

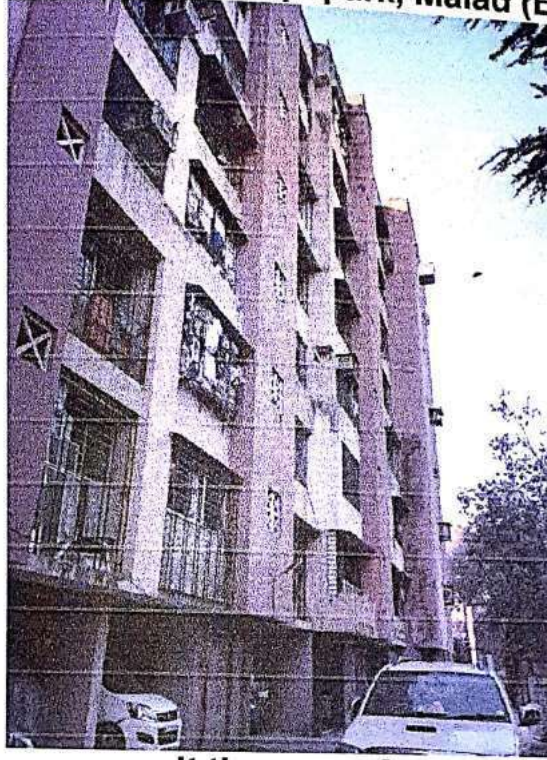
# **VALUATION OF IMMOVABLE PROPERTY**

For Bank Loan Purpose.

For The Cosmos Co. op Bank Ltd., Malad (East) Branch, Mumbai.

At

Flat No. 301 on 3<sup>rd</sup> Floor, 'A' Wing, "Siddh Paras Co. op. Hsg. Soc. Ltd.",  
Situated at C.T.S. No. 84 of Village Kurar, Near Jayprabha Hotel, Off. Western  
Express Highway, Daftari Road, Pushpapark, Malad (East), Mumbai 400 097.



It the case of

**Mr. Bhanushali Shivaji Pradhan. (Applicant)**

## **Fair Market Value of the Property**

a) Fair Market Value	= Rs. 1,12,84,000/-
b) Realizable Value	= Rs. 1,01,56,000/-
c) Distress Sale value	= Rs. 90,27,000/-
d) Govt. Stamp duty Value	= Rs. 37,81,133/-
e) Agreement Value	= Rs. 10,00,000/-

Prepared by

**S. D. Thakare**

**Aarch Consultants & Valuers**

Architects, Engineers, Govt. Regd. Valuers

1, Shree Chamunda Apt:

Liberty Garden Cross Road No.2,

Opp. Mehta Industrial Estate,

Malad (West), Mumbai 400 064.

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Off.1, Shree Chamunda Apt., Liberty Garden, Cross Road No. 2., Opp. Mehta Estate, Malad [West], Mumbai. - 400 064.  
Cosmos Bk Malad (E) Br/ Mr. Bhanushali Shivaji Pradhan / 23131

Date: 22/12/2017.

To,  
The Chief Manager,  
The Cosmos Co. op Bank Ltd.,  
Malad (East) Branch,  
Mumbai.

**Valuation Report**

Name & Address of Branch	The Cosmos Co. op Bank Ltd., Malad (East) Branch, Mumbai.
Name of Customer (s) / Borrower unit (for which valuation report is sought)	Mr. Bhanushali Shivaji Pradhan. (Applicant)
Name of Owner ( s )	Mr. Bhanushali Shivaji Pradhan. (Owner)

1	<b>Customer Details</b>				
	Name	Mr. Bhanushali Shivaji Pradhan. (Owner)			
	Application No	9867431559			
2	<b>Property Details</b>				
	Address	Flat No. 301 on 3 <sup>rd</sup> Floor, 'A' Wing, "Siddh Paras Co. op. Hsg. Soc. Ltd.", Situating at C.T.S. No. 84 of Village Kurar, Near Jayprabha Hotel, Off. Western Express Highway, Daftari Road, Pushpapark, Malad (East), Mumbai 400 097.			
	Nearby Landmark/	Near Jayprabha Hotel, Off. Western Express Highway, Opp. Jaya Prabha Hotel, Pushpapark, Malad (East), Mumbai 400 097.			
	Google Map Independent access to the property	Google Map Enclosed.			
3	<b>Document Details</b>			Whether All Required Documents made Available?	Yes
		Yes / No	Name of the Approving Authority	No.	Date
	Layout Plan	No	N.A.	Approval No.	N.A.
	Building plan	No	N.A.	Approval No.	N.A.
	Construction Permission	No	N.A.	Approval No.	N.A.
	Commenceme nt Certificate	Yes	MCGM	Approval No. CHE/7548/BP(WS)/AP (For Bldg. No. 1)	Dated: 14/10/2002.
	Occupation Certificate	No	N.A.	Approval No.	N.A.
	Documents Referred	List of Documents No. a) Agreement for Sale Dated: 20/01/2004. b) Index II Sr. No. 1107/2004 Dated: 30/01/2004. c) Soc. Maintenance Bill No. 469 Dated 1-10-2017.			

