

Ravindra R. Bhutada
M.E. (Structure), F.I.V.

14851
1-
■ CHARTERED ENGINEER
■ TECHNICAL CONSULTANT
■ GOVT. REGD. APPROVED VALUER
IOV Regd. No. F-250/0
IBBI Regd. No. IBBI/RV/04/2020/12983

Latur Office : 1) Shop No. 61, New Adarsh Colony Shopping Complex, AUSA Road, Latur - 413534
☎ 9422071531, 9373842968 E-mail : ravindrabhutada@tr@yahoo.com
2) Flat No. 101, 1st Floor, "Shrinivas Chambers-A", Naik Chowk, Ring Road, Latur - 413531 ☎ 7588114531
Pune Office : Office No. 04, Ground Floor, Swami Samarth Complex, Nana Peth Pune - 411011
☎ 9850158949
Mumbai Office : Flat No. 501, 5th Floor, Building No. 15, "D.B. Ozone", Near Thakur Mall, Mahajanwadi, Dahisar (East),
Mumbai - 400068. ☎ 7744889655

REF: -TN-NOV-2023-2024/46

To,
State Bank of India
Chinchpokli RACPC

VALUATION REPORT

(IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

Name of the Valuer	Ravindra R. Bhutada M.E. (Structure), F.I.V. Registered Valuer & Chartered Engineer Registration No.: IBBI/RV/04/2020/12983 Chartered Engineer: IEI R.No.M-1705355		
I. GENERAL			
1. Purpose for which the valuation is made	To estimate Realizable Value of property for Bank Loan Purpose		
a) Date of inspection	21st NOV. 2023		
b) Date on which the valuation is made	21st NOV. 2023		
List of documents produced for perusai			
3. i) Copy of Index-2	15064/2022	Dated : 11/10/2022	Thane-11
ii) Copy of CC Certificate No.	NMMC/TPO/BP/Case No. 18388/1190/2015		Dated : 15/7/2015
iii) Copy of OC Certificate No.			Dated : 22/7/2017
4. Name of the owner(s)/ Intended purchasers and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<u>Mr. Ramlal Yadav,</u>		
5. Brief description of the property	Residential Flat		
Location of property	Residential Flat Premises, Flat No. 203, 2 nd Floor, "OM DARSHAN", Sector 19 at Village CBD Belapur & CTS No. 1029 at Village Shahbaz, Ta. Navi Mumbai, Dist. Thane-400 614.		
Landmark	Sakaram Patil Marg, Shahbaz		
6. a) Plot No. / Survey No.	Sector 19 & CTS No. 1029		
b) Door No.	Flat No. 203		
c) T. S. No. / Village	Shahbaz		
d) Ward / Taluka	Navi Mumbai		
e) Mandal / District	Thane		



f)	Date of issue and validity of layout of approved map / plan	: NMMC/TPO/BP/Case No. 18388/ 1190/2015
g)	Approved map / plan issuing authority	: NMMC
h)	Whether genuineness or authenticity of approved map / plan is verified	: No
i)	Any other comments by our empaneled valuers on authentic of approved plan	: NA
7.	Postal address of the property	: Residential Flat Premises, Flat No. 203, 2 nd Floor, " OM DARSHAN ", Sector 19 at Village CBD Belapur & CTS No. 1029 at Village Shahbaz, Ta. Navi Mumbai, Dist. Thane-400 614.
8.	City / Town	: Shahbaz
	Residential Area	: Yes Residential
	Commercial Area	: NA
	Industrial Area	: NA
9	Coming under Corporation limit / Village Panchayat / Municipality	: NMMC
10	Whether covered under any state / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: NO
11	Boundaries of the property	: As per Visit
	East	: Dalaji Mahina
	West	: Gavdevi Mandir
	South	: Sai Siddhi Apartment
	North	: Road
12	Dimensions of the site	
	East	: ---
	West	: ---
	South	: ---
13	Extent of the site	: Carpet area – 750.00 Sq. Ft.
		: Built up – 900.00 Sq. Ft. (83.61 Sq. Mt.)
14	Latitude, Longitude & Co-ordinates of flat	: 19°00'52.7"N 73°02'15.2"E
15	Extent of the site considered for valuation (least of 13 A & 13 B)	: Carpet area – 750.00 Sq. Ft. Built up – 900.00 Sq. Ft. (83.61 Sq. Mt.)
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: occupied by the owner
17. PARTICULARS OF FLAT		
1.	Nature of the Flat	: Residential 1 BHK Flat
	Location	: Shahbaz
2.	T. S. No.	: Sector 19 & CTS No. 1029
	Block No.	: ---
	Ward No.	: ---
	Village/ Municipality / Corporation	: NMMC
	Door No., Street or Road (Pin Code)	: Flat No. 203 (400 614)
3.	Description of the locality Residential / Commercial / Mixed	: Residential



