

VALUATION REPORT
FOR
MRS. APURVA ARUN NALAVADE

**Residential Flat No. 1302, 14th Floor, B – Wing, STATE BANK OF INDIA
EMPLOYEES SAKAR SWAPNA CHS LTD., CTS No. 179, at Dr. S.
Radhakrishnan Cross Road, Andheri (East), Mumbai – 400069.**

Under the instruction of “**State Bank Of RACPC ANDHERI**” and on the basis of information furnished by them, we have visited the - Residential Flat No. 1302, 14th Floor, B – Wing, STATE BANK OF INDIA EMPLOYEES SAKAR SWAPNA CHS LTD., CTS No. 179, at Dr. S. Radhakrishnan Cross Road, Andheri (East), Mumbai – 400069, with a view to inspect the property and thus prepare it’s valuation report. We have enclosed the details of that property, its valuation, its location map and its photographs in the annex attached here.

Conclusion

After giving careful consideration to the various important factors like specification, present condition, age, future life, depreciation, potentiality for market etc. I am of the opinion that the Realizable value of the asset under valuation i.e. Residential Flat No. 1302, 14th Floor, B – Wing, STATE BANK OF INDIA EMPLOYEES SAKAR SWAPNA CHS LTD., CTS No. 179, at Dr. S. Radhakrishnan Cross Road, Andheri (East), Mumbai – 400069, is **Rs. 1,99,58,000/- (Rupees One crore ninety nine lakhs fifty eight thousand only) (After 100% Completion).**

For SHIPRA’S SHILP

**SHIPRA
GOEL**

Digitally signed
by SHIPRA GOEL
Date: 2023.08.19
11:05:14 +05'30'

Shipra Goel

(M.C.A.,M.I.V.,M.I.I.A.)

Architect & Govt. Approved Valuer

Membership No. F-1528

W.T. Reg. No. CAT-I/436



Date: August 18, 20223

Place: Navi Mumbai

h)	Whether genuineness or authenticity of approved map/plan is verified	:	No																		
i)	Any other comments by our empanelled valuers on authenticity of approved plan	:	No																		
7	Postal address of the property	:	Residential Flat No. 1302, 14 th Floor, B – Wing, STATE BANK OF INDIA EMPLOYEES SAKAR SWAPNA CHS LTD., CTS No. 179, at Dr. S. Radhakrishnan Cross Road, Andheri (East), Mumbai – 400069.																		
8	City / Town	:	Andheri (East), Mumbai – 400069.																		
	Residential Area, Commercial Area, Industrial Area or Mixed area	:	Residential Area																		
9	Classification of the area																				
i)	High / Middle / Poor	:	Middle Class																		
ii)	Urban / Semi Urban / Rural	:	Urban																		
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Corporation limit																		
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 Dimensions of the side	:	<table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> </tr> <tr> <th></th> <th>As per the Deed</th> <th>Actual (As per site inspection)</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>---</td> <td>Vasudev Apartment</td> </tr> <tr> <td>South</td> <td>--</td> <td>Green Predises</td> </tr> <tr> <td>East</td> <td>--</td> <td>Akshola apartment</td> </tr> <tr> <td>West</td> <td>--</td> <td>Shiv Krupa Aparment</td> </tr> </tbody> </table>		A	B		As per the Deed	Actual (As per site inspection)	North	---	Vasudev Apartment	South	--	Green Predises	East	--	Akshola apartment	West	--	Shiv Krupa Aparment
	A	B																			
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13	Extent of the site	:	<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> <tr> <th>(As per agreement)</th> <th>(As per Measurement)</th> </tr> </thead> <tbody> <tr> <td>Carpet area – 587 sq.ft. Built up area – 587 X 1.1 = 646 sq.ft.</td> <td>The building is under construction so we are not able to measure the premises.</td> </tr> <tr> <td colspan="2">Considering Carpet area i.e. 587 sq.ft. for valuation purpose</td> </tr> </tbody> </table>	A	B	(As per agreement)	(As per Measurement)	Carpet area – 587 sq.ft. Built up area – 587 X 1.1 = 646 sq.ft.	The building is under construction so we are not able to measure the premises.	Considering Carpet area i.e. 587 sq.ft. for valuation purpose											
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14	Latitude, Longitude & Co-ordinates of flat	:	-----																		
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	Considering Carpet area i.e. 587 sq.ft. for valuation Purpose																		
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Under Construction 60,000/- per month (Proposed rent)																		
I.	APARTMENT BUILDING																				
1	Nature of the Apartment	:	Residential																		
2	Location																				
	Survey No.	:	CTS No. 179																		
	Block No.	:	----																		
	Ward No.	:	----																		
	Village / Municipality / Corporation	:	Corporation																		
	Door No. Street or Road (PIN Code)	:	Residential Flat No. 1302, 14 th Floor, B – Wing, STATE BANK OF INDIA EMPLOYEES SAKAR SWAPNA CHS LTD., CTS No. 179, at Dr. S. Radhakrishnan Cross Road, Andheri (East), Mumbai – 400069.																		