*Jm*  


**4 Physical Details**

Adjoining Properties -	Hawa Hira CHSL.
East	Patel Trading Co.
West	Jaya Prabha Hotel.
North	Slum.
South	Yes
Matching Boundaries	Yes
Plot Demarcated	Yes
Approved land use	Residential Building
Type of Property	Residential Flat
Latitude	19°11'15.4"N
Longitude	72°51'26.6"E
Particulars	No /s
Hall	1 No.
Kitchen	1 No.
Bed	2 Nos.
Toilet /s	2 Nos.
Other	1 No. Passage.
Total No. of Floors	Stilt + 7 Upper Floors.
Floor on which the property is located	3 <sup>rd</sup> Floor.
Approx. age of the Property	13 Years. (2004)
Residual age of the Property	47 Years. (If repaired & maintained properly & regularly.)

**Details of property / specifications**

Site Area	-	Plinth area	-	Carpet area	575.55 Sq. Ft. (53.47 Sq. Mt.) As per Agreement for Sale Dated: 20/01/2004.	Salable Built up area	806 Sq. Ft. (74.88 Sq. Mt.) is considered for valuation.	Remarks
				Built up area	691 Sq. Ft. (64.18 Sq. Mt.) as per Index II Sr. No. 1107/2004 Dated: 30/01/2004.			

**5 Tenure / Occupancy Details**

Status of Tenure	Owner Occupied Flat
No. of years of Occupancy	N.A.
Relationship of tenant or owner	N.A.

**6 Stage of Construction**

Stage of Construction	Building is Completed.
If under construction, extent of completion	N.A.

**7 Violations if any observed**

Violations if any observed	No
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**7 A Nature and extent of violations**

Nature and extent of violations	No
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**8 Area Details of the property**

Area of Flat (As per Sale Agreement)	= Carpet area 575.55 Sq. Ft. (53.47 Sq. Mt.) = Built up area 691.00 Sq. Ft. (64.18 Sq. Mt.)
Boundaries	East : Hawa Hira CHSL. West : Patel Trading Co. North : Jaya Prabha Hotel. South : Slum.



Agreement Index - II Built up area 691.00 Sq. Ft. (64.18 Sq. Mt.)

Documented / Measured Mezzanine floor area = N.A

Salable Built up area considered for valuation = 806 Sq. Ft. (74.88 Sq. Mt.)

(Building sanction plan provided / If not provided for our perusal, construction value is based on actual measurement at site.)

Longitude and Latitude of the property : 19°11'15.4"N  
72°51'26.6"E

9 Valuation

i. Mention the value as per Government Approved Rates also

BUA is 691 Sq. Ft. x Rs. 8,212/- Per Sq. Ft. x 0.80 Depreciation Factor =  
Rs. 45,39,593/- (Considering Depreciated Value Factor 80% for 13 Years Old Bldg.)

ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. Value is given based on actual prevailing market enquiries of the comparable property.

The Guidelines rates are standard & fix for very big locality as shown as reckoner location plans for purpose of charging stamp duty. The actual market trend of sale rates is found more than the Guideline rates. Hence value is given as per actual trend of sale rates.

Fair Market Value	Salable Built up area 806 Sq. Ft. x Rs. 14,000/- Per Sq. = Rs. 1,12,84,000/- Say... = Rs. 1,12,84,000/- (Rupees One Crore Twelve Lakhs Eighty Four Thousand Only)
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Realizable Value	0.90 X Rs. 1,12,84,000/- = Rs. 1,01,55,600/- Say... = Rs. 1,01,56,000/- (Rupees One Crore One Lakhs Fifty Six Thousand Only)
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Forced / Distress Sale Value.	0.80 x Rs. 1,12,84,000/- = Rs. 90,27,200/- Say... = Rs. 90,27,000/- (Rupees Ninety Lakhs Twenty Seven Thousand Only)
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Rental Value	Rs. 1,12,84,000/- X 2% / 12 = Rs. 18,807/- Per Month. Say... = Rs. 19,000/- Per Month. (Rupees Nineteen Thousand Per Month Only)
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Insurance Value	Rs. 16,12,000/- Say... = Rs. 16,12,000/- (Rupees Sixteen Lakhs Twelve Thousand Only)
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10 Assumptions / Remarks

- Qualifications in TIR/Mitigation suggested, if any
- Property is SARFAESI compliant - Yes
- Whether property belongs to social infrastructure like hospital, school, old age home etc. - No
- Whether entire piece of land on which the unit is set up /property is situated has been mortgaged.
- Details of last two transactions in the locality / area to be provided, if available. (If Yes, ----- is provided). - N.A
- Any other aspect which has relevance on the value or marketability of the property.