Year of Construction	:	2017
Number of Floors	:	G + 5 Floors
Type of Structure	:	RCC Framed Structure
Number of Dwelling units in the building	:	Per Floor 6 Flats
Quality of Construction	:	Good
Appearance of the Building	:	Good
Maintenance of the Building	:	Good
Facilities Available	:	
Lift	:	Yes
Protected Water Supply	:	Yes
Underground Sewerage	:	Yes
Car Parking - Open/ Covered	:	Open
Is Compound wall existing?	:	Yes
Is pavement laid around the Building	:	Yes

III FLAT

1	The floor on which the flat is situated	:	2 nd Floor,
2	Door No. of the flat	:	Flat No. 203
3	Specifications of the flat	:	
	Roof	:	RCC Slab
	Flooring	:	Vitrified tiles flooring, Imported Granite kitchen platform with glazed tiles as dado
	Doors	:	Wooden flush door
	Windows	:	Aluminum section/Glass windows
	Fittings	:	Superior
	Finishing	:	Sand face plaster with cement paint from out side
4	House Tax	:	Not yet started
	Assessment No.	:	NA
	Tax paid in the name of	:	---
	Tax amount	:	---
5	Electricity Service Connection no.	:	---
	Meter Card is in the name of	:	---
6	How is the maintenance of the flat?	:	Not yet started
7	Sale Deed executed in the name of	:	Mr. Ramlal Yadav
8	What is the undivided area of land as per Sale Deed?	:	NA
9	What is the plinth area of the flat?	:	Documented Built up - 900.00 Sq. Ft. (83.61 Sq. Mt.)
10	What is the floor space index (app.)	:	As per D.P. Plan Applicable
11	What is the Carpet Area of the flat?	:	Carpet area - 750.00 Sq. Ft
12	Is it being used for Residential or Commercial purpose?	:	Residential
12	Is it Owner occupied or let out?	:	Owner occupied

IV MARKETABILITY

1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Nothing Specific



	Any negative factors are observed which affect the market value in general?	: Not Observed
RATE		
1	After analysing 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)	: Refer Annexure for Comparable Instances/ SaleInstance/ Web Instances/ Comparable Listings
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).	: Refer Annexure for Comparable Instances/ SaleInstance/ Web Instances/ Comparable Listings
Break - up for the rate		
3	i) Building + Services	: Rs. 2,000/- Per Sq.Ft.
	ii) Land + Others	: Rs. 12,500/- Per Sq.Ft.
+	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: i) Rs. 92,300/- per Sq. Mtr. Built up Area - 83.61 Sq. Mtr X Rs 92,300/- = Rs. 77,17,203/-

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate	: 0.90
	Age of the building	: Building is 06 year Old
	Estimated future life of building	: 69 yrs under normal condition
	Depreciation percentage assuming the salvage value as -	: NA
	Total composite rate arrived for valuation	:
	Building rate	: Rs. 2,000/- Per Sq.Ft.
b.	Rate for Land & other	: Rs. 12,500/- Per Sq.Ft.
	Total Composite Rate	: Rs. 14,500/-per Sq. Ft. on carpet area



of Valuation:

VALUATION DETAILS:

DESCRIPTION	Quantity In Sq. Ft.	Rate Rs/Sq. Ft.	Present value (Rs.)
Carpet area	750.00 Sq. Ft.	Rs. 14,500/-	Rs. 1,08,75,000/-
Car Parking			----
Superfine finish & Furniture			----
Interior decorations			----
Potential Value, if any?			----
Share of common amenities, if any?			----
TOTAL (After Completion)			Rs. 1,08,75,000/-
		Say	Rs. 1,08,75,000/-
Rental value (Per month)			Rs. 27,000/-
Distress Value			Rs. 81,56,250/-

There is no specific definition of realizable value in International Valuation Standards; hence we have considered the Market Value as Realizable Value.

(Note: The realizable value mentioned in the report is inclusive of GST payable on under construction flat & exclusive of Stamp duty & Registration charges.)

The Approach for Valuation is Market Approach & method adopted is comparable listing/Transaction method as per International Valuation Standards. The rate for valuation is estimated by market survey & by comparing offer rates/transacted rates of comparable properties in the vicinity of the subject property & making suitable Adjustments w.r.t parameters/aspects such as physical, social, economic, legal and technical aspects.

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. 1,08,75,000/- (Rupees One Crore Eight Lacs Seventy Five Thousands Only).

