











**Govt. Stamp Duty Rate -2018-19**



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजारमूल्य दर पत्रक

Home

Valuation Rules User Manual

Close

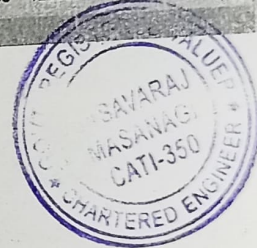
**Annual Statement of Rates**

Year

20182019

Selected District ठाणे  
 Select Taluka ठाणे  
 Select Village गावाचे नाव : नेरळ  
 Search By  Survey No  Location

Select	वर्णना	सुनी जमीन	निवासी खदमिळ	कॉमिड दुपरे	औद्योगिक	एकूट (रु.)	
SurveyNo	26 / 285- नेरळ नोड सेक्टर नंबर 17	40200	83200	122200	155800	122200	
SurveyNo	26 / 286- नेरळ नोड सेक्टर नं. 1अ, 1, 3, 5, 7, 13	35600	81600	128300	159200	128300	
SurveyNo	26 / 287- नेरळ नोड सेक्टर नंबर 27	44500	96100	126300	188300	126300	
SurveyNo	26 / 288-नेरळ नोड अंतर्गत सारसोळे गा.वि. सो. शिरवणे गा.वि. सो. करवणे गा.वि. सो.दारवणे गा.वि. सो. या चार गावा करिता	18300	19100	60700	70800	60700	
SurveyNo	26 / 289 - नेरळ नोड सेक्टर नंबर-29 (नेरळ रेल्वे लाईनलागत)	52800	105000	122100	144800	122100	
		12345678910...					









14. ENCLOSURES	
1. Layout plan of the area in which the asset is located	: Google map Attached
2. Building plan	: -
3. Floor plan	: -
4. Photographs of the property being valued	: Attached
5. Any other relevant document/extracts	: No

**ANNEXURE - I**

1. No of floors	: Ground + 3 Storied Building
2. Year of construction	: May 1999
3. Estimated future life	: 41 years with proper maintenance
4. Type of construction – load bearing walls/R.C.C. frame/Steel frame	: R. C. C. framed structure
5. Description about the Property	: Shop premises (One room)
6. Walls	: Brick walls
7. Doors and windows	: Rolling Shutter
8. No. of lifts	: Nil
9. Basic Amenities	: Water, electricity and drainage were available
10. Construction (Completed / Under Construction)	: Completed



14.

**DECLARATION :**

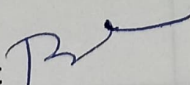
I hereby declare that :

- a) The information provided is true and correct to the best of my knowledge and belief.
- b) The analysis and conclusions are limited by the reported assumptions and conditions.
- c) I have no direct or indirect interest in the asset valued.
- d) I / my authorized representative by the name of Mr. Gautam More has inspected the subject property on 10/10/2018.
- e) I am a 'valuer' as per the existing provisions in Immovable property and fulfill the education, experience and other criteria laid out therein.
- f) I abide by the code of conduct as provided at the time of empanelment.
- g) I/We confirm that the norms / procedures of valuation as prescribed by the 'Institute of valuers' have been strictly complied with.

Name and address of the Valuer:

**Basavaraj Masanagi**  
Office No. 302, 3<sup>rd</sup> Floor,  
Arenja Arcade,  
Sector 17, Vashi,  
Navi Mumbai - 400 703.

Name of Valuer Association of which I am a bona fide member in good standing **M/s. Basavaraj Masanagi & Co.**

Membership Number: -  
Signature of the Valuer : 

Date 11/10/2018

Tel. No : (022) 2789 0181 / 6791 1035

Mobile no : 93222 26236 / 98690 38587

E-Mail : [bmasanagi@gmail.com](mailto:bmasanagi@gmail.com)



<p>Fair market value of Shop</p>	<p>: = Built up area X Market rate                  = 315 Sq. ft. X ₹ 15,000/- Sq. ft.                  = ₹ 47,25,000/-                  ≅ ₹ 47,30,000/-                   (Rupees Forty Seven Lakh Thirty Thousand Only)</p>
<p>Realizable Value of the property (15 % less than the Market Value)</p>	<p>: = ₹ 40,20,500/-                  ≅ ₹ 40,20,000/-</p>
<p>Distress Sale Value of the property (20 % less than the Market Value)</p>	<p>: = ₹ 37,84,000/-                  ≅ ₹ 37,80,000/-</p>



Name and address of the Valuer:

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 Signature of the Valuer :

