



SAI VALUERS

SURVEYORS & ASSOCIATES

■ Architects ■ Valuers ■ Interior Designers ■ Structural Auditor

■ Mr. Ashok Gole : (Master In Valuation)
■ Mr. Suresh Phadale : Structural Auditor (BE. Civil)
■ Mr. Santosh Dhanawade : (BE Civil)

■ Mr. Rajendra Chavan : (Architect, Arbitrator & Interior Designer)
■ Mr. Ashitosh Falke : (BE. Arch.)
■ Mr. Deepak P. Kapoor - B.E. (Mechanical)

GOVT. APPROVED VALUER INSTITUTION OF VALUERS (INDIA) CAT-I/F-16481, NMMC/TPO/S.E./163, CAT.VII/952017-18, CAT-I/F-3106

SVR 851 /23

Form O-1

VALUATION REPORT OF IMMOVABLE PROPERTY

GENERAL:

1. Purpose for which valuation is made : To assess the fair market value
2. Date on which valuation is made. : 07/08/2023.
3. Name of the owner/owners. : MR.NARAYAN TUKARAM BADHE.
4. If the property is under joint ownership/co-ownership, Share of each such owner. Are the share undivided? : Individual ownership
(As per photocopy Agreement for Sale dated 04/06/2008)
5. Brief description of the property : This is Residential Premises at
Flat No.B-304, On 3rd floor, In "B" Wing,
'BALAJI POOJA CO. OP HOUSING SOCEITY LTD',
Plot No. 19, Sector No. 09, Kamothe Navi
Mumbai, Tal. Panvel, Dist. Raigad.
6. Location, Street, Ward No. : Near. Dattu Sheth Patil School.
7. Survey/Plot No. of land : Plot No. 19, Sector No. 09, Kamothe Navi
Mumbai, Tal. Panvel, Dist. Raigad.
8. Is the property situated in residential/
commercial/mixed area/industrial area. : Residential + Commercial area
9. Classification of locality – high class/
middle class/poor class. : Middle class
10. Proximity to civic amenities, like school,
hospitals, offices, market, cinemas, etc. : Available within 1 to 2 kms.
11. Means and proximity to surface
communication by which the locality
is served. : Autos, Train & Bus routes are available.



LAND :

12. Area of land supported by documentary proof, shape, dimensions and physical features. : Valuation is for Flat No. B-304 only, admg. **Built Up area: 264 Sq. ft. (24.53 Sq. Mtrs.) (As per Agreement For Sale)**
13. Roads, Streets of Lanes on which the Land is abutting. : Internal Road
14. It is free hold or lease-hold land? : Lease hold
15. If lease-hold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease, terms of renewal of lease. :
(i) Initial premium : Standard CIDCO Lease
(ii) Ground rent payable per annum. :
(iii) Unearned increase payable to the lessor in the event of sale or transfer :
16. Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government of any statutory body? If so give particulars. : Falls under the limits CIDCO & Panvel Municipal Corporation Bye Laws & Regulations
17. Attach a dimensioned site plan. : Owner may give details on demand



IMPROVEMENTS :

18. Attach plans and elevations of all structures standing on the land and a lay out plan. : Owner may give details on demand
19. Furnish technical details of the building on a separate sheet. (The Annexure to this form may be used). : See annexure
20. (i) Is the building owner-occupied/ tenanted/both? :
 (ii) If party owner-occupied, specify Portion and extent of area under owner-occupied. : } 100% occupied by Owner
21. What is the Floor Space Index permissible and percentage actually utilised? : Not known

RENTS :

22. (i) Names of tenants/lessee/licensees, etc. :
 (ii) Portions in their occupation. :
 (iii) Monthly or annual rent/compensation /licence fee, etc. paid by each. :
 (iv) Gross amount received for the whole property : } 100% occupied by Owner
23. Are any of the occupants related to or close business associates of the owner? : }
24. Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking, ranges, built-in wardrobes, etc. or for service charges? If so, give details. : }
25. Give details of water and electricity charges, if any, to be borne by the owner : }
26. Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars. : } Payments through Society Maintenance Bill
Lift not provided
27. If a lift is installed, who is to bear the cost of maintenance and operation-owner or tenant? : }
28. If a pump is installed, who has to bear the cost of maintenance and operation-owner or tenant? : }



