



Prabhakar
E. Prabhakar



E. Subhuvan
(Handwritten signature)

Government Stamp Duty Rate (2018-19)



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्या दर पत्रक

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Year

2018-19

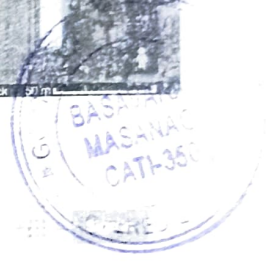
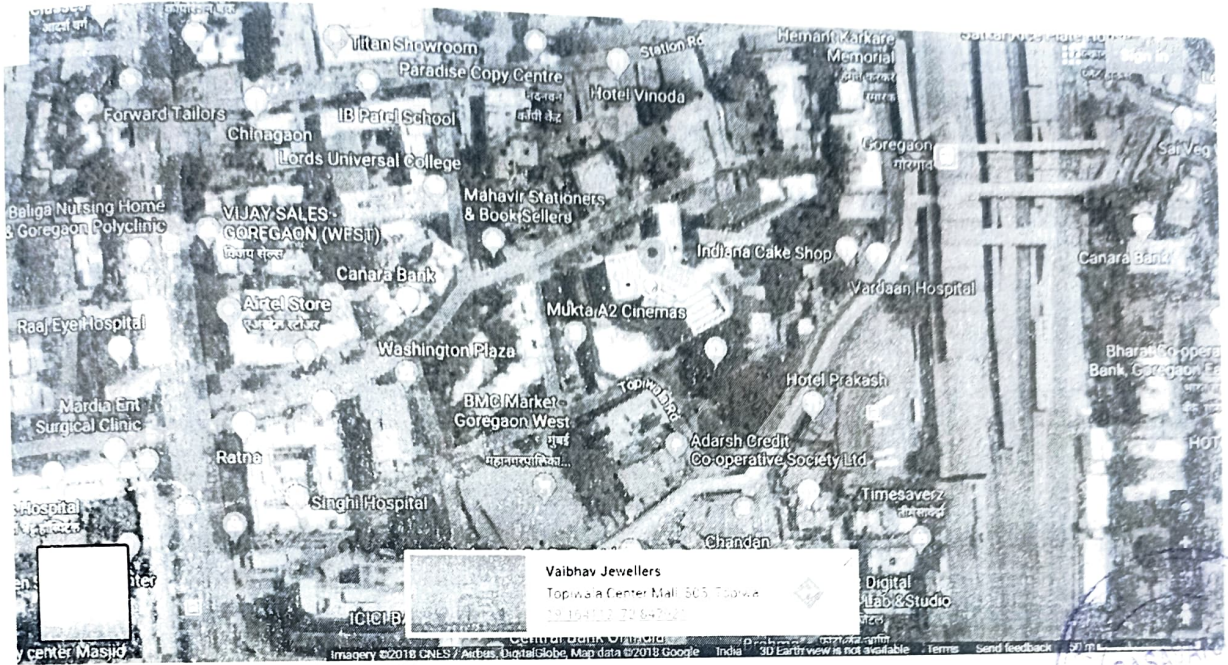
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Language

संकेत	मूल्य	मूल्य	मूल्य	मूल्य	मूल्य	मूल्य	मूल्य
57/266-रस्ता स्वामी विवेकानंद रोड.	79300	141600	167100	317100	141600	वांगच मीटर	चि डी एम नगर
57/267-भुमाण, उत्तरेस गावानी हद्द, पुर्वेस रेल्वे वाईन, दक्षिणेस गावानी सीमा व दक्षिणेस स्वामी विवेकानंद रोड.	69900	129400	160000	196200	129400	वांगच मीटर	चि डी एम नगर



LOCATION MAP :



11 Declaration

I, hereby declare that:

- a) The information furnished above is true and correct to the best of my knowledge and belief;
- b) I have no direct or indirect interest in the property being valued;
- c) I have / our representative has personally inspected the property on 22/10/2018.
- d) My registration with State Chief Commissioner of Income Tax is Valid as on date
- e) 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.

