



**VALUATION REPORT
FOR
STATE BANK OF INDIA
CHINCHPOKALI RACPC
OF**

MR. RAMESH GHEVARAM MALI

"Residential Flat"

19°00'51.9"N 73°02'08.7"E

Flat No. 303, 3rd Floor, "Om Apartment", House No.

692/02 CTS No. 1187, Survey No. 106/2, CBD

Belapur, Sector-19, Village. Shahabaj, Tal. & Dist.

Thane, Navi Mumbai-400614.

R. Oza Prop.
REGISTERED CONSULTING ENGINEER,
APPROVED VALUER, PLANNER,
MOTOR, R.C.C., DESIGNER
No. M123142-6, CAT No. I/546/1999-2000.
No. 24333, M.I.C.A., B.E. CIVIL

Ref. No. OZA/VAL/SBI/CCPL/2021-22/9952

Date-07/01/2022

To,
State Bank of India,
Chinchpokli RACPC,
Mumbai**VALUATION REPORT**

I. GENERAL		
1	Purpose for which valuation is made	: To determine the Fair Market Value of the property
2	a) Date of inspection	: 07/01/2022
	b) Date on which the valuation is made	: 07/01/2022
3	List of documents produced for perusal	: Agreement For Sale (Dt. 31/12/2021) Index II Reg No. 19579/2021 Thane 5 Commencement Certificate (Dt. 31/10/2007) Occupancy Certificate (Dt. 20/06/2010)
4	Name of the owner(s) and their address(es) with Phone no. (details to be shared of each owner in case of joint ownership)	: Mr. Ramesh Ghevaram Mali
5	Brief description of the property	: Flat No. 303, 3 rd Floor, "Om Apartment", House No. 692/02 CTS No. 1187, Survey No. 106/2, CBD Belapur, Sector-19, Village. Shahabaj, Tal. & Dist. Thane, Navi Mumbai-400614.
6	Location of property	
	a) Plot No. / Survey No.	: Survey No. 106/2
	b) Door No.	: Flat no. 303
	c) C.T. S. No. / Village	: CTS No. 1187, Village Shahabaj
	d) Ward / Taluka	: Thane
	e) Mandal / District	: District Thane
	f) Date of issue and validity of layout of approved map/plan	: Not Provided
	g) Approved map/plan issuing authority	: Navi Mumbai Municipal Corporation (NMMC) Authority
	h) Whether genuineness or authenticity of approved map/plan is verified	: Not Provided
i) Any other comments by our empanelled valuers on authenticity of approved plan	: Not Provided	
7	Postal address of the property	: See 5.
8	City / Town	: CBD Belapur
	Residential Area, Commercial Area, Industrial Area or Mixed area	: Residential & Commercial
9	Classification of the area	
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Semi-Urban
10	Coming under Corporation limit / Village	: Navi Mumbai Municipal Corporation (NMMC)

	Panchayat / Municipality	Authority
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	A
	Dimensions of the side	B
	North	As per Sale Deed/RERA
	South	As per Site Investigation
	East	
	West	
13	Extent of the site	: N.A.
14	Latitude, Longitude & Co-ordinates of flat	: 19°00'51.9"N 73°02'08.7"E
15	Extent of the site considered for valuation (least of 13 A & 13 B)	: N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Tenant Occupied (As per site Investigation)
II. APARTMENT BUILDING		
1	Nature of the Apartment	: The said property is a 1 BHK Residential Flat.
2	Location	
	C.T.S. No.	: CTS No. 1187
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village- Shahabaj, Navi Mumbai Municipal Corporation (NMMC)
	Door No. Street or Road (PIN Code)	: 400614
3	Description of the locality (Residential / Commercial / Mixed)	: Residential & Commercial
4	Year of Construction	: 2010 (As per OC)
5	Number of Floors	: Ground + 4 floors
6	Type of Structure	: RCC Framed Structure
7	Number of Dwelling units in the building	: -
8	Quality of Construction	: Good
9	Appearance of the Building	: Good
10	Maintenance of the Building	: Fairly Maintained
11	Facilities Available	
	Lift	: No
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car Parking – Open / Covered	: Open Parking
	Is compound wall existing?	: Yes
	Is pavement laid around the building?	: Yes
III FLAT		
1	The floor on which the flat is situated	: 3 rd Floor
2	Door No. of the flat	: 303

A ASSOCIATES

K. Oza Prop.

ED CONSULTING ENGINEER,
PROVED VALUER, PLANNER,
FOR, R.C.C., DESIGNER
M123142-6, CAT No. 1/546/1999-2000.
o. 24333, M.I.C.A., B.E. CIVIL



AN ISO 9001:2015 CERTIFIED CO.

