

VALUATION REPORT

Of
**MR. SOURABH VATS &
MRS. SWETA PARASHAR
(Proposed Purchaser)**

At.
“ROSA BELLA CHS LTD.”,
Flat No. 1405, 14th floor, Building A,
S. No. 199/8, 201 & 202, Village Kavesar,
Opp. Suraj Water Park, Ghodbunder Road,
Thane (West). Tal. & Dist. Thane 400607.

For,
STATE BANK OF INDIA- MASJID BUNDER BRANCH



BY
MYRA ASSOCIATE
MR. VINOD P. TALATHI

Govt. Approved Valuers, Chartered Engineers

Thane Office: Flat No:208 , Floor 2nd, Pinak Gold Chendani Ram Maruti Road, Thane (W) 400601 Mob: 9112127783

Panvel Office: 305 B, Poseidon Uptown Avenue, Sai Nagar, Panvel, Dist- Raigad. Mob: 9096606240

Mangaon Office: Shop No. 3, Mangal Murti Complex, Kacheri Road, Mangaon - Raigad - 402 104. Mob.: 9112127784

Dapoli Office: At Post Jalgaon (Bazarpeth), Tal. Dapoli, Dist. Ratnagiri. Mob: 8485063557 Tel.: 02358- 283292

Email: vtalathi500@gmail.com

VI		COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated Building Rate		
	Replacement cost of Flat with Services (v (3)i)	:	Rs. 2,500/- per Sq. ft.
	Age of the building	:	8 Years old (As per OC)
	Life of the building estimated	:	52 years (Subjected to proper Maintenance)
	Depreciation percentage assuming the salvage value as	:	10%
	Depreciated Ratio of the building	:	---
b.	Total composite rate arrived for valuation	:	---
	Depreciated building rate VI (a)	:	Rs. 2,250/- Sq. ft.
	Rate for Land & other V (3) ii	:	Rs. 16,100/- Sq. ft.
	Total Composite Rate	:	Rs. 18,350/- Sq. ft.

Details of Valuation:

Sr. No.	Description	Qty. Carpet area	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat	724 Sq.ft	Rs. 18,350/-	Rs. 1,32,85,400/-
	1 Car Parking Space	1 No.	Rs. 7,00,000/-	Rs. 7,00,000/-
2	Wardrobes/Furniture		----	
3	Showcases	----	----	----
4	Kitchen Arrangements	----	----	----
5	Superfine Finish	----	----	----
6	Interior Decorations	----	----	----
7	Electricity deposits / electrical fittings, etc.	----	----	----
8	Extra collapsible gates/grill works etc.	----	----	----
9	Potential value, if any	----	----	----
10	Others	----	----	----
	Total			Rs. 1,39,85,400/-

As a result of my appraisal & analysis, it is my considered opinion that the **Realizable Value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,39,85,400/-** (In Words- Rs. One Crore Thirty Nine Lakh Eighty Five Thousand Four Hundred Only).

The **Government Guideline value** of Flat is **Rs. 94,95,563/-** (In Words- Rs. Ninety Four Lakh Ninety Five Thousand Five Hundred Sixty Three Only).

The **Future Rental value** of Flat is **Rs. 29,136/-** (In Words- Rs. Twenty Nine Thousand One Hundred Thirty Six Only).

The **Insurance value** of Flat is **Rs. 19,55,250/-** (In Words- Rs. Nineteen Lakh Fifty Five Thousand Two Hundred Fifty Only).

Signature

Date. 23/02/2024

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report dated _____ We are satisfied that the realizable value of the property is _____
Rs. _____ In words Rs. _____

Signature

(Name of the Branch manager with office seal)