29. Who has to bear the cost of electricity charges for lighting of common space like entrance hall stairs, passages, compound, etc. owner or tenant? : } Payments through Society Maintenance Bill
30. What is the amount of property tax? Who is to bear it? Give details with documentary proof? : }
31. Is the building insured? If so, give the Policy No. amount for which it is insured and the annual premium. : Not Known

SALES :

32. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property registration no., sale price & area of land sold? : }
33. Land rate adopted in this valuation. : } See part II of the valuation Report on page no.7.
34. If sale instances are not available or not relied upon, the basis of arrival at the land rate. : }

COST OF CONSTRUCTION :

35. Year of commencement of construction and year of completion. : **2004 or thereabout
(As per Owner Provided Information)**
36. What was the method of construction by contract/by employing labour directly/both? : By Contract
37. For items of work done on contract, produce copies of agreements. : Could not be ascertained in the site of inspection
38. For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof. : Not applicable



**ANNEXTURE TO FORM O-1
(TECHNICAL DETAILS)**

- | | | |
|--|---|--|
| 1. No. of floors and height of each floor | : | Ground floor + 4 upper floors having a height of 9'6" for each floor |
| 2. Plinth area floor wise
(as per IS 3861-1966) | : | See part II of the valuation Report on page no.7. |
| 3. Year of construction | : | 2004 or thereabout
(As per Owner Provided Information) |
| 4. Estimated future life | : | 41 years(If Proper Maintain) |
| 5. Type of construction-Load bearing walls/R.C.C. frame/steel frame | : | R.C.C. framed structure |
| 6. Type of foundations | : | R.C.C. foundation |
| 7. Walls (a) Basement and Plinth
(b) Ground floor
(c) Superstructure above ground floor | : | } 9" thick B.B.M. walls |
| 8. Partitions | : | 6" thick B.B.M. walls |
| 9. Doors and windows (floor-wise)
(a) Ground floor
(b) 1 st floor
(c) 2 nd floor etc. | : | } Wooden doors & Al. sliding windows
With Outside Ms Grill Provided. |
| 10. Flooring (floor wise)
(a) Ground floor
(b) 1 st floor
(c) 2 nd floor etc. | : | } Vitrified tiles flooring,
Granite For Kitchen platform
Glazed tiles w. c. & bath |
| 11. Finishing (floor wise)
(a) Ground floor
(b) 1 st floor
(c) 2 nd floor etc. | : | } Externally sand faced cement plaster
Internally neeru finish cement plaster |
| 12. Roofing and terracing | : | R. C. C. slab |
| 13. Special architectural of decorative features, if any | : | Normal |
| 14. (I) Internal wiring surface of conduit | : | Concealed |
| (ii) Class of fittings superior/ordinary/poor | : | Fair Quality |



(TECHNICAL DETAILS)

15. Sanitary installation :
- (a) (i) No. of water closets : Yes
 - (ii) No. of lavatory basins : Yes
 - (iii) No. of urinals : Nil
 - (iv) No. of sinks : Yes
 - (v) No. of bath tubs : Nil
 - (vi) No. of bidets : Nil
 - (vii) No. of geysers : Yes
- (b) Class of fittings : Superior coloured/
Superior white/ordinary. : Fair Quality
16. Compound wall :
(i) Height and length : }
(ii) Type of construction : } 6'00" high BBM compound wall
Provided around the building
17. No. of lifts and capacity : Lift not provided
18. Underground sump-capacity and
type of construction. : R.C.C. underground tank
19. Over-head tank :
(i) Where located : On terrace
(ii) Capacity :
(iii) Type of construction : R.C.C.
20. Pumps - No. and their horse power : Provided as per the Municipal rules
21. Roads and paving within the compound,
approximate area and type of paving : Paved with Internal tar road
22. Sewage disposal - whether connected to
public sewers, if septic tanks provided, no.
& capacity : Connected to Municipal sewer

For SAI VALUERS SURVEYORS & ASSOCIATES



PART II - Valuation

Here the Govt. Approved Valuer should discuss in detail his approach to valuation of the property and indicate how the value has been arrived at supported by necessary calculation.

Under the instruction of **THE NAVI MUMBAI CO-OP. BANK LTD.**, **VASHI APMC BRANCH.** and on the basis of information furnished by their client, we have visited the, Flat No.B-304, On 3rd floor, In "B" Wing, '**BALAJI POOJA CO. OP HOUSING SOCEITY LTD**', Plot No. 19, Sector No. 09, Kamothe Navi Mumbai, Tal. Panvel, Dist. Raigad. with a view to inspect the property & thus prepare it's valuation report. Valuation of any immovable real estate property is the value that the property would fetch if put for sale in the open market as on the date of valuation i.e. 07/08/2023 Valuation is required to assess the fair market value.

