619 Sq. Ft. (57.45 Sq. Mt.) As per Agreement For Sale Dated: 24/04/2018. b) Built up area is 742.8 Sq. Ft. (69.00 Sq. Mt.) c) Salable Built up area is 928 Sq. Ft. (86.21 Sq. Mt.) is Considered for valuation.
h.	Whether Residential/ Commercial/ both:-	Residential Area.
i.	area of extension:	N.A.
j.	Nature of Extension	N.A.

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13.	Documents Referred	On or Towards South - Slum. a) Agreement for Sale Dated: 24/04/2018. b) Index II Sr. No. 5014/2018 Dated: 24/04/2018. c) Commencement Certificate No. Approval No. SRA/ENG/3249/PN/PL/AP Dated: 03/09/2019. Issued by SRA.
14.	Valuation Rate	Taking into considerations the above factors the age of the Building and giving due allowance to the depreciation of the bldg. and on basis of my personal enquiries & as per my opinion. I assess the value of the Flat at Rs. 12,000/- per Sq. Ft. of Salable Built up area.
15.	Fair Market Value.	Saleable Built up area is about 928 Sq. Ft. x Rs. 11,000/- Per Sq. Ft. = Rs. 1,02,08,000/- (Including Parking) Say... = Rs. 1,02,08,000/- (on 100% Completion) (Rupees One Crore Two Lakhs Eight Thousand Only)
6.	Present market Value as per present stage of 10% construction	10% X Rs. 1,02,08,000/- = Rs. 10,20,800/- Say... = Rs. 10,21,000/- (Rupees Ten Lakhs Twenty One Thousand Only)
7.	Realizable Sale Value 90% of Fair Market Value	0.90 X Rs. 1,02,08,000/- = Rs. 91,87,200/- Say... = Rs. 91,87,000/- (on 100% Completion) (Rupees Ninety One Lakhs Eighty Seven Thousand Only)
	Distressed Sale Value 80% of Fair Market Value	0.80 X Rs. 1,02,08,000/- = Rs. 81,66,400/- Say... = Rs. 81,66,000/- (on 100% Completion) (Rupees Eighty One Lakhs Sixty Six Thousand Only)
	Agreement Value	Rs. 67,00,000/- As per Agreement For Sale Dated:24/04/2018.
	Government Value	Rs. 85,59,000/- As per Index II Sr. No. 5014/2018 Dated:24/04/2018.
	Insurance Value	Rs. 27,84,000/-
	Remark	The Said Building is under construction 10% Bldg. Construction work is completed.



Patil