

STATE BANK OF INDIA BRANCH:		Panvel-RASMECCC, Navi Mumbai	
VALUATION REPORT (IN RESPECT OF FLATS)			
I.	GENERAL		
1	Purpose for which the valuation is made	Assessment of Fair Market Value of property for loan purpose.	
2	Date of inspection	06/02/2024	
	Date on which the valuation is made	07/02/2024	
3	List of documents produced for perusal	Copy of Daft Agreement for Sale & O.C.	
	Descriptions	Name of Approving Authority	Approval No. & Date
i)	Copy of Index II/Sale Agreement	Seal of the Sub Registrar	-
ii)	Copy of Commencement Certificate		
iii)	Copy of Occupancy Certificate	MCGM	EEBPC/9526/E/A dated 18/01/2008
4	Name of the Owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	1. Mrs. Shalini Nirmal Kedia 2. Mr. Nirmal Bhagirathprasad Kedia Address : Flat No. 1501, 15th Floor, Tower No. 1 known as Terra, "PLANET GODREJ", Simplex Mills Compound, 30 Keshavrao Khadye Marg, Near Jacob Circle, Mahalaxmi (East), Mumbai - 400 011	
	Property landmark	Near Jacob Circle	
5	Brief description of the property	3BHK Flat offers basic amenities for the comfort of residents. The property is situated Mahalaxmi (East), Mumbai in a very nice locality. Good peaceful environment with banks, hospitals, schools, and all daily needs are available nearby. Good Connectivity by buses and local train.	
6	Location of property	Mahalaxmi (East), Mumbai	
a)	Plot No. / Survey No.	C.S. No. 1960 (Part)	
b)	Door No.	Flat No. 1501, 15th Floor, Tower No. 1	
c)	T. S. No. / Village	Byculla Division	
d)	Ward / Taluka	Mumbai City	
e)	Mandal / District	Mumbai City	
f)	Date of issue and validity of layout of approved map /	Xerox Copy of Full Occupation for A & B Wing No. EEBPC/9526/E/A dated 18/01/2008 issued by MCGM	
g)	Approved map / plan issuing authority	As per Occupancy Certificate by MCGM	
h)	Whether genuineness or authenticity of approved map	N.A.	

i)	Any other comments by our empanelled valuers on	-	
7	Postal address of the property	Flat No. 1501, 15th Floor, Tower No. 1, "PLANET GODREJ", Simplex Mills Compound, 30 Keshavrao Khadye Marg, Near Jacob Circle, Mahalaxmi (East), Mumbai - 400 011	
	City / Town	Mahalaxmi (East), Mumbai	
8	Area	Residential	
9	Classification of the area:		
i	High / Middle / Poor	High Class	
ii	Urban / Semi Urban / Rural	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	Municipal Corporation of Greater Mumbai	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
12	Boundaries of the property	As per the Deed	Actual
	North	-	Tower
	South	-	Blue Planet (U/C)
	East	-	Garden
	West	-	Road
13	Latitude, Longitude & Co-ordinates of flat	18°58'51.1"N	72°49'52.2"E
14	Extent of the site	No	
15	Extent of the site considered for valuation (least of 13A & 13 B)	-	
16	Whether occupied by the owner / tenant?	Vacant Flat	
17	If occupied by tenant, since how long? Rent received per month.	Name	NA
		Rent per month	NA
		Since how long	NA
18	Expected Monthly Rent	Rs. 1,90,000/-	
II.	APARTMENT BUILDING		
1	Nature of the Apartment	Residential	
2	Location	Mahalaxmi (East), Mumbai	
	CTS./ Survey/ Plot No.	Flat No. 1501, 15th Floor, Tower No. 1	
	Block/ Sector No./Ward No.	-	
	Village/ Municipality / Corporation	Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	400011.	
3	Description of the locality Residential / Commercial /	Residential	

