

**Ref. -1328 - 23<sup>rd</sup> Aug 2021/ SBI RACPC, Sion Branch/ B. Ravishankar Aithal.**

**BANK: STATE BANK OF INDIA  
BRANCH: RACPC, SION.**

**VALUATION REPORT (IN RESPECT OF FLATS)  
(To be filled in by the Approved Valuer)**

I	GENERAL	
1.	Purpose for which the valuation is made	: <b>To assess the present market value of the Property Rights for Loan purpose.</b>
2.	a. Date of Inspection	: <b>23<sup>rd</sup> Aug 2021</b>
	b. Date on which the valuation is made	: <b>23<sup>rd</sup> Aug 2021</b>
3.	List of documents produced for perusal	
	Documents	:
	1) Index II	<b>Index II Sr. No. 4376/2012 Dated: 15<sup>th</sup> June 2012.</b>
	2) Occupation Certificate	<b>Javak No. K.D.M.C./N.R.V./C.C./K.V./47 Dated: 14<sup>th</sup> June 2012 (For Wing 'A', Ground (Part)/Stilt (Part) + 3<sup>rd</sup> Floor)</b>
	3) Maintenance/Electricity/Tax receipt	<b>Maintenance Bill No. 747 Dated: 1<sup>st</sup> July 2021 Electricity Bill Dated: 17<sup>th</sup> July 2021</b>
4.	Name of the <b>Owner</b> and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: <b>B. Ravishankar Aithal. (Owner)</b> Address: Flat No. 101, 1 <sup>st</sup> Floor, Wing 'A', "Om Vinayak Darshan Co-operative Housing Society Limited", Situated At Land Bearing Survey No. 112, Hissa No. 3, At Village Titwala, Nearby Raviraj Hotel, Goveli Road, Titwala (East), Taluka Kalyan, District Thane, Pin Code 421 605.
5.	Brief descriptions of the property	: <b>Flat No. 101, 1<sup>st</sup> Floor, Wing 'A', "Om Vinayak Darshan Co-operative Housing Society Limited", Situated At Land Bearing Survey No. 112, Hissa No. 3, At Village Titwala, Nearby Raviraj Hotel, Goveli Road, Titwala (East), Taluka Kalyan, District Thane, Pin Code 421 605.</b>
6.	Location of property	:
	a. Plot No. / Survey No.	Land Bearing Survey No. 112, Hissa No. 3
	b. Door No.	Flat No. 101
	c. C.T.S. No. / Village	At Village Titwala
	d. Ward / Taluka	Taluka Kalyan
	e. Mandal / District	Thane

  
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	f. Date of issue and validity of layout of approved map / plan	<b>Occupation Certificate</b> Javak No. K.D.M.C./N.R.V./C.C./K.V./47 Dated: 14 <sup>th</sup> June 2012 (For Wing 'A', Ground (Part)/Stilt (Part) + 3 <sup>rd</sup> Floor)	
	g. Approved map / plan issuing authority	Issued by K.D.M.C.	
	h. Whether genuineness or authenticity of approved map / plan is verified	Issued by K.D.M.C.	
	i. any other comments by our empanelled valuers on authentic of approved plan		
7.	Postal address of the property	:	Flat No. 101, 1 <sup>st</sup> Floor, Wing 'A', "Om Vinayak Darshan Co-operative Housing Society Limited", Situated At Land Bearing Survey No. 112, Hissa No. 3, At Village Titwala, Nearby Raviraj Hotel, Goveli Road, Titwala (East), Taluka Kalyan, District Thane, Pin Code 421 605.
8.	City / Town	:	City
	Residential Area		Residential Area
	Commercial Area		N.A.
	Industrial Area		N.A.
9.	Classification of the Area	:	
	i. High / Middle / Poor		Middle Class
	ii. Urban / Semi Urban / Rural		Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	<b>K.D.M.C.</b>
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	No.
12.	Boundaries of the property	:	
	North		Walram Ashish Co-operative Housing Society Limited
	South		Open Plot
	East		Siddhivinayak Resort Loudge
	West		Wing 'B'
13.	Dimension of the site	:	<b>As per Deed</b> <span style="float: right;"><b>Actuals</b></span>
	North		N.A. <span style="float: right;">Walram Ashish Co-operative Housing Society Limited</span>
	South		N.A. <span style="float: right;">Open Plot</span>
	East		N.A. <span style="float: right;">Siddhivinayak Resort Loudge</span>
	West		N.A. <span style="float: right;">Wing 'B'</span>
	14.	Extent of the site	:
14.1	Latitude & Longitude & Co-ordinates of Flat	:	Latitude = 19°17'52.1"N
			Longitude = 73°13'22.6"E
15.	Extent of the site considered for valuation (least of 13A & 13B)	:	<b>N.A.</b>