3	Description of the locality (Residential / Commercial / Mixed)	:	Residential
4	Year of Construction	:	Under Construction
5	Number of Floors	:	Ground + 17th RESIDENTIAL UPPER FLOORS
6	Type of Structure	:	R.C.C. Framed structure
7	Number of Dwelling units in the building	:	---
8	Quality of Construction	:	Under construction
9	Appearance of the Building	:	Under construction
10	Maintenance of the Building	:	Under construction
11	Facilities Available		
	Lift	:	Under construction
	Protected Water Supply	:	Under construction
	Underground Sewerage	:	Under construction
	Car Parking – Open / Covered	:	Under construction
	Does compound wall exist?	:	Under construction
	Is pavement laid around the building?	:	Under construction
III	Flat		
1	The floor on which the flat is situated	:	14 th Floor
2	Door No. of the flat	:	Flat No. 1302
3	Specification of the flat		
	Roof	:	Under construction
	Flooring	:	Under construction
	Doors	:	Under construction
	Windows	:	Under construction
	Fittings	:	Under construction
	Finishing	:	Under construction
4	House Tax	:	---
	Assessment No.	:	---
	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?	:	Under construction
7	Sale deed executed in the name of	:	MRS. APURVA ARUN NALAVADE
8	What is the undivided area of land as per Sale Deed?	:	---
9	What is the plinth area of the flat?	:	646 sq.ft.
10	What is the floor space index (approx.)?	:	Details not provided
11	What is the Carpet Area of the flat?	:	587 sq.ft.
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?	:	Under construction
15	If rented, what is the monthly rent?	:	60,000/- per month (Proposed rent)
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	The Building Named "STATE BANK OF INDIA EMPLOYEES SAKAR SWAPNA CHS LTD" , Residential building, comprising of Ground + 17th RESIDENTIAL UPPER FLOORS . The Said Building



		<p>situated in CTS No. 179, at Dr. S. Radhakrishnan Cross Road, Andheri (East), Mumbai – 400069.</p> <p>It consists of 2 bedrooms, Living, kitchen, with 2 toilet unit. The property Situated on 14th Floor of this building. The locality is developed and mixed. i.e. Residential + Commercial. All the civic amenities are available within 500 mtr. away from the property. Andheri railway station is 1.1 kms away from the property. Construction work up to 5th slab has been done. That means 20 % construction work has been done.</p>
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. 33,000/- to Rs. 35,000/- 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).	: Rs. 34,000/- per Sq. Ft. for Carpet area in the locality for similar type of property. (varying based on amenities and location)
3	Break-up for rate	:
	1. Building + Services	: Rs. 3,000/- per sq. ft.
	2. Land + Others	: Rs. 31,000/- per sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 1,00,37,803/- (As per Index II)
5	In case of variation of 20% or more in the valuation proposed by the valuer and the guideline value provided in the state government notification or income tax gazette justification on variation has to be given	It is a forgone conclusion that market value is always more than the ready reckoner price as the RR rates are fixed while a respective government for computing stamp duty / registration fees thus it differs from place to place and location, amenities as per evident from the fact that even RR rates decided by the government differs.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:
	Replacement cost of flat with services {V(3)i}	: 3,000 per sq. ft. of Carpet area
	Age of the building	: Under Construction
	Life of the building estimates	: 60 years (Subject to regular repair and maintenance)
	Depreciation percentage assuming the salvage value as 10%	: Nil
	Depreciation Ratio of the building	: Nil
b.	Total composite rate arrived for valuation	:
	Depreciated Building Rate VI (a)	: Rs. 3,000 /- per sq. ft.
	Rate for land & other V (3) (ii)	: Rs. 31,000/- per sq. ft.
	Total Composite Rate	: Rs. 34,000/- per Sq. Ft. of Carpet area