4	Year of Construction	2008 (As per OC)	
5	Number of Floors	Stilt / Ground + 2 Level Podium + 46 Floor	
6	Type of Structure	RCC	
7	Number of Dwelling units in the building	-	
8	Quality of Construction	Good	
9	Appearance of the Building	Good	
10	Maintenance of the Building	Good	
11	Facilities Available (Proposed)	Lift & Parking	
	Lift	Yes	
	Protected Water Supply	Yes	
	Underground Sewerage	Yes	
	Car Parking - Open/ Covered	Yes	
	Does Compound wall exist?	Yes	
	Is pavement laid around the Building	Yes	
III	FLAT		
1	The floor on which the flat is situated	15 th Floor	
2	Door No. of the flat	Flat No. 1501	
3	Specifications of the flat	3BHK	
	Roof	RCC	
	Flooring	Vitrified	
	Doors	Wooden	
	Windows	Sliding	
	Fittings	Good	
	Finishing	Good	
3.1	Stage of Construction	Completed.	
	% work completed	100%	% Disbursement Recommended
			-
4	House Tax	N. A.	
	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 is in the name of	N. A.	
6	How is the maintenance of the flat?	Good	
7	Sale Deed executed in the name of	N. A.	
8	What is the undivided area of land as per	N. A.	
9	What is the Built-up area of the flat?	Carpet area 1221 Sq. ft. (113.42 Sq. m.)	

	At site area	Carpet area 1296 Sq. ft. (120.40 Sq. m.)
	As per documents	Carpet area 1221 Sq. ft. (113.42 Sq. m.)
10	What is the floor space index (FSI) (app.)	As per approved plan
11	Is it Posh/ I class / Medium / Ordinary?	I class
12	Is it being used for Residential or Commercial purpose?	Residential
13	Is it Owner-occupied or let out?	Vacant Flat
14	If rented, what is the monthly rent?	N. A.
IV	MARKETABILITY	
1	How is the marketability?	Good
2	What are the factors favoring for an extra Potential Value?	The building is located in Developed Residential Locality of Mulund (West), Mumbai. Nearest Railway Station Byculla 1 Km from Location, facilities such as schools, hospitals, ATMs, and markets are available at 0-1 km distance from the building. An extensive network of public transports in the close vicinity makes the project accessible. There is gap between market value & guideline value because of rapid development in particular
3	Any negative factors are observed which affect the market value in general?	No
V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 60,000/-to Rs. 64,000/- Per Sq. ft. of Carpet area Depending Upon Location & amenities
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Rs. 64,000/-per sq. ft.
3	Break - up for the rate	
i)	Building + Services per Sq. ft.	Rs. 3,500/- sq. ft.
ii)	Land + Others per Sq. ft.	Rs. 60,500/- sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to	Rs. 45,129/- per Sq. ft. Rs. 4,85,770/- per Sq. mt. On Built up area

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION				
a.	Depreciated building rate per Sq. ft.		Rs. 3,500/- sq. ft.	
	Replacement cost of flat with Services {V (3)i} per Sq. ft.		Rs. 3,500/- sq. ft.	
	Age of the building (As per OC)		16 Years Old	
	Life of the building estimated (Total Life)		60 Years	
	Residual Life of the building		44 Years	
	Depreciation percentage assuming the salvage value as 10%		20 %	
	Depreciated Ratio of the building		80 : 100	
b.	Total composite rate arrived for valuation			
	Depreciated building rate VI (a)		Rs. 3,500/- sq. ft.	
	Rate for Land & other V (3)ii		Rs. 60,500/- sq. ft.	
	Total Composite Rate		Rs. 64,000/- sq. ft.	
	Market Rate		Rs. 64,000/- sq. ft.	
VII Details of Valuation:				
Sr. No	Description	Qty. (Carpet area)	Rate per unit Rs.	Estimated Value Rs.
1	Value of the flat	1221	64,000/- sq. ft.	7,81,44,000.00
2	Balcony			-
3	Wardrobes			-
4	Showcases			-
5	Kitchen Arrangements			-
6	Superfine Finish			-
7	Interior Decorations			-
8	Electricity deposits / electrical fittings, etc.,			-
9	Extra collapsible gates / grill works etc.			-
10	Potential value, if any			-
11	Others, Car Parking	2 No.	Rs. 15,00,000/-	30,00,000.00
	Total after 100% Completion			8,11,44,000.00 8,11,00,000.00
12	Realizable Value in Rs.			8,11,00,000.00
13	Distress Sale Value in Rs.			6,48,80,000.00
14	Insurable Value In Rs	Built Up Area	Cost of Construction	
		1221 X 1.2	3500	51,28,200.00