	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Flat is occupied by owner.
<b>II</b>	<b>APARTMENT BUILDING</b>	:	
1.	Nature of the Apartment		Residential 1 BHK
2.	Location		Nearby Raviraj Hotel
	C.T.S. No.		-
	Block No.		-
	Ward No.		-
	Village / Municipality / Corporation		At Village Titwala/ K.D.M.C. Limits
	Door No., Street Road (Pin code)		Flat No 101, Goveli Road, (Pin Code 421 605)
3.	Descriptions of the locality Residential / Commercial / Mixed		Residential Area.
4.	Year of Construction		<b>2012</b>
5.	Number of Floors		<b>Ground + 3<sup>rd</sup> Floor</b>
6.	Type of Structure		R.C.C.
7.	Number of dwelling units in the building		6 Flat Per Floor.
8.	Quality of Construction		Good.
9.	Appearance of the building		Good.
10.	Maintenance of the building		Good.
11.	Facilities available	:	
	Lifts		No Lift.
	Protected Water Supply		Available
	Underground Sewerage		Available
	Car parking - Open / Covered		Open
	Is compound wall existing?		Yes
	Is pavement laid around the building?		Yes
<b>III</b>	<b>FLAT</b>	:	
1.	The floor on which the Flat is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Flat No 101
3.	Specification of the Flat	:	
	Roof		R.C.C.
	Flooring		Vitrified
	Doors		Teak Wood Doors.
	Windows		Black Powder Coated Aluminum Sliding Windows
	Fittings		Concealed
	Finishing		Plaster & Distemper.
4.	House Tax	:	Not Provided
	Assessment No.		N.A.
	Tax paid in the name of		N.A.
	Tax amount		N.A.
5.	Electricity service connection no.	:	<b>020070107491</b>
	Meter card is in the name of		<b>B. Ravishankar Aithal.</b>
6.	How is the maintenance of the Flat?	:	Good.



10. What is the intended use of the land as per the deed?	N. Karthikeyan Aikathal (Applicant) M/s. Laxmi Developers (Developers) As Per Order No. No. 4774/2012 Dated: 15 <sup>th</sup> June 2012.
11. What is the intended area of land as per the deed?	N.A.
12. What is the plinth area of the Flat?	As per Measured Carpet area is 413 Sq. Ft. (20.26 Sq. Mts.)
13. What is the floor space index (FSI)?	As per Rules & Regulations.
14. What is the Sublettable Built up area of the Flat?	As per Documents Built up area is 550 Sq. Ft. (51.09 Sq. Mts.) Open Terrace area is 20 Sq. Ft. (2.70 Sq. Mts.) Total Built up area is 580 Sq. Ft. (53.80 Sq. Mts.) For Valuation.
15. Is it a Plot / Class / Subclass / Category?	Medium Class.
16. Is it being used for Residential or Commercial purpose?	Residential purpose.
17. Is it a Charge registered on Land?	Flat is occupied by owner.
18. If vacant, what is the monthly rent?	N.A.
<b>IV. MARKETABILITY</b>	
1. How is the marketability?	Good.
2. What are the factors favoring for an extra Premium Value?	Nothing Specific.
3. Any negative factors that are observed which affect the market value in general?	Not Observed.
<b>V. RATE</b>	
1. After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? (Along with details/Reference of at least two latest deals/transactions with respect to adjacent properties in the area).	Rs. 4,000/- per Sq. Ft. on Built up area.
2. Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (given details).	Assumed Rs. 4,000/- per Sq. Ft. on Built up area.
3. Break - up for the rate	Rs. 1,500/- per Sq. Ft.
i. Building + Services	Rs. 2,500/- per Sq. Ft.
ii. Land + Others	Built up area is 580 Sq. Ft. X Rs. 3,771 = Rs. 2,187,180/- (Rs. per Rs)
4. Composite rate obtained from the Registrar's Office (an evidence thereof to be enclosed).	



**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**

a.	Depreciation building rate	Comparable Sale method
	Replacement cost of Flat with services (v(3)i)	Comparable Sale method
	Age of the building	<b>9 Years.</b>
	Life of the building estimated	<b>51 Years.</b>
	Depreciation percentage assuming the salvage value as 10%	N.A.
	Depreciation Ratio of the building	N.A.
b.	Total composite rate arrived for valuation	
	Depreciation building rate VI (a)	<b>Rs. 1,500/- per Sq. Ft. (Building + Services)</b>
	Rate for land & other V (3) ii	<b>Rs. 2,500/- per Sq. Ft. (Land + Others)</b>
	Total Composite Rate	<b>Rs. 4,000/- (Composite Rate)</b>

**DETAILS OF VALUATION**

Sr. No.	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.) Per Sq. Ft.	ESTIMATED/ PRESENT VALUE (Rs.)
1.	Present Value of the Flat (incl. car parking, if provided) <b>Built up area: 580 Sq. Ft.</b>	1	Rs. 4,000/-	Rs. 23,20,000/- Say...Rs. 23,20,000/-
2.	Wardrobes	N.A.		
3.	Show cases / Almirahs	Provided		
4.	Kitchen arrangements	Black Granite Kitchen Platform		
5.	Superfine finish	Normal		
6.	Interior decorations	Normal		
7.	Electricity deposits / electrical fittings, etc.,	Concealed		
8.	Extra Collapsible gates / grill works etc.,	M.S. Grill Provided		
9.	Potential value, if any	N.A.		
10.	Others	N.A.		
	<b>Total</b>		<b>Rs. 23,20,000/-</b> <b>(Rupees Twenty Three Lakhs Twenty Thousand Only)</b>	



Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/internet sites.

As a result of my appraisal and analysis it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is

**Rs. 23,20,000/-**

1) Insurance Value

= Rs. 8,70,000/-

2) Rental Value


= Rs. 4,000/- Per Month

3) The book value of the above property  
(Government value)

= Rs. 21,87,180/-

**Place: Dombivali (East), Mumbai.**

**Date: 23<sup>rd</sup> Aug 2021.**

  
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