

Deepti & Associates

Dr. Amin Shaikh

M.B.A. M. Val. (Immovable Properties) F.I.I.V.
B. E. (Civil) M.E. (T & CP) M. E (Structures)
M.B.A. (Real Estate) M.B.A. (Finance) Ph. D.
M.I.E. C.E. F.I.I.V. M.I.S.S.E. M.I.C.A. M.C.E. F.C.R.S.

Chartered Engineers

Govt. Regd. Valuers

Regd. Structural Auditors

Regd. Arbitrators

Sudhir Yerunkar

Associate Director
Mob- 91+9867798314

Kishor Solanki

Associate Director
Mob- 91+8425875368

Valuation of Immovable Properties, Plant Machinery & Vehicles, Marines & Planes Also.
Panel Valuers Of Income Tax Deptt & Financial Institutions.

Ref No. BOB/MUM/FEB/010/2018

Date : 10/02/2018

To,
The Chief Manager
Bank of Baroda, S M S,
Bhandup (W) Mumbai 400 078.

Dear Sir/Madam

Sub : Valuation Report of Residential Premises situated at
Flat No. 1102, Eleventh Floor, Building B Coral CHSL, Runwal Pearl,
Opp Godrej Lawkim Chitalsar Manpada, Manpada Thane (W) 400 607.

We have inspected the captioned property on 10th of February 2018 in presence of Mr. Suresh Mudliyar father in law of the owner of the property. The property is in good condition. This forms a part of R.C.C. framed Stilt + Podium + 20th upper floors structure with 4 flats per floor & 2 Lifts are provided. The said premises is located on Eleventh Floor Market Value & Depreciation value is given due to consideration in compiling this valuation report.

1. Name of the Owner/s : Kaustubh Moreshwar Munj
2. Locational Address of the property : Flat No. 1102, Eleventh Floor, Building B Coral CHSL, Runwal Pearl, Opp Godrej Lawkim Chitalsar Manpada, Manpada Thane (W) 400 607.
3. Survey No of the property : Gat. No. 21/3,21/2,21/1 & 22 of village chitalsar manpada
4. Boundaries of the Plot :

As per Agreement	As on Site
East : Partly land Sr No. 12, Hissa No. 4	East : Oyster BLDG
West : Partly land Sr No. 24, Hissa No. 5	West : Internal Road
North : Partly Property of Premkumar Dwarkadas	North : Runwal Estate
South : Partly land Sr No. 13, Hissa No. 1	South : Club House

Shop No C-7 Bldg No R II MMRDA, Hari Om Nagar, Off Eastern Express Highway Mulund (E)
Mumbai 400 081. Ph No 022 - 25327904 [E.mail: deeptiassociates44@gmail.com]



Solanki

5. Society Registration No. : TNA/TNA/HSG/TC/26841/2014
6. Type of Ownership : Freehold
7. No. of Floors in the Building : Stilt + Podium + 20th upper floors
8. Carpet area : 928 sq ft + 90 sq ft FB & DB as per measurement & 935 sq ft C/A & 1122 sq ft BUA as per agreement
9. Class of Construction : Residential
10. Year of Construction : 2012
11. Year of Purchase : 2012
12. Original Purchased of Value : as per document
13. Occupancy Details : Self Occupied
14. Age of Building : 06 years
15. Future life of the Building : 54 years after proper repairs & maintainance
16. Detail of Accommodation : 3 BHK
17. Maintainance of the captioned flat : Good
18. Nearest Landmark : B/H R Mall & Near Runwal Estate
19. Details of Construction :
- A) Foundation : R.C.C. framed structure
- B) Walls : B/B walls with C.M. plastering finished with painting with both sides
- C) Doors : Teakwood Doors
- D) Windows : P/C Aluminium sliding windows
- E) Roofing : R.C.C. roofing
- F) Flooring : Vitrified flooring
- G) Electrification : Concealed
- H) Plumbing : Concealed



I) Means of access to upper floor : Staircase provided

J) Sanitary Arrangement : Sanitary Disposal

20. Rate Prevailing the vicinity : Rs. 13,000/- to Rs. 15,000/- per sq ft

21. Valuation given on agreement BUA.

22. C.C. No. VP. No. 2004/130/TMC/TDD/610 Date : 24/12/2008 for Stilt + 20th upper floors.

Valuation

Sr. No.	Details	Built Up area In Sq ft	Rate Per Sq ft	Present Value Rs. in Lakhs
01.	Residential Flat	: 1122 sq ft BUA	Rs. 14,000/-	Rs. 1,57,08,000/-

Present Market Value : Rs. 1,57,08,000/-
(One Crore Fifty Seven Lakh Eight Thousand Only)

Realizable Value : Rs. 1,41,37,200/-
(One Crore Forty One Lakh Thirty Seven Thousand Two Hundred Only)

Forced Sale Value : Rs. 1,27,23,480/-
(One Crore Twenty Seven Lakh Twenty Three Thousand Four Hundred Eighty Only)

Govt. Value : 1122 sq ft BUA **Rs. 9,857/-** **Rs. 1,10,59,554/-**

Cost of Construction : 1122 X Rs. 2,500/-
For Insurance Purpose Rs. 28,05,000/-

The property valuation has been done without any interest direct or indirect & the distress sale value has also been taken into account for valuing the property.

The Valuation Report is for the use of party only to whom it is addressed & no responsibility is accepted to any third party for the whole or any part of its contents.

Deepti & Associates.

Govt. Reg. Valuer (India).

Reg. No. CAT – 1/ A 3455