Date: 21st NOV. 2023

Place: Mumbai

RAVINDRA BHUTADA
CHARTERED ENGINEERS
MEMBER No. M-1705355
GOVT. REGISTERED APPROVED VALUERS
REG. NO. 104/2020/12983

**RAVINDRA
RAMNIWAS
BHUTADA**

Digitally signed by RAVINDRA
RAMNIWAS BHUTADA
Date: 2023.11.24 16:47:10
+05'30'

Signature, Ravindra R. Bhutada (Panel Valuer)
(Name and Official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated 21st NOV. 2023, we are satisfied that the fair and reasonable market value of the property.

Rs. 1,08,75,000/- (Rupees One Crore Eight Lacs Seventy Five Thousands Only).

Date: 21st NOV. 2023

(Name of the Branch Manager with office Seal)

- Encl: Photographs & Location map of the property
TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT
1. Declaration-cum-undertaking from the valuer (Annexure-I)
 2. Model code of conduct for valuer (Annexure II)

ANNEXURE - IV
DECLARATION – CUM – UNDERTAKING

I, Ravindra R. Bhutada, son of Ramniwas R. Bhutada do hereby solemnly affirm and state that:

- a) I am a citizen of India
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c) The information furnished in my valuation report is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) The subject property has been personally inspected by our representative. The work is not sub-contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed / dismissed from service / employment earlier
- h) I have not been convicted of any offence and sentenced to a term of imprisonment
- i) I have not been found guilty of misconduct in professional capacity
- j) I have not been declared to be unsound mind
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l) I am not an undischarged insolvent
- m) I have not been levied a penalty under section 271J of Income – tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income – tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN number / GST number as applicable is **ACL PB3488Q**
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r) I have read the Handbook on Policy, Standards and procedure for Real Estate, Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part – B of the above handbook to the best of my ability
- s) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective assets class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y) I will undertake the valuation work on receipt of letter of Engagement generated from the system (i.e. LIMS/LOS) only.

Date: 21st NOV. 2023

Place: Mumbai.



Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Proposed Residential Flat
2	Purpose of valuation and appointing authority	Residential Loan Purpose & SBI
3	Identity of the valuer and any other experts involved in the valuation;	Ravindra R. Bhutada (Panel Valuer)
4	Disclosure of valuer interest or conflict, if any;	NA
5	1. Date of appointment 2. Valuation / inspection date 3. Date of report	21st NOV. 2023 21st NOV. 2023
6	Inspections and/or investigations undertaken;	Visual Inspection
7	Nature and sources of the information used or relied upon;	For Area details: Ownership documents provided by clients. For Rates: Website Instances, i.e. Magicbricks, 99 acres, Housing.com, etc.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Visual Inspection, followed by market survey, inspecting documents & drafting report IVS
9	Restrictions on use of the report, if any;	For Bank Purpose Only
10	Major factors that were taken into account during the valuation;	1. Actual Site Inspection 2. Market Survey 3. Comparable Listings/ Transactions
11	Major factors that were not taken into account during the valuation;	NA
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	It is declared that we have no direct or indirect interest in the above said property and this valuation is based on best of our knowledge, belief and experience & is based on the documents given by bank / client & as per observation at the time of visit.

**RAVINDRA
RAMNIWAS
BHUTADA**

Digitally signed by
RAVINDRA RAMNIWAS
BHUTADA
Date: 2023.11.24
16:47:02 +05'30'

IBBI/RV/
04/2020/
12983

Ravindra R. Bhutada

Date: 21st NOV, 2023
Place: Mumbai.