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Salability ii) Likely rental value in future and iii) any likely income it may generate may be discussed). Photograph of owner / representative with property in background is enclosed.			
Screen shot of longitude / latitude and co-ordinates of property using GPS / Various Apps / Internet sites.			
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.			Rs. 8,11,00,000.00
Remarks:			
<ol style="list-style-type: none"> 1. We have released report on the basis of the provided documents i.e. Draft Agreement for Sale & O.C. 2. Property was inspected by Engineer Mr. Paresh Yadav 3. Property is Vacant. 4. We have considered O.C. as per legal address. 			
Place:	Mumbai	Date	07/02/2024

DECLARATION:

- 1) The property was inspected by Engineer Mr. Paresh Yadav on 06/02/2024.
- 2) The information furnished above is true and correct to the best of my knowledge and belief.
- 3) We have no direct or indirect interest in the property valued.
- 4) We have personally inspected the property. The valuation is based on the site visit and information given by the Client.
- 5) Legal aspect of the asset is not seen by me. It should be check from expert before disbursement of loan amount.
- 6) Initial financial liability on the asset if any has been not taken in to consideration.
- 7) Valued figures are subjected to $\pm 10\%$ variation.
- 8) Valuation is subject to clear of marketable title & adequacy of engineering / structural design, deed of declaration for common areas etc.
- 9) This valuation will be remained valid for the purpose for which it is made.
- 10) The Fair Market Value indicated in the report is an opinion of the value prevailing on the date of the visit and is based on market feedback on values of similar properties and the information / supporting document submitted or shown to us by the Client. Changes in Socio-Economic, Economic Policy and Political Conditions could result in a substantial changes in valuation.

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- 11) It must be noted that we have taken all possible measures to provide accurate location co-ordinates.
 - 12) However, the accuracy of location co ordinates is also dependent on Cell tower, GPS accuracy and other technical parameters which are not under the control of valuer.
 - 13) Our report does not covered check of ownership, title clearance or legality. This valuation is purely an opinion and the rates are based on current market condition and these may vary with time.
 - 14) Report is issued without prejudice.

(Signature, Name and Official Seal of the Approved Valuer)

For Bank Use

The undersigned has inspected the property detailed in the Valuation Report dated 07/02/2024. We are satisfied that the fair and reasonable market value of the property is **Rs. 8,11,00,000.00 (Rupees Eight Crore Eleven Thousand Only)**.

Date: 07/02/2024

(Signature, Name of the Branch Manager with office Seal)

PHOTOGRAPHS:





STAMP DUTY READY RECKONER RATE



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
9/76-B-भुभाग : सिम्प्लेक्स मिल मधील मिळकती.	215860	485770	558640	636400	488700	चौ. मीटर	सि.टी.एस. नंबर