Date 11/10/2018

Tel. No : (022) 2799 0181 / 6791 1035

Mobile no : 93222 26236 / 98690 38587

E-Mail : basavaraj@basavaraj.com



	13. System of air-conditioning	:	No
	14. Provision for fire fighting	:	Yes
	15. Copies of plans and elevations of the building to be included	:	Available with the owner
<b>11</b>	<b>ENVIRONMENTAL FACTORS</b>		
	1. Use of environment friendly building materials, Green building techniques if any,	:	Standard technology used
	2. Provision for rain water harvesting	:	No
	3. Use of solar heating and lighting systems, etc., Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	:	No
<b>12</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY</b>		
	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	:	Plain Looking Building
<b>13.</b>	<b>VALUATION</b>		
	Gov. Stamp Duty Rate - 2018-19	:	₹ 70,800/-Sq. m. (₹ 6,577/- Sq. ft.)
	Agreement Amount	:	₹ 8,40,000/- dated 03/03/2011
	Market Value as per stamp duty	:	₹ 8,43,000/- dated 03/03/2011
	Replacement cost for insurance purpose	:	= Built up area X Construction rate = 315 Sq. ft. X ₹ 4,000/- Sq. ft. = ₹ 12,60,000/-
	Summary of Valuation	:	The Valuation of the Shop is based on the prevalent rate in the area. The unit market rate of ₹ 15,000/- Sq. ft. is considered for assessment.





9. MARKETABILITY OF THE PROPERTY	
Analysis of the market for the property in terms of	
1. Locational attributes	: Good
2. Scarcity	: No
3. Demand and supply of the kind of subject property	: Good
4. Comparable sale prices in the locality.	: Ranges between ₹ 14,000/- per Sq. ft. to ₹ 16,000/- per Sq. ft. on built up area for Commercial property
ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY	
1. Description of engineering and technology aspects to include	: Standard technology used
2. Type of construction	: RCC Frame structure
3. Materials and technology used	: Standard quality materials & technology used
4. Specifications	: Ground + 3 Storied Building
5. Maintenance issues	: No
6. Age of the building	: 19 Years (May 1999)
7. Total life of the building	: 60 Years
8. Extent of deterioration	: Well maintained
9. Structural safety	: Yes, with proper maintenance
10. Protection against natural disasters viz. earthquakes,	: Details Not Available
11. Visible damage in the building if any	: No
12. Common facilities viz. lift, water pump, lights, security systems, etc.	: Available





<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY</b>	
	Description of the functionality and utility of the asset in terms of:	
	1. Space allocation,	: Shop Premises (One room)
	2. Storage spaces,	: Available
	3. Utility of spaces provided within the building,	: Available
	4. Car parking facilities	: Available (Open)
	5. Balconies	: Not Available
	6. Any other aspect	: No
<b>8.</b>	<b>INFRASTRUCTURE AVAILABILITY</b>	
	A. Description of aqua infrastructure availability in terms of	
	1. Water supply,	: Yes
	2. Sewerage/sanitation,	: Yes
	3. Storm water drainage,	: Details Not Available
	B. Description of other physical Infrastructure facilities viz.	No
	1. Solid waste management	: Details Not Available
	2. Electricity	: Yes
	3. Roads and public transportation Connectivity	: Situated at App. From 1.5 Kms from Nerul railway station
	4. Availability of other public utilities nearby	: Yes
	C. Social infrastructure in terms of	No
	1. Schools	: Available
	2. Medical facilities	: Available
	3. Recreation facilities in terms of parks and open spaces	: Available





5. ECONOMIC ASPECTS OF THE PROPERTY

	1. Reasonable letting value	:	Not Applicable
	2. Details of monthly rents payable	:	Not Applicable
	3. Details of monthly rents being received, if any, including status of tenancy rights	:	Not Applicable
	4. Taxes and other outgoings	:	Not Applicable
	5. Property insurance	:	Details Not Available
	6. Monthly maintenance charges	:	Details Not Available
	7. Security charges, etc.	:	Details Not Available
	8. Any other aspect	:	No
	Normally, the tenanted property is valued at an amount equal to 11 years annual rent of the property. Therefore, valuer should assess the value based on independent information in all the cases so as to ensure that realizable value reported by the valuer is not overstated and is in tandem with the 11 years annual rent of the property. Where property is partly tenanted / rented, the valuation of such property shall be on pro data basis.	:	The said property is owner possession.