Signature and seal of Registered Valuer
On the Bank's Panel



C	Carpet Area (As per Measurement) Carpet Area (As per Deed of Transfer) Built up Area (350 Sq. ft. X 1.2)	:	352 Sq. ft. (32.70 Sq. m.) [21.1 ft. X 16.7 ft.] 350 Sq. ft. (32.52 Sq. m.) 420 Sq. ft. (39.02 Sq. m.)
d	Remarks	:	-
9	Valuation	:	
a	Government Stamp Duty Rate (2018)	:	₹ 1,60,000/- Sq. m. (₹ 14,864/- Sq. ft.)
b	Agreement value	:	-
c	Replacement cost for insurance purpose	:	= Built up area X Cost of construction = 420 Sq. ft. X ₹ 5,000/- Sq. ft. = ₹ 21,00,000/-
d	Summary of Valuation	:	The Valuation of the Property is based on the prevalent rate in the area. The Unit market rate of ₹ 30,000/- Sq. ft. is considered including parking for assessment.
e	Market value of Office	:	= Built up area X Market rate = 420 Sq. ft. X ₹ 30,000/- Sq. ft. = ₹ 1,26,00,000/- (Rupees One Crore Twenty Six Lakhs Only)
	Realizable Value of the property (15 % less than the Market Value)	:	= ₹ 1,07,10,000/- ≅ ₹ 1,07,00,000/-
	Distress Value of the property (20 % less than the Market Value)	:	= ₹ 1,00,80,000/- ≅ ₹ 1,00,00,000/-
10	Assumptions /Remarks/	:	-



		Windows
	Pantry	: Granite kitchen platform with steel sink & full tiling
	Bath / WC	: EWC, Bath with concealed plumbing & full tiling
	Electrical wiring	: Concealed wiring
	Fittings	: Good
	Floor Finishing	: Good
h	Floor on which the property is located	: 9 th Floor
i	Age of the property	: App. 6 Years old (App. 2012)
j	Residual age of the property	: 54 years
k	Type of structure-RCC framed/ stone/BB masonry	: RCC Framed structure
5	Tenure/ Occupancy Details	:
a	Status of Tenure	: Owner Occupied
b	No. of years of Occupancy	: Nil
c	Relationship of tenant to owner	: N.A.
6.	Stage of Construction	
a	Status of tenure	: Completed
b	If under construction, extent of completion	: N. A.
7.	Violation if any observed	
	Nature and extent of violations	: N. A.
8	Area Details of the Property	
a	Site Area	: N. A.
b	Plinth area	: N. A.



e	Location	:	Situated at walkable distance from Goregaon Railway Station
3	Document Details		
	Layout Plan (Yes/No)	:	Yes
	Building Plan (Yes/No)	:	No
	Construction Permission (Yes/No)	:	Yes
	Legal Documents (Yes/No)	:	Yes
	List of Documents	:	1). Xerox copy of Draft of Transfer made between Mrs. Gayatri Pradeep Brahmchary (Transferor) & Mr. Amar B. Trubhuwan (Transferee) dated 06/05/2014. 2). Xerox copy of Floor Plan.
4.	Physical Details		
a	Adjoining Properties	:	North : Road then Narmada Building South : BMC Market East : Market Area then Road West : Road then Building
b	Matching of Boundaries	:	Yes
c	Plot Demarcated	:	Yes
d	Approved land use	:	Commercial purpose
e	Type of Property	:	Commercial Property
f	No. of rooms	:	Cabin, Office Area, Pantry & WC
g	Total No. of Floors	:	Basement + Ground + 10 storied building
	Roof	:	RCC
	Flooring	:	Marbonite flooring
	Doors & Window	:	Wooden door, Glass door & Aluminum Sliding



Ref. No. : 24658/2018-19/012/PNB-RAPC-Fort

Date : 29/10/2018

VALUATION REPORT

At the request of the Manager of Punjab National Bank, RAPC Fort Branch, Mumbai the Commercial Office in Goregaon (W), Mumbai, was inspected to assess its value and the details are as furnished below:

1	<u>Customer Details</u>		
a	Application No.	:	-
b	Name of the Present Owner / Owners	:	Mr. Amar B. Tribhuwan
c	Name of the Borrower / Account	:	MAP Enterprises
d	Case Type	:	-
e	Date of Inspection	:	22 nd October 2018
f	Purpose of Valuation	:	To assess fair market value
2	<u>Asset Details</u>		
a	Address of the property valued		Office No. 914, 9th Floor, Topiwala Centre Premises Co. Op. Society Ltd., CTS Nos. 746/1 & 746/1 (Pt). Pahadi Village, Off. S. V. Road. Goregaon (W), Mumbai - 400 104.
b	Latitude & Longitude of the property	:	N - 19.164097/ E - 73.847937
c	Nearest Landmark	:	BMC Market
d	Nearest Bus Stop	:	Goregaon Bus Depot

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