Tel: 0240-2321506, 9823162241

022-26425387

Email: ozaassociate@rocketmail.com

info@ozaassociates.com

3	Specification of the flat		
	Roof	:	RCC
	Flooring	:	Marble & Tiling
	Doors	:	TW Flush Doors and Wooden Doors
	Windows	:	Aluminum Frame sliding windows
	Fittings	:	Concealed
	Finishing	:	Plaster
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?	:	Fairly Maintained
7	Sale Deed executed in the name of	:	Mr. Ramesh Ghevaram Mali
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	Built up area: 51.09 Sq. Mtr. equivalent to 550.00 Sq. Ft. (As per Agreement for Sale)
10	What is the floor space index (approx.)?	:	Not Known
11	What is the Carpet Area (Net Usable Floor Area) of the flat?	:	Carpet Area: 42.58 Sq. Mtr. Equivalent to 458.33 Sq. Ft. (20% loading on Carpet area for Built-up area)
12	Is it Posh / I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Tenant Occupied (As per site Investigation)
15	If rented, what is the monthly rent?	:	-
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	-
3	Any negative factors are observed which affect the market value in general?	:	Not Any
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 if available)		Rs. 16,500.00/- to Rs. 23,000.00/- per Sq. Ft. for Carpet Area in the locality for similar type of property (varying based on amenities and location)
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).		
3	Break-up for rate		
	1. Building + Services	:	-
	2. Land + Others	:	-





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4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 48,600.00/- per Sq. Mtr. for Built up Area Rs. 4,515.05/- per Sq. Ft. for Built up Area (As per Govt. Ready Reckoner Year 2021-22)
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a	Depreciated building rate	:	-
	Replacement cost of flat with services {V(3)i}	:	Rs. 1200.00/- per sq. ft. for the similar type of new construction
	Age of the building	:	12 years (As per OC)
	Life of the building estimates	:	48 years Residual age (If properly Maintained)
	Depreciation percentage assuming the salvage value as 10%	:	80% of Building & Services cost
	Depreciation Ratio of the building	:	
b	Total composite rate arrived for valuation	:	-
	Depreciated Building Rate VI (a) Rate for Land & other V (3) ii	:	Rs. 3,939.06 /- per Sq. Ft.
	Area	:	550.00 Sq. Ft. built up area
	Total Composite Rate	:	Rs. 24,83,946.00/- Government Value (As per Govt. Ready Reckoner)

DETAILS OF VALUATION:

Rate Justification:

Jurisdiction

- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 16,500.00/- to Rs. 23,000.00/- per Sq. Ft. for Carpet Area
- As per our opinion the fair market value of **Rs. 16,200.00/- per Sq. Ft. for Carpet Area of the flat** is reasonable and worth. Considering all the factors such as amenities, Location, Special Features, and the sale instances in the locality.

Sr. No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	458.33 Sq. Ft. Carpet Area	Rs. 16,200.00/-	Rs. 74,24,946.00/-
2.	Interior Decorations which carry a potential value, if any	--	-	-
3.	Others (Allotments/separate purchased car park or extended area etc.)	--	-	-
	Total			Rs. 74,24,946.00/-
	Say in Rs/-			Rs. 74,25,000.00/-

i. Realizable Value:- Rs. 74,25,000.00/-

ii. Forced/Distress Value:- Rs. 59,40,000.00/-

iii. Rental Value of the Property: Rs. 19,000.00 per month /-

iv. Insurance Value :- Rs. 6,60,000.00/-

A ASSOCIATES

G. Oza Prop.

CONSULTING ENGINEER,
PROVED VALUER, PLANNER,
OR, R.C.C., DESIGNER
M123142-6, CAT No. I/546/1999-2000.
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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. 74,25,000.00/- (Rupees Seventy Four Lacs and Twenty Five Thousand Only)**.

