

9547

VALUATION REPORT

of

MR. ANILKUMAR PODDAR

At.

"Rustomjee Crown",
Flat No. 2904, 29th Floor,
Tower A, Phase I,
Gokhale Road, Mahim Division,
Prabhadevi, Mumbai- 400 025

For,

STATE BANK OF INDIA- RACPC CHINCHPOKLI BRANCH

BY

MR. VINOD P. TALATHI

Govt. Approved Valuers, Chartered Engineers,

Corporate Office : 305 B, Poseidon Uptown Avenue, Back side of Karnala Sports
Academy, 52 Bungalow, Panvel, Tal. Panvel, Dist. Raigad

Mobile: 9422433557/9096606240

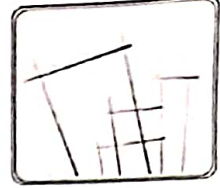
Email: vtalathi500@gmail.com

Vinod P. Talathi

B.E. (Civil), MIE

Govt. Approved Valuer & Chartered Engineer

(Govt. Reg. No. : CAT No. 1 - 203 of 2013-2014)



To,

STATE BANK OF INDIA

BRANCH: RACPC CHINCHPOKLI

VALUATION REPORT (IN RESPECT OF FLAT)

PNL/VT/SBI/20-21/08/272

Date: 12/08/2020

I		GENERAL	
1	Purpose for which the valuation is made	For Bank Loan	
2	a) Date of Inspection	:	08/08/2020
	b) Date on which the valuation is made	:	12/08/2020
3	List of document produced for perusal		
	Agreement for Sale	dated 10/06/2016 between Realgem Buildtech Private Limited (The Developer) & Mr. Anilkumar Poddar (The Purchaser).	
	Commencement Certificate	EBBPC/5070/GS/A dated 18/02/2010 by Municipal Corporation of Greater Mumbai	
	Rera Regd. No.	P51900003268	
	Name of the owner(s) and his/ their address (es) with phone no.(details of share of each owner in case of joint ownership)	:	Mr. Anilkumar Poddar
5	Brief Description of the property	:	Rustomjee Crown in Prabhadevi, Mumbai South by Db Group Builders is a residential project. The building comprising of 3 levels Basement + up to 9th level Podium + 2 floor Amenities + 12th & 13th Floor lobby & Service floor + 14th to 68th Residential floors. Amenities- The said property having all the modern amenities like: 1. Fitness Centre 2. Society Amusement area 3. Double Height sports court 4. Play area 5. swimming pools, Etc. Property is about 1 km distance away from Prabhadevi railway Station. It is 4 BHK Flat & with 4 Car Parking.
	Location of the property		
	a) Plot No./ Survey No.	:	Final Plot No. 1043, TPS IV
	b) Door No.	:	Flat no. 2904
	c) T.S.No. / Village	:	Mahim Division

2 | Page

Thane : FA-11 (Mezzanine), Youdian, Lake City Mall, Khar, Thane (W) - 400 607, M. : 9112127783 / 9112127781

Panvel : 305 B, Poseidon Uptown, Panvel, Tal- Panvel, Dist- Raigad, M. : 9096606240

Panvel, Tal- Panvel, Dist- Raigad, M. : 9096606240

Dapoli : At. Post Jalgaon (Bazarpeth), Tal. Dapoli, Dist. Ratnagiri, M. : 8485063557 Tel. : 02358-283292

Email : vatalathi500@gmail.com

	d)	Ward / Taluka	:	Mumbai	
	e)	Mandal/ District	:	MSD	
	f)	Date of issue and validity of layout of approval map/plan	:	Details are not provided	
	g)	Approval map/ Plan issuing authority	:	Details are not provided	
	h)	Whether genuineness or authenticity of approved map/plan is verified	:	N.A.	
	i)	Any other comments by our empanelment valuer on authentic of approved plan	:	No	
7		Postal address of the property	:	Flat No. 2904, 29th Floor, Tower A, Phase I, "Rustomjee Crown", Gokhale Road, Mahim Division, Prabhadevi, Mumbai- 400 025	
8		City/ Town	:	Prabhadevi	
		Residential Area	:	Yes	
		Commercial Area	:	Yes	
		Industrial Area	:	Nil	
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	:	Within the Limits of MCGM	
Gro11		Whether covered under any state/ Central Gory. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	No	
12		Boundaries of the Property			
		North	:	----	
		South	:	----	
		East	:	----	
		West	:	----	
		Dimensions of the site			
				A	B
				As per the Deed	As per actual
		North	:	Not Mentioned	Motilal Oswal Tower
		South	:		Road
	East	:		Gokhale Road	
	West	:		Saamana Office	
14		Extent of the site	:	NA	
14.1		Latitude, Longitude & Co-ordinates of flat	:	Longitude - 72.8307961 Latitude - 19.0098801	
15		Extent of the site considered for valuation (least of 13A & 13B)	:	NA	
16		Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month	:	Under Construction	