MAP

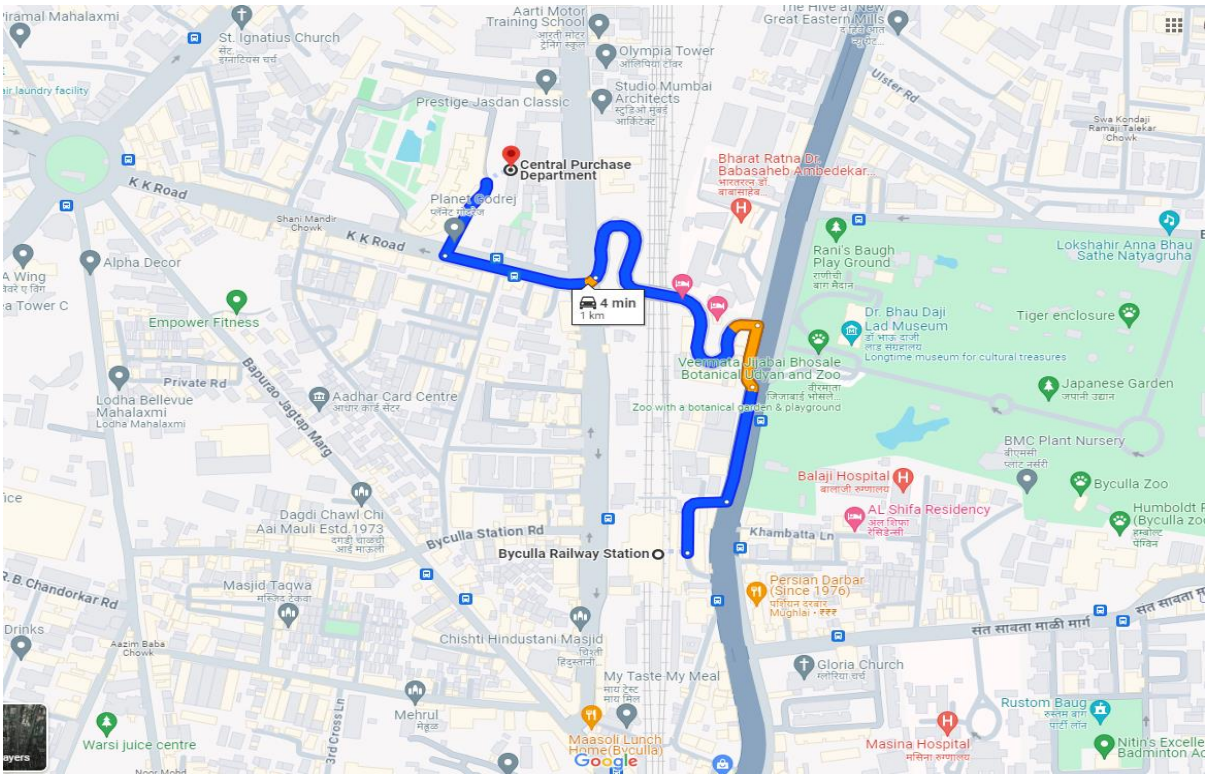
18.980854, 72.831169

18°58'51.1"N 72°49'52.2"E
18.980854, 72.831169

- 566, NM Joshi Marg, Lower Parel, Mumbai, Maharashtra 400011
- XRJJ+8FV Mumbai, Maharashtra
- Add a missing place
- Add your business
- Add a label
- Your Maps activity

Photos

7 Photos








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₹9.50 Cr EMI - ₹4.28L | [How much loan can I get?](#) **PREMIUM PROJECT**

3 BHK 2290 Sq-ft Flat For Sale [Mahalakshmi, Mumbai](#)



🛏️ 3 Beds 🚿 4 Baths 🏠 1 Balcony 🚗 2 Covered Parking 🏃 Jogging area 🌿 Outdoor Tennis






Carpet Area 1388 sqft ~ ₹68,444/sqft	Developer Godrej Properties	Project Planet Godrej	Floor 31 (Out of 45 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing East

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₹9.0 Cr EMI - ₹4.06L | [Get pre-approved loan](#) **PREMIUM PROJECT**

3 BHK 1370 Sq-ft Flat For Sale [Jacob Circle, Mumbai](#)



🛏️ 3 Beds 🚿 4 Baths 🏠 1 Balcony 🚗 2 Covered Parking 🏃 Jogging area 🌿 Outdoor Tennis

Carpet Area 1366 sqft ~ ₹65,886/sqft	Developer Godrej Properties	Project Planet Godrej	Floor 29 (Out of 51 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing North - West

TAX INVOICE

1. Mrs. Shalini Nirmal Kedia 2. Mr. Nirmal Bhagirathprasad Kedia Address : Flat No. 1501, 15th Floor, Tower No. 1 known as Terra, "PLANET GODREJ", Simplex Mills Compound, 30 Keshavrao Khadye Marg, Near Jacob Circle, Mahalaxmi (East), Mumbai - 400 011	Invoice Date: 07/02/2024 VAL/SBI/02/2024/5979	
Particular	Value (Rs.)	Fees (Rs.)
Being Professional Charges towards valuation carried out as per requirement	8,11,00,000/-	5,000/-
	Total	5,000/-
	Add GST @ 18%	900/-
	Gross Amount	5,900/-

(In Word : Five Thousand Nine Hundred Only)

GST Regn. No. : 27ABHPD1334Q1ZJ

MS CONSULTANTS AND ENGINEERS

HDFC BANK LTD., Mulund Branch

C. Account No. 50200011088882

IFSC Code – HDFC0000376

MICR Code – 400240050

For MS CONSULTANTS AND ENGINEERS