6. SOCIO-CULTURAL ASPECTS OF THE PROPERTY

5. Ordinary status of freehold or leasehold including restrictions on transfer,	:	Leasehold Land
6. Agreements of easements if any,	:	N. A.
7. Notification for acquisition if any,	:	No
8. Notification for road widening if any,	:	No
9. Heritage restrictions if any,	:	N. A.
10. All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report,	:	Available with the owner
11. Comment on transferability of the property ownership,	:	Transferable
12. Comment on existing mortgages / charges / encumbrances on the property if any	:	Details not available
13. Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Details not available
14. Building plan sanction, illegal constructions if any done without plan sanction/violations.	:	Yes, as per Occupancy Certificate No. 1685 Dated 14/05/1999 issued By NMMC.
15. Any other aspect	:	No





	6. Ground coverage	:	Details not available
	7. Transferability of development rights if any, building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	:	Details not available
	8. Comment on surrounding land uses and adjoining properties in terms of usage	:	Commercial area
	9. Comment on unauthorized constructions if any	:	No
	10. Comment on demolition proceedings if any	:	No
	11. Comment on compounding /regularisation proceedings	:	No
	12. Comment on whether OC has been issued or not	:	Yes, as per Occupancy Certificate No. 1685 Dated 14/05/1999 issued by NMMC.
	13. Any other aspect	:	No
<b>4</b>	<b>LEGAL ASPECTS OF THE PROPERTY</b>		
	Description of legal aspects to include:	:	Assumed clear title property
	1. Ownership documents	:	1. Xerox copy of Agreement for Sale made between Smt. Ratna Shankar Naik (Transferor) & Mr. Dnyaneshwar Narayan Chikane (Purchaser) Dated 03/03/2011. 2. Xerox copy of Registration Receipt & Index II No. 01142/2011 Dated 03/03/2011. 3. Xerox copy of Occupancy Certificate No. 1685 Dated 14/05/1999 issued By NMMC. 4. Xerox copy of Typical Floor Plan
	2. Names of Owner/s	:	Mr. Dnyaneshwar Narayan Chikane
	3. Title verification	:	-
	4. Details of leases if any,	:	No



	6. Details of Roads abutting the asset	:	Darshan Darbar road
	7. Site Locations	:	North : Building South : Road East : Building West : Road
	8. Demarcation of the asset under valuation on a neighbourhood layout map	:	Google Map Attached
	9. Description of Adjoining properties	:	Commercial
	10. Plot no. if any	:	G.E.S. Plot No. 307 & 308
	11. Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations / additional constructions with details, full details of specifications to be appended along with building plans and elevations	:	See Annexure
	12. Plinth area, Carpet area and saleable area to be mentioned separately and clarified Carpet area (As per Measurement) Built up area (As per Agreement)	:	Assumed clear title property 201 Sq. ft. (18.67 Sq. m.) (20'47" x 9'81") 315 Sq. ft. (29.27 Sq. m.)
	13. Any other aspect	:	-
<b>3.</b>	<b>TOWN PLANNING PARAMETERS</b>		
	1. Master plan provisions related to the property in terms of land use	:	Commercial Purpose
	2. Planning area/zone	:	Navi Mumbai Municipal Corporation
	3. Development control	:	Navi Mumbai Municipal Corporation
	4. Zoning regulations	:	Navi Mumbai Municipal Corporation
	5. FAR/FSI permitted and consumed	:	Details not available





Ref. No. 24394/2018-19/325/OBC-RAG-Turbhe

Date: 11/10/2018

ANNEXURE - B

**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1 INTRODUCTION	
1. Name of the Valuer	: Basavaraj Masanagi & Co.
2. Date of Valuation	: 11 <sup>th</sup> October 2018
3. Date of Inspection	: 10 <sup>th</sup> October 2018
4. Purpose of Valuation	: To assess fair market value for valuation purpose
5. Name of Property Owner/s	: Mr. Dnyaneshwar Narayan Chikane
6. Name of Bank as applicable	: Oriental Bank of Commerce, RAG Turbhe Branch, Navi Mumbai.
7. Name of Developer of the Property (in case of developer built properties)	: M/s. Hari Om Constructions Builders & Developers
8. Member present during the inspection	: Mrs. Neha Chikane
2. PHYSICAL CHARACTERISTICS OF THE PROPERTY	
1. Location of the property in the city	: Sarsole, Nerul, Navi Mumbai
2. Municipal Ward No.	: -
3. Postal address of the property	: Shop No. 8, Ground Floor, Godawari CHS Ltd. G.E.S. Plot No. 307 & 308, Sarsole, Nerul, Navi Mumbai- 400 706.
4. Area of the plot / land (supported by a plan)	: 250 Sq. mtr (Plot No. 307 349.52 Sq. mtr (Plot No. 308)
5. Layout plan of the layout in which the property is located	: Google Map Attached

