


S.D.DESHPANDEChartered Engineer, Govt. Regd. Valuer, Competent Person & Arbitrator
F.No-06, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik-422 007, Maharashtra, India**GSTIN: 27AELPD3957L1Z2**Contact: +91 94 222 58807 95450 48899 9820846791 95948 05666253 2355475 251 2472666
www.sddeshpande.comsanjaydeshpande63@gmail.com combalkrishna.chikhalkar@gmail.com cominfo@sddeshpande.com

INVOICE			
Invoice No. :	408/SDD/21-22		
Invoice Date :	01.07.2021		
State :	Maharashtra	State Code: 27	
Name :	M/s. Bank Of Baroda, Ulhasnagar Branch		
Address :			
GSTIN :	GST NO. 27AAACB1534F2Z5		
PAN No. : (If not registered with GST)			
State :	Mumbai State Code: 27		
Description / Service	SAC CODE	Qty	Taxable Amount INR
Charges for Issuing / submission valuation report of: SHRI MAHESH RAMESH TAYADE Flat No. 303, 3 RD Floor, 'A' Wing, Building Known as "VIKAS TOWER CO-OP HOUSING SOCIETY LTD.", Plot No. 64,65 & 66, Near Prakash Auto, Powai Chowk, Vithalwadi Station Road, Ulhasnagar 3, Dist- Thane 421 003	998399	1	2500.00
Our ref No. 351/SDD/BCK/VR/BOB/BHANDUP Dt.: 30.06.2021 Incl. Conveyance & Expenses			
Total			2500.00

Total Invoice Amount In Words: Indian Rupees Two Thousand Three Hundred Sixty Only	Total Amount Before Tax	2500.00
	Add - CGST @ 9 %	225.00
	Add - SGST @ 9 %	225.00
	Add - IGST (For Inter State)	Nil
	Tax Amount - GST (18%)	450.00
	Total Amount After Tax	2950.00

Bank Details State Bank Of India Current A/C Name: S.D.Deshpande Account No: 339 010 42 874 IFSC No: SBIN 000 3872 MICR 422 00 2003 Branch: Satpur Industrial Estate, Satpura, Nashik, Maharashtra, India	Certified that the particulars given above are true and correct.  For, S.D. DESHPANDE
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[PAN No: AELPD3957L] | [FIE No: 111193-7] | [FIV No: 16367] | [CAT-VII (N) CCIT/P&M/20/59/06/07] | [MICA - IY/ICA/4843]

Mumbai/Thane: 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Rd, Thakurli (E), Dombivli 421201, Dist: Thane.
Pune: 42/6, 'Chatak', Schme-10, Sector-21, Yamunanagar, Nigdi, Pune 411044.
Aurangabad: 127, Shrey Nagar, New Osmanpura, Aurangabad 431005.



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year

2021/2022

Annual Statement of Rates

Language

English

Selected District ठाणे

Select Taluka उल्हासनगर

Select Village [ई] कॅम्प 1,2,3

Search By Survey No Location

Select	उपविभाग	बुची बगीचा	विवासी घरदिका	बॉम्बे	दुकाने	वैवाहिक	एकक (रु.)
SurveyNo	1/5-[ई]कॅम्प 1,2,3- भुविभाग हद्दी उत्तरेकडे पुरबाड रोड महापालिका हद्द पूर्वेकडे महापालिका पूर्व हद्द भाग दक्षीकडे व पश्चिमेकडे कल्याण-बदलापूर रस्ता हद्दीतील वरील ए व बी भागातील मिळकती वगळून इतर सर्व मिळकती	18100	54300	65700	89900	65700	चौ मीटर

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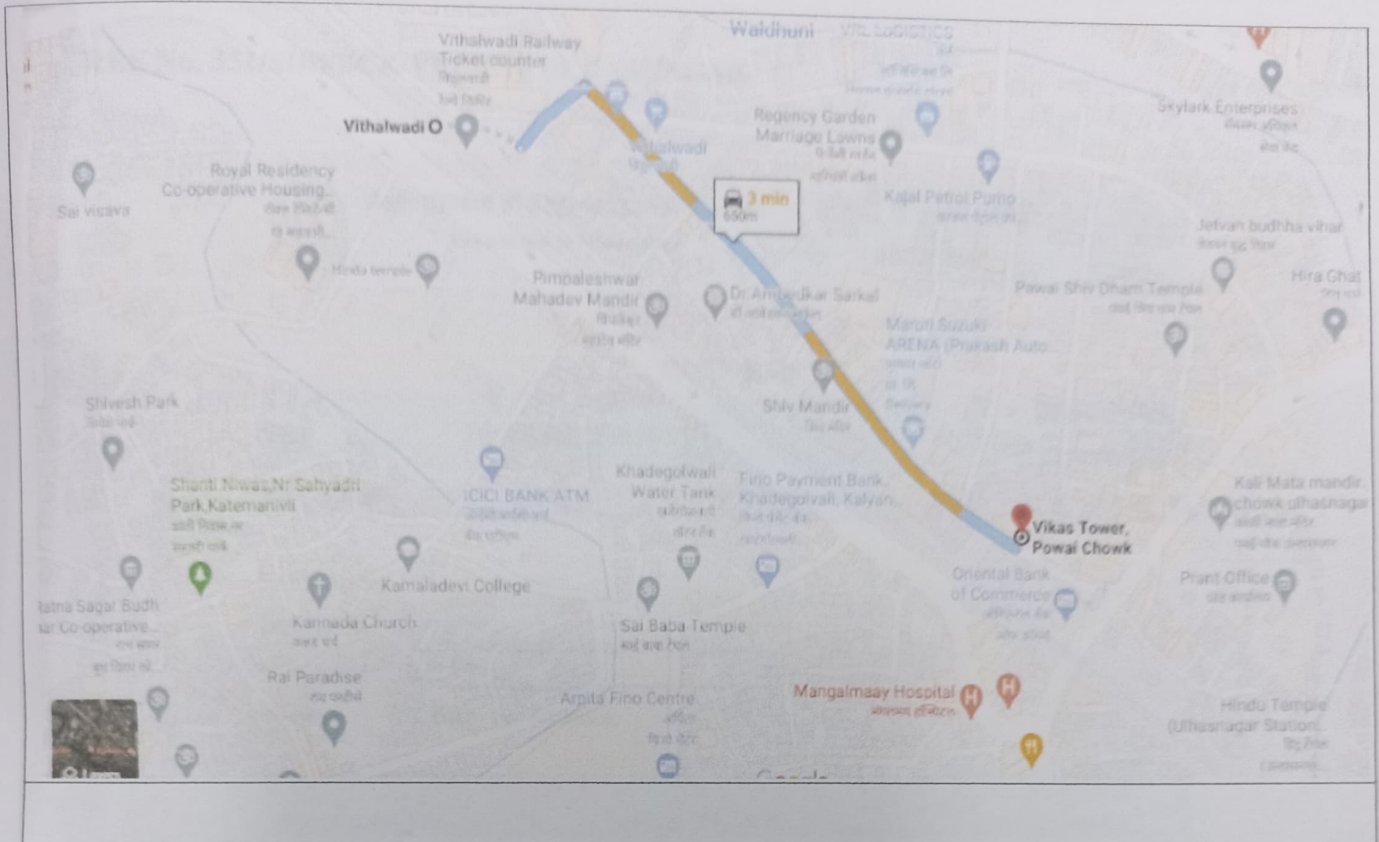
