

SBP/ IT/ 1217

21-12-2005

### VALUATION REPORT

Under instructions from Mr. P.K. Saini, Chief Manager, State Bank of Patiala, Gokhale Road, Dadar (W), Mumbai-25, I inspected and surveyed the Residential Flat No. 701, 7<sup>th</sup> floor, Building No. I-59, Poonam Sagar, Mira Road (E) on 20-12-2005 to assess the Fair Market Value of the same as on date.

I report as under:

#### Part - I General

1. Purpose for which Valuation is made - Market Value
2. Date as on which Valuation is made - 20-12-2005
3. Name of Owner - Vendor - M/s Shanti Construction  
Intending Purchaser - Mr. Pankaj Narhari Dave  
& Mrs. Nimisha P. Dave  
Vide agreement of sale Dt. 02-12-2005
4. If the Property is under joint ownership - As above
5. Brief description of the Property - Self contained 2 BHK Flat on 7<sup>th</sup> floor.
6. Landmark - Poonam Sagar Complex
7. Survey/ Plot No. of Land -
8. If the property situated in residential/  
commercial/ mixed area/ industrial area ? - Residential
9. Classification of Locality  
High Class/ Middle Class/ Poor Class - Middle Class  
Width of the Road - 40 Ft.
10. Proximity to amenities - All within reach
11. Means and proximity to surface communication  
by which the locality is served - BEST, ST, TMT Buses, Rickshaws  
Mira Road Railway Station about 1.5 km





- 12. Area of Property - Flat area – 775 Sq. Ft. SBUA  
Or 634 Sq. Ft. BUA
- 13 (1) Year of acquisition -
- (2) Value/ Purchase Price paid -
- (3) Year of construction of the Building - 2005
- (4) Number of Floors/ Storeys - Ground + 7 Upper floors
- (5) Additions/ Improvements carried out if any - Standard amenities
- (6) Maintenance charges - NA
- 14. Type/ Class of construction - RCC
- 15. Service items available (list of all items to be provided such as Lift, Water supply) - 1 Lift
- 16. Whether the Property is Gala/ Flat if so then state
  - A. Estimate future life of the Building - 60 years
  - B. Whether full consideration has been paid and proper title documents obtained and produced for verification -
  - C. In which Floor/ Storey, Gala/ Flat is located - 7<sup>th</sup> Floor, Building No. I-59
- 17. Whether the Property is self occupied or tenanted - To be occupied

**Part – II Valuation**

- 18. The current Market Value of the Property is - Residential Flat No. 701, 7<sup>th</sup> floor, Building No. I-59, Poonam Sagar, Mira Road (E)  
  
SBUA – 775 Sq. Ft.  
  
*Area x Market Rate*  
  
775 Sq. Ft. x Rs. 1,500/- = Rs. 11,62,500/-  
  
A. Rate adopted - Rs. 1,500/- per Sq. Ft. of SBUA





B. Basis for adopted rates - Amenities, location, etc.

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**Market Value** : Rs. 11,62,500/-

**Realisable Value (95%)** : Rs. 11,04,375/-

**Part – III Declaration**

I hereby declared that

- A. The information furnished in Part – I is true and correct to the best of my knowledge and belief.
- B. I have no direct or indirect interest in the Property valued.
- C. I have not been convicted of offence and sentenced to a term of imprisonment.
- D. I have not been found guilty of misconduct in my professional capacity

**Date:** 21-12-2005

**Place:** Mumbai



*V.K.Lad*  
**V.K.LAD**  
BE, FIV, FIE, C. Eng (I)  
Govt. Regd. Valuer