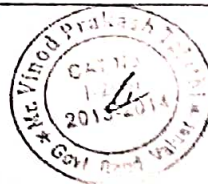


II		APARTMENT BUILDING	
1.	Nature of the Apartment	:	Residential
2.	Location	:	Mahim Division
	T. S. No.	:	Final Plot No. 1043, TPS IV
	Flat No.	:	Flat No. 2904
	Ward No.	:	----
	Village/Municipality/Corporation	:	Under limits of MCGM
	Door No., Street or Road (Pin Code)	:	400025
3.	Description of the locality Residential/ Commercial/ Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	3 levels Basement + up to 9th level Podium + 2 floor Amenities + 12th & 13th Floor lobby & Service floor + 14th to 68th Residential floors
6.	Type of Structure	:	R.C.C Frame structure
7.	Number of dwelling units in the Building	:	N.A.
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Under construction
10.	Maintenance of the Building	:	Under construction
11	Facilities Available	:	
	Lift	:	Yes
	Protect Water Supply	:	Municipal
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Yes
	Does Compound Wall exist?	:	N.A.
	Is pavement laid around the Building	:	N.A.

III		Flat	
1	The Floor on Which flat is situated	:	29 th floor
2.	Door No. of the flat	:	Flat no. 2904
3	Specification of flat	:	(proposed)
	Roof	:	RCC Slab
	Flooring	:	Vitrified
	Doors	:	T.W Laminated Doors
	Windows	:	Sliding glass
	Fitting	:	Concealed
	Finishing	:	Distemper
4	House Tax	:	Details not available
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Service Connection No.	:	N.A.
	Meter Card in the name of	:	N.A.



6	How is the maintenance of the flat?	:	N.A						
7	Sale Deed executed in the name of	:	Mr. Anilkumar Poddar						
8	What is the undivided area of land as per Sale Deed?	:	N.A.						
9	What is the Plinth area of the flat	:	<table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area</th> <th>Build up Area</th> </tr> </thead> <tbody> <tr> <td>2904</td> <td>1833 Sq.ft</td> <td>2200 Sq.ft</td> </tr> </tbody> </table>	Flat No.	Carpet Area	Build up Area	2904	1833 Sq.ft	2200 Sq.ft
Flat No.	Carpet Area	Build up Area							
2904	1833 Sq.ft	2200 Sq.ft							
10	What is the floor space index (app.)	:	NA						
11	What is the Carpet Area of the Flat	:	1833 Sq.ft. as per agreement (taken for consideration)						
12	Is it Posh/ I Class/ Medium / Ordinary	:	Medium						
13	Is it being used for residential or Commercial	:	Residential						
14	Is it Owner occupied or Let out?	:	Under construction						
15	If rented, what is the monthly rent?	:	N.A.						
IV	MARKETABILITY								
1	How is the marketability?	:	Good						
2	What are the factors favouring for an extra potential value	:	Good residential area, The building is one of well known Builder in the locality.						
3	Any negative factors are observed which affect the market value is general?	:	No						
V	Rate								
1	After analysing the comparable sale instances, what is the composite rate for a similar house with same specification in the adjoining locality? – (Along with details/reference of at least two latest details/transaction with respect to adjacent properties in the area)	:	Rs. 58,000/- to Rs. 62,000/- per Sq.ft on Carpet area depending upon location and amenities. 1. Index II No. 1545/2020 dated 06/02/2020 with Agreement Value: Rs. 12,00,00,000/- Govt. Value: Rs. 11,80,27,067/- 2. Index II No. 118/2020 dated 04/01/2020 with Agreement Value: Rs. 8,12,13,606/- Govt. Value: Rs. 11,41,93,457/-.						
2	Assuming is the new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications & other factor with the house under comparison (give Details)	:	Rs. 58,000/- to Rs. 62,000/- per Sq.ft on carpet area depending upon location and amenities.						
3	Break - up for the rate								
	i) Building + Services	:	Rs. 3,000/- per Sq.ft						
	ii) Land + Others	:	Rs. 57,300/- per Sq.ft						
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed		Rs. 2,14,500/- Sq.Mtr. i.e. 19,928/- Per Sq.ft., as per SSDR, rate increase by 15% i.e. Rs. 22,917/-						
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION								



a.	Depreciated Building Rate		
	Replacement cost of Flat with Services(v (3)i)	:	----
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 Years (Subjected to proper Maintenance after completion of building)
	Depreciation percentage assuming the salvage value as	:	---
	Depreciated Ratio of the building	:	---
b.	Total composite rate arrived for valuation	:	---
	Depreciated building rate VI (a)	:	
	Rate for Land & other V (3)ii	:	
	Total Composite Rate	:	60,300/-per Sq.ft