RAVINDRA BHUTADA
CHARTERED ENGINEERS
IER R. No. M-1705355
GOVT. REGD. APPROVED VALUERS
04/2020/12983

SITE VISIT PHOTOS



1907

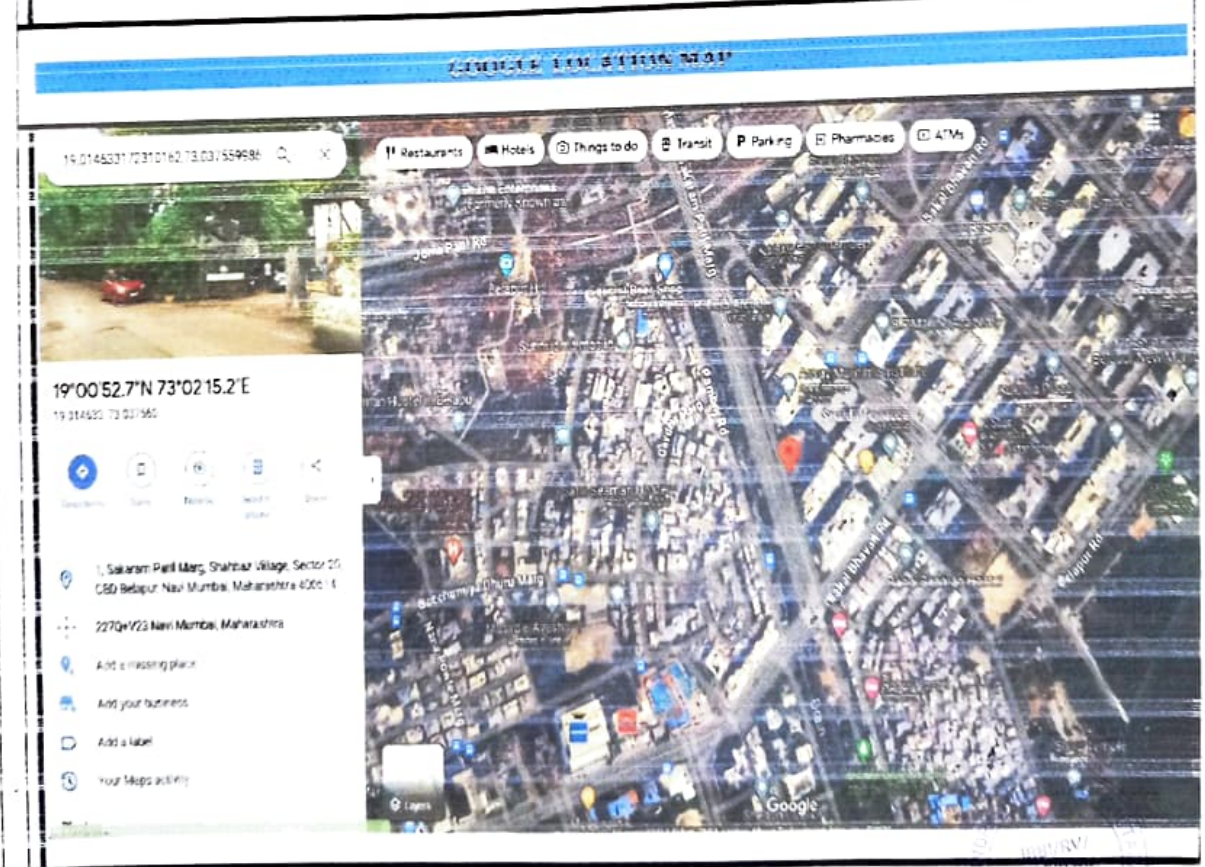
READY RECKONER

DIVISION / VILLAGE : BELAPUR
Commence From 1st April 2023 To 31st March 2024

Type of Area	Urban Area	Local Body Type	Class 'C' Corporation
Local Body Name	Navi Mumbai Municipal Corporation		
Land Mark	Land: Belapur Node Sector No. 19 and 20		

Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
27	27/346	3400	92300	105500	115300	105500

Record Not Available



19/01/2024
04/02/2024
1988

SALE INSTANCE

11466/2022

04-11-2023

Note -Generated Through eSearch Module. For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक सह दु.नि. ठाणे 11

दस्त क्रमांक 11466/2022

नोंदणी

Regn.63m

गावाचे नाव : शाहाबाज

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3988283
(4) भू-मापन, पोटहिस्सा व धरक्रमक(असल्यास)	1) पालिकेचे नाव नवी मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट न 205, दुसरा मजला, सी टी एस न 1029 इमारतीचे नाव ओम दर्शन अपार्टमेंट, शाहाबाज गाव, सेक्टर 19 सी बी डी बेलापूर नवी मुंबई, क्षेत्र 465 चौ फूट बिल्ट अप (SECTOR NUMBER : 19 :)
(5) क्षेत्रफळ	465 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असोत तेव्हा	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव : मे ओंकार एटरप्रायझेस लॉफे महेश मोतीराम कुंभार वय:-52 पत्ता : फ्लॉट नं. : माळा नं. : इमारतीचे नाव : हाऊस नं ६९२ शाहाबाज व्हिलेज, सी बी डी बेलापूर नवी मुंबई, ब्लॉक नं. : रोड नं. : महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं.-ASQPK 7700D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव : गौरीशंकर वय:-39, पत्ता : फ्लॉट नं. : माळा नं. : इमारतीचे नाव : कल्याण सिंग ७०६, बी विंग पार्क पॅराडाईज ओशिवरा, अंधेरी वेस्ट, मुंबई, ब्लॉक नं. : रोड नं. : महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं.-BUGPG1365R
(9) दस्तऐवज करून दिल्याचा दिनांक	29/07/2022
(10) दस्त नोंदणी केल्याचा दिनांक	29/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	11466/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	300000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्याकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (1), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Agreement Value	Rs. 50,00,000/-	Carpet Area- 662.00/- sq .ft.
Sale Instance Carpet Rate in 2022	Rs. 12,903/- Sq. Ft. (Rs. 1,38,887 /- sq.mtr.)	With Out Car Parking
Consider market rate in 2023	Rs. 14,500/- Sq. Ft.	With Out Car Parking

RAVINDRA
18/07/2023
04/2020/
12983