Rate Price indicator (Details Enclosed) at page no. 11

Sr.no.	Sales Referred					Rate Considered per sq.ft of carpet area	Remark
	Value	Super BUA (sq.ft)	Built Up area(sq.ft)	Carpet area (sq.ft)	Rate per sq.ft of carpet area		
1.	2,20,00,000/-	---	--	655 sq.ft	33,587/-	Rs. 34,000/- per sq.ft.	
2.	2,40,00,000/-	---	---	700 sq.ft.	34,285/-		
3.	1,84,00,000/-	---	---	511 sq.ft.	36,007/-		
Average -34,626/- Says. Rs. 34,700/-							

Details of Valuation:

Rate Justification/Jurisdiction

- As per the latest price trend available in the market from the property search for similar type of properties for residential flat in this locality price ranges from Rs. 33,000/- to 35,000/- per sq.ft. of carpet area.
- As per our opinion the fair market value of Rs. 34,000/- per sq.ft. of carpet area of the flat is reasonable and worth. Considering all the factors such as amenities, location special features provided and the sale instances in the locality.

Sr. No.	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Value of the flat	587 Sq. Ft. (Carpet area)	Rs. 34,000/-	Rs. 1,99,58,000/-
2.	Interior Decorations which carry a potential value, if any	---	---	---
3.	Others (Allotments/Separate purchased car park or extended area etc.)	---	---	---
4.	Infrastructure & development charges	---	---	---
				Rs. 1,99,58,000/-
(Rupees one crore ninety nine lakhs fifty eight thousand only).(after 100% completion).				
REMARK: CARPET AREA as per agreement has been considered for valuation. We are satisfied that the Realizable value of the property is Rs. 1,99,58,000/- (Rupees one crore ninety nine lakhs fifty eight thousand only)(After 100% Completion). 20% of Construction Work Completed Worth Rs. 39,91,600/- & 80% of Construction Work Remaining Worth Rs. 1,59,66,400/-.				

- ❖ Realizable Value :- Rs. 1,99,58,000/-
(Rupees one crore ninety nine lakhs fifty eight thousand only)
- ❖ Distress Value :- Rs. 1,69,64,300/-
(Rupees one crore sixty nine lakhs sixty four thousand three hundred only)
- ❖ Ready Reckoner value after considering depreciation :- Rs. 1,00,37,803/-
(Rupees one crore thirty seven thousand eight hundred three only)
- ❖ Value for insurance purpose (in case of reinstatement of the structure) :- (587 sq.ft. X 3,000/-) = 17,61,000/-
(Rupees seventeen lakhs sixty one thousand Only)
- ❖ Book value (agreement value) :- Rs. 1,63,62,038/-
(Rupees one crore sixty three lakhs sixty two thousand thirty eight only)

LOS ID :	201240	BRANCH CODE :	
BRANCH :	Oshinara	RERA REG NO :	
OPAS ID :			

LOAN ACCOUNT NUMBER :	
RIN RAKSHA ACCOUNT NUMBER :	

APPLICANT NAME:	Mrs APURVA NALAVADE	CIF NO :	85645118882
CO-APPLICANT NAME:	Mrs ANKITA NALAVADE	1	
CO-APPLICANT NAME:		2	85645120426
CO-APPLICANT NAME:		3	
CO-APPLICANT NAME:		4	
CONTACT NO (1)	8104682387	(2)	
EMAIL ID :	apurva.a.nalavade@gmail.com		

IHL - 80,00,000/- + Comm - 70 Lacs.

MORATORIUM REQD	YES / NO	MORATORIUM PERIOD :	
LOAN AMOUNT :	₹ 150,00,000/-	INTEREST RATE :	
TENURE :		EMI AMOUNT / EMI DATE	
TYPE : TAKEOVER / RESALE / UNDER CONSTRUCTION / READY POSSESSION / TOPUP			
SCHEME :	IHL	SBI LIFE : YES / NO	
PROPERTY COST :		PMAY APPLICABLE :	YES / NO
PROPERTY LOCATION			
SOURCING NAME:	Mr. Pramod Tamgadge	CONTACT OF SOURCING	9552549407
SOURCING TYPE :	H&T	HLC / SSL CODE / PF NO :	662577
EMAIL :	pramod.tamgadge@sbi.co.in	SIGN OF THE COORD :	

Full [unclear] [unclear] Nikhil N