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat	1833 Sq.ft	Rs. 60,300/-	Rs. 11,05,29,900/-
	car parking 4 No.	4	Rs.8,00,000/-	Rs. 32,00,000/-
2	Wardrobes/Furniture		----	
3	Showcases	----	----	----
4	Kitchen Arrangements	----	----	----
5	Superfine Finish	----	----	----
6	Interior Decorations	----	----	----
7	Electricity deposits / electrical fittings, etc.	----	----	----
8	Extra collapsible gates/grill works etc.	----	----	----
9	Potential value, if any	----	----	----
10	Others	----	----	----
	Total			Rs. 11,37,29,900/-

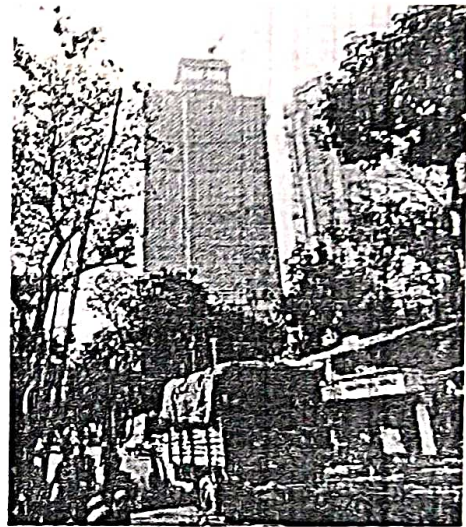
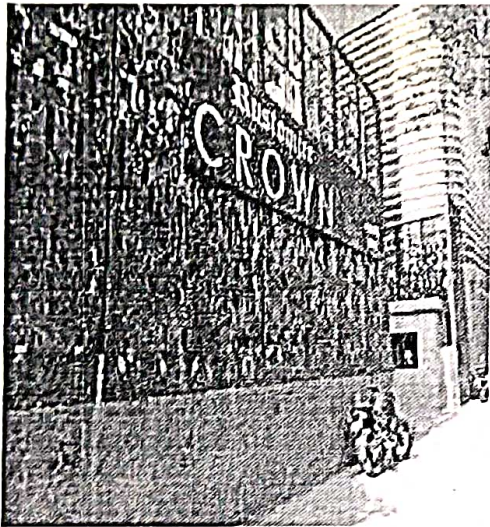
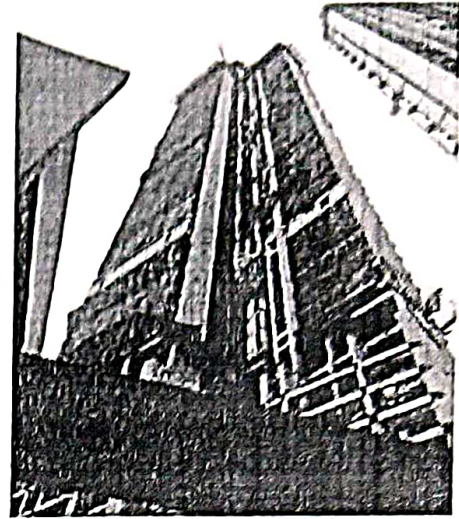
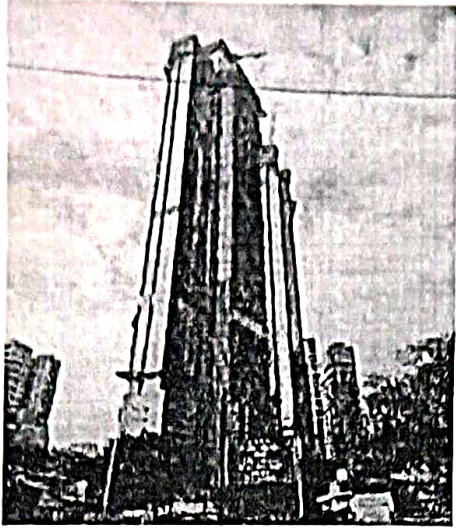
Remark: building is under construction.

The Government Guideline value of Flat is Rs. 5,04,17,400/- (In Words- Rs. Five Crore Four Lakh Seventeen Thousand Four Hundred only).

The Rental value of Flat is Rs. 3,31,712/- (In Words- Rs. Three Lakh Thirty One Thousand Seven Hundred Twelve Only).

The Insurance value of Flat is Rs. 66,00,000/- (In Words- Rs. Sixty Six Lakh Only).

PROPERTY PHOTOS



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. 11,37,29,900/- (In Words- Rs. Eleven Crore Thirty Seven Lakh Twenty Nine Thousand Nine Hundred Only).

Date. 12/08/2020



V. Vinod
Signature

(Mr. Vinod Praksh Talathi)

The undersigned has inspected the property detailed in the valuation Report dated 12/08/2020 We are satisfied that the realizable market value of the property is Rs. 11,37,29,900/- (In Words- Rs. Eleven Crore Thirty Seven Lakh Twenty Nine Thousand Nine Hundred Only).

Signature

(Name of the Branch manager with office seal)