Place: Mumbai

Date: 07/01/2022.



X
Gopal R. Oza
Valuer

Signed by: Gopal R. Oza

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____ . We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs. _____ only).

Date:

Signature
(Name of the Branch Manager with office seal)

Enclosures:

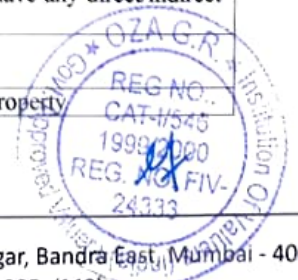
1. Photograph of owner/representative with property in background to be enclosed.
2. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites
3. Sale instance / price trends in the locality
4. Government Ready Reckoner Rate
5. Declaration-cum-undertaking from the valuer (Annexure-I)
6. Model code of conduct for valuer (Annexure II)

(ANNEXURE-I)

DECLARATION- CUM- UNDERTAKING

- I, **Gopal R. Oza** son of **Rameshwar Oza** do hereby solemnly affirm and state that:
- I am a citizen of India
 - 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
 - The information furnished in my valuation report dated 07/01/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
 - My representative has personally inspected the property on 07/01/2022. The work is not subcontracted to any other valuer and carried out by myself.
 - Valuation report is submitted in the format as prescribed by the Bank.
 - 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.
 - I have not been removed/dismissed from service/employment earlier
 - I have not been convicted of any offence and sentenced to a term of imprisonment
 - I have not been found guilty of misconduct in professional capacity
 - I have not been declared to be unsound mind
 - I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
 - I am not an undischarged insolvent
 - 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
 - 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
 - My PAN Card number is **AAFPO1816P** and GSTIN as applicable is **27AAFPO1816PZZA**
 - I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
 - I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
 - 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
 - I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
 - 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)
 - I am registered under Section 34 AB of the Wealth Tax Act, 1957.
 - My CIBIL Score and credit worthiness is as per Bank's guidelines.
 - I am the proprietor, authorized official of the firm, who is competent to sign this valuation report.
 - I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LIMS/LOS) only.
 - Further, I hereby provide the following information.

Particulars	Valuer comment
1. Background information of the asset being valued	Residential Flat
2. Purpose of valuation and appointing authority	To determine the Fair Market Value of the property
3. Identity of the valuer and any other experts involved in the valuation	Gopal R. Oza Prop. M/s. Oza Associates
4. Disclosure of the valuer interest or conflict, if any	I or any of my associates do not have any direct/indirect interest in the assets valued
5. Date of appointment, valuation date and date of report	Date of report: 07/01/2022
6. Inspections and/or investigations undertaken;	Physical visual inspection of the property



7.	Nature and sources of the information used or relied upon;	Assumptions are made to the best of our knowledge and belief. Reliance is based on the information provided to us by the identifier and the client based on circumstances/information provided/material content
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach Method adopted where the value is estimates based on instances of sales/quotes of similar assets in the market
9.	Restrictions on use of the report, if any;	The report has been issued on the specific request of the appointing party for the specified purpose and the said report is not valid if the purpose if use and/or the party is different.
10.	Major factors that were taken into account during the valuation;	The valuation of the property is undertaken considering the location, condition, age of the building, amenities and various other infrastructural facilities available at and around the said property
11.	Major factors that were not taken into account during the valuation;	Factors not mentioned in point no. 10
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.	

DISCLAIMERS

*Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.

*The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.

*The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.

*As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.

*Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.

*It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of M/s. Oza Associates within 15 days and Oza Associates is not responsible for any change in contents after expiry of 15 days from the date of the report.

*Encumbrances of loan, Govt. and other statutory dues, stamp duty, registration charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.

*The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.

*It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp (UVL) machine.

*It should be noted that Oza Associates value assessments are based on the facts and evidence available during & at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

ASSUMPTIONS AND LIMITING CONDITIONS

*Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.

*In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.

*Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year 2012-2013 Language English

Annual Statement of Rates

Selected District

Select Taluka ठाणे

Select Village गावाचे नाव : साहाबाज

Search By Survey No Location

Select उपविभाग

Search No 30 366-साहाबाज (भाग), विमजोती वापरासाठी चौ.मी.