Building & Flat Description

The said bldg. is Gr. + 4 upper floors. It is R.C.C. framed structure having R.C.C. foundation. It is situated in middle class residential + commercial area. **The Accommodation Within The Flat No. B-304, Consists Of A Living Room/ Hall, Kitchen, With W. C. & Bath I.E. 1RK Flat.** Wooden doors & Al. sliding windows With Out Side M.S Grill are provided. Vitrified tiles flooring is provided. Electrical wiring is Concealed type & fair quality. The type of construction is good & specifications of bldg. materials used are of standard type. The said flat totally admeasures i.e.

**Built Up area: 264 Sq. ft. (24.53 Sq. Mtrs.)
(As per Agreement For Sale)**

Thus considering the location, type of construction, specification of bldg. material used & making enquiries in the vicinity rate of **Rs.9,500/-** per Sq. ft. of **Built Up area** for Flat is considered to be reasonable as on the date of valuation.



So total value of Flat No.B-304 will be

$$264 \text{ Sq. Ft.} \quad \times \quad \text{Rs.9,500/-} \quad = \quad \text{Rs.25,08,000.00}$$

Thus considering all the above mentioned factors, we are of the opinion that the fair market value of the said property is **Rs.25,08,000.00 (Rupees Twenty Five Lakh Eight Thousand Only)** as on the date of valuation i.e.07/08/2023.

Note: Please Confirm the right Applicant & Documentary Proof Is to be legal Advisor.

Note: Valuation done on photocopy of

- 1) Agreement for Sale Dated 04/06/2006.
- 2) Sub Registration Receipt No. 4700 Dated 06/06/2008.
- 3) Index II No. 4436/2008 Dated. 06/06/2008.
- 4) Society Share Certificate No. 39 Dated 06/06/2008.
- 5) Light Bill Consumer No.028800266281 Dated. 13/07/2023.
- 6) Commencement Certificate dated 31/12/2002.
- 7) Typical Floor Plan

- 1) **FAIR MARKET VALUE:**
Rs.25,08,000.00 (Rupees Twenty Five Lakh Eight Thousand Only)
- 2) **REALIZABLE VALUE**
(Assuming to be $\pm 10\%$ of fair market value)
Rs.22,57,200.00 (Rupees Twenty Two Lakh Fifty Seven Thousand Two Hundred Only)
- 3) **DISTRESS / FORCE SALE VALUE**
(Assuming to be at the rate of 90% of fair market value)
Rs.20,06,400.00 (Rupees Twenty Lakh Six Thousand Four Hundred Only)

For SAI VALUERS SURVEYORS & ASSOCIATES



DECLARATION

I hereby declare that:

- (a) The opinion about valuation and information furnished is true and correct to the best of my knowledge & belief.
- (b) We have no direct or indirect interest in the property valued.
- (c) Our report does not cover check of ownership, Title clearance or legality. This valuation report is purely an opinion & has no legal and or contractual obligations on our part. The rates are based on current market condition and these may vary with time.
- (d) Unless otherwise specified the valuation is based on free & transferable title without any hindrance like tenancy etc.
- (e) The valuation is based on the site visit & the information given by the party.
- (f) The valuation is subject to clear and marketable title and adequacy of engineering structural design deed of declaration for common areas etc.
- (g) Our liability on this assignment (whether arising from this assignment negligence or whatsoever is limited in respect damage sustained subject to maximum of the 80% of the professional fees for the services rendered.
- (h) In no event shall valuer be held responsible or liable for special, Indirect or consequential damages as the assignment have been completed on best effort, Knowledge and belief.
- (i) Photo copy of documents mentioned in the report referred by us & this valuation report should be read along with it.
- (j) This valuation report will remain valid only for the purpose for which it is made.
- (k) Emphasis of this report is on the value of the property and not on the area measurement or title verification of the property & is based on market rate.
- (l) Bank authorities are requested to contact valuer in case of any doubts or discrepancy.
- (m) I have personally/our engineer inspected the property on 07/08/2023.

Date: - 07/08/2023.

Place: - Vashi, Navi Mumbai.

For SAI VALUERS, SURVEYORS & ASSOCIATES.

