

VALUATION REPORT

FOR

CENTRAL BANK OF INDIA

MIRA ROAD (EAST) BRANCH

IN THE CASE OF

MR. PRAMOD RAJARAM SHIVALDKAR

&

MRS. SWAPNA PRAMOD SHIVALDKAR

PMD/808/2017

11/12/2017

To,
The Branch Manager,
Central Bank of India,
Mira Road (East) Branch,
Mira Road.

“Valuation Report of Immovable Property”

I	GENERAL	
1.	Purpose for which the valuation is made	: For assessment of fair market value of the property for bank purpose.
2.	a. Date of Inspection	: 09/12/2017
	b. Date on which the valuation is made	: 11/12/2017
3.	List of documents produced for perusal	: Agreement for Sale Copy bearing regd no. TNN-10-7648-2013 Dated: 07/09/2013 , Electricity Bill & Maintenance Copy.
4.	Name of the Owner's / Owner's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: Mr. Pramod Rajaram Shivalkar & Mrs. Swapna Pramod Shivalkar
5.	Brief descriptions of the property	: Flat No. 004, Ground Floor, Shiv Amrut Co-Operative Housing Society Ltd. Shiv Shakti Complex, Kanakia Road, Behind IDBI Bank, Mira Road (East) Taluka & District: Thane- 401 107 Maharashtra.
6.	Location of property	
	a. Plot No. / Survey No./ Sector No.	: Old Survey No. 385/7, New Survey No. 160/7
	b. Door No.	: Flat No. 004, Ground Floor
	c. C.T.S. No. / Village	: Village: Navghar
	d. Ward / Taluka	: Taluka: Thane
	e. Mandal / District	: District: Thane

7.	Postal address of the property	: As stated in Sr. no. 5				
8.	City / Town					
	Residential Area	: Residential Area				
	Commercial Area	:--				
	Industrial Area	:--				
9.	Classification of the Area					
	i. High / Middle / Poor	: Middle Class.				
	ii. Urban / Semi Urban / Rural	: Semi Urban.				
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Within the limits of Mira-Bhayander Municipal Corporation				
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	: Not Known.				
12.	Boundaries of the property					
	North	: Charmi Apartment				
	South	: B-wing/ Cosmos Tower				
	East	: Dev Paradise Building				
	West	: Internal Road/ RN Cosmos C-Wing				
		: Latitude : 19 17 31 82 N				
		: Longitude : 72 51 59 17 E				
13.	Dimension of the site					
	North	: Staircase				
	South	: Flat No. 003				
	East	: Flat No. 001				
	West	: Wall				
14.	Extent of the site	: N.A.				
15.	Extent of the site considered for valuation (least of 14a & 14b)	: N.A.				
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied				

II	APARTMENT BUILDING	
Sr. No.	Description	
1.	Nature of the apartment	: Residential
2.	Location	
	C.T.S. No.	
	Block No.	: As stated above (Sr. no. 6).
	Ward No.	
	Village / Municipality / Corporation	
	Door No., Street Road (Pin code)	
3.	Descriptions of the locality Residential / Commercial / Mixed	: Mixed
4.	Year of Construction	: 1999-2000 or thereabout.
5.	Number of Floors	: Ground + 4 Upper Floors.
6.	Type of Structure	: R.C.C. framed structure
7.	Number of Dwelling Flats in the floor	: 4 No Flats on Ground floor of the building.
8.	Quality of Construction	: Good
9.	Appearance of the building	: Good
10.	Maintenance of the building	: Good
11.	Facilities available	
	Lifts	: No Lift
	Protected Water Supply	: Yes.
	Underground Sewerage	: Yes
	Car parking – Open / Covered	: Open Car parking.
	Is compound wall existing?	: Yes.
	Is pavement laid around the building?	: Yes.