17600

48600

50800

75400

50800


चौ मीटर

खुली जमीन निवासी सदनिका ऑफिस दुकाने औद्योगिक एररक (Bar)



Similar Property and Price Trend in the Locality from Property Search.

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3 BHK Flat
For Sale CBD Belapur, Navi Mumbai

₹ 2.0 Cr
₹ 1,812/sqft

1100 Sq-ft
Carpet Area

3 BHK
3 Bedrooms

Rate per Sq. Ft :
= (Rs. 2.0 Cr.) / (1100 Sq. Ft)
= Rs. 18181.81/-

Agent: Roshan

Contact Agent Save for Later

Details: 3 Bed Rooms, 3 Bathrooms, 2 Toilets, 1700 sqft, 1100 sqft, 35%, 5 (Out of 7 Floors), 1 Open, Roshan, +91-9100000065, Contact Agent, IND -91, Agree to MagicBricks Terms of Use, Get Contact Details, Download Brochure, Share Project Report

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₹ 1.35 Cr
See Other Offers


2 BHK 680 Sq-ft Flat
For Sale Sector 18 CBD Belapur, Navi Mumbai

500+ Buyers Served

Agent: Jeet

Contact Now

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS



2 Bedrooms, 2 Bathrooms, 1 Toilets, 680 sqft, 714 sqft, 18 photos, 18 photos

Project: Musit Paradise

Status: Ready to Move

Transaction type: Resale

View Documents on App

5 (Out of 14 Floors)

None

Rate per Sq. Ft :
= (Rs. 1.35 Cr.) / (680 Sq. Ft)
= Rs. 19,852.94/-

USP: East Facing Property

Contact Agent Save for Later

Save Property Don't want to share your details with the agent right now? Save Property for Later

REG NO. CAT-1/545 1909/2010 REG-10

Institution of Registrar of Properties, Maharashtra

Contact Agent

₹ 1.39 Cr

2BHK 2Baths

REERA STATUS: NOT AVAILABLE

Overview Society Dealer Details Recommendations Price Trends



Property (3) Society (8)

2 people already contacted since last week

- 2 BHK 2 Bathrooms, 2 Bathrooms, 2 Bathrooms
- 2 BHK 2 Bathrooms, 2 Bathrooms, 2 Bathrooms
- 2 BHK 2 Bathrooms, 2 Bathrooms, 2 Bathrooms
- 2 BHK 2 Bathrooms, 2 Bathrooms, 2 Bathrooms
- 2 BHK 2 Bathrooms, 2 Bathrooms, 2 Bathrooms
- 2 BHK 2 Bathrooms, 2 Bathrooms, 2 Bathrooms
- 2 BHK 2 Bathrooms, 2 Bathrooms, 2 Bathrooms
- 2 BHK 2 Bathrooms, 2 Bathrooms, 2 Bathrooms

Deal with Trusted REERA P
REERA Certified Dealer has post
property!

Why you should consider this property?

Key Highlights

- Overlooking Main Road
- Overlooking Park/Garden
- Swimming Pool Available
- East Facing

REERA
YES
15/12/2019

CO-OPERATIVE'S
YES

Verified
YES
2011 Water Mutilip

Semi-Furnished
1 Open

magicbricks

Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help

Sign In
My Activity

Post Property **FREE**

₹ 1.40 Cr

2 BHK 975 Sq-ft Flat

See Other Listings

For Sale / 2B, Bajaraj, New Mumbai

Prayanka Pathak
02-17000788

Contact Now

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS



18 photos

Bedroom: 2

Carpet area: 975 sq-ft - 11.1250 sqm

Developer: Maruti Group

Ready to Move

Bedroom: 2

Carpet area: 682 sq-ft - 7.8222 sqm

Project: Maruti Paradise

Resale
[Get Documents on file](#)

Bedroom: 1

Carpet area: 30%

Floor: 4 (Out of 14 Floors)

Rate per Sq. Ft :

= Rs. 1.40 Cr / (682 Sq. Ft)

= Rs. 20,527.85/-

Contact Agent

Save for Later

Download Brochure

Save Property Feedback

Save Property

Don't want to share your details with the agent right now?

Save Property for Later

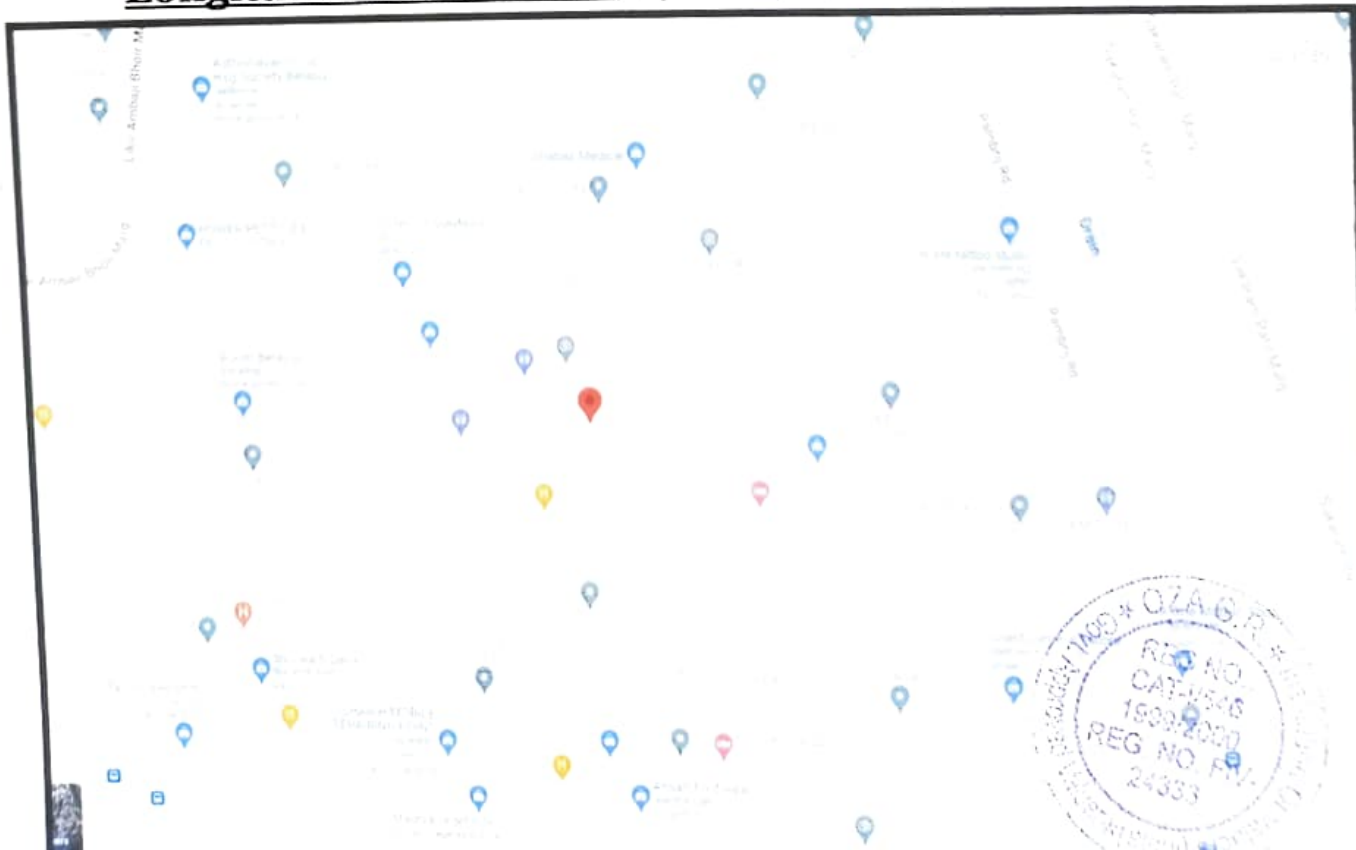


Through Google Maps.

Flat No. 303, 3rd Floor, "Om Apartment", House No. 692/02 CTS No. 1187, Survey No. 106/2, CBD Belapur, Sector-19, Village. Shahabaj, Tal. & Dist. Thane, Navi Mumbai-400614.



Longitude and Latitude: 19°00'51.9"N 73°02'08.7"E



REG. NO. CAT-1546
1509/2000
REG. NO. PV. 24333