III	FLAT	
1.	The floor in which the Flat is situated	:Ground Floor
2.	Door No. of the Flat	: Flat No. 004, Ground Floor,
3.	Specification of the Flat	
	Roof	: RCC slab Roofing.
	Flooring	: Vitrified Tiles
	Doors	: Wooden Doors
	Windows	: Aluminum Windows
	Fittings	: Concealed wiring.
	Finishing	: Distempred Colored
4.	House Tax	
	Assessment No.	
	Tax paid in the name of	: Mr. Pramod Rajaram Shivalkar & Mrs. Swapna Pramod Shivalkar
	Tax amount	
5.	Electricity service connection no.	: 9000 0058 6163 (TATA Power)
	Meter card is in the name of	: Pramod R Shivalkar & Mrs. Swapna P Shivalkar
6.	How is the maintenance of the Flat	: Good
7.	Sale Deed executed in the name of	: Mr. Pramod Rajaram Shivalkar & Mrs. Swapna Pramod Shivalkar
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: 416 Sq. fts (As per Agreement)
10.	What is the floor space index (FSI) (app)	: As permissible
11.	What is the Carpet area of the Flat?	: Carpet Area: 376 Sq.ft (As Per Measurement) Saleable Area: 526 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?	: Owner Occupied
15.	If rented, what is the monthly rent?	: N.A.

IV MARKETABILITY		
1.	How is the marketability?	: Good.
2.	What are the factors favoring for an extra Potential Value?	: Well Developing Residential locality
3.	Any negative factors are observed which affect the market value in general?	: No.
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?	: Rs.7500/- per sq .ft.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	: Rs.7500/- per sq .ft.
3.	Break – up for the rate	
	i. Building + Services	: Rs 1500/-
	ii. Land + Others	: Rs.6000/-
4.	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs.7422.89/- Per Sq.ft on Built Up
I COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciation building rate	: Comparable Sale method.
	Replacement cost of Flat with services (v(3)i)	: Comparable Sale method.
	Age of the building	: 17 years
	Life of the building estimated	: 43 years (with proper maintenance & care the building).
	Depreciation percentage assuming the salvage value as 10%	:--
	Depreciation Ratio of the building	: --
b.	Total composite rate arrived for valuation	: Rs.7500/- per sq.ft.
	Depreciation building rate VI (a)	
	Rate for land & other V (3) ii	
	Total Composite Rate	: Rs.7500/- per sq .ft

DETAILS OF VALUATION		
1.	Present value of the Flat	: 526 sq.ft x Rs.7500/- per sq .ft = Rs. 39,45,000/-
2.	Wardrobe	
3.	Showcase	
4.	Kitchen arrangements	
5.	Superfine finish	
6.	Interior Decoration	: N.A
7.	Electricity deposits / electrical fittings, etc.	
8.	Extra collapsible gates / grill works etc.	
9.	Potential value, if any	
10.	Others	
	Total	Rs. 39,45,000/-

- As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 39,45,000/- (Rupees Thirty Nine Lakhs Fourty Five Thousand Only)**.
- The realizable value of the property would be about **Rs.35,50,500/- (Rupees Thirty Five Lakhs Fifty Thousand Five Hundred Only.)**
- The distress value of the property would be about **Rs. 33,53,250/- (Rupees Thirty Three Lakhs Fifty Three Thousand Two Hundred Fifty Only.)**
- **Insurance Value = Rs.1500/- per sq.ft**
- **Govt Ready Reckoner Rate Rs.7422.89/- Per Sq.ft on Built Up Area 416 Sq.ft = Rs.30,87,922/-**

Date: 11/12/2017

Place: Mumbai.

Aher Valuer & Engineers.

(P. M. Aher)

(Approved Valuers of Central bank of India)

11/12/2017

(7)

PMD/808/2017

I hereby declare that

- a) The information furnished in Part I is true and correct to the best of my knowledge and belief.
 - b) I have no direct or indirect interest in the property valued.
 - c) I have inspected the right property on 09/12/2017 with my associate.
 - d) This report does not certify valid or legal or marketable title of any of the parties over the property.
- Our report does not cover verification of ownership, title clearance, or legality. Bank is requested to obtain original registered sale Agreement, Search report, property card, tax receipt, occupation certificate etc. to verify the genuineness of document, before any finance is released.

Date: 11/12/2017

Place: Mumbai.

Aher valuer & Engineers.

(P. M. Aher)

(Approved Valuers of Central bank of India)

The undersigned have inspected the property details in the valuation reports dated _____ on _____ We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs. _____ only)

Signature

(Name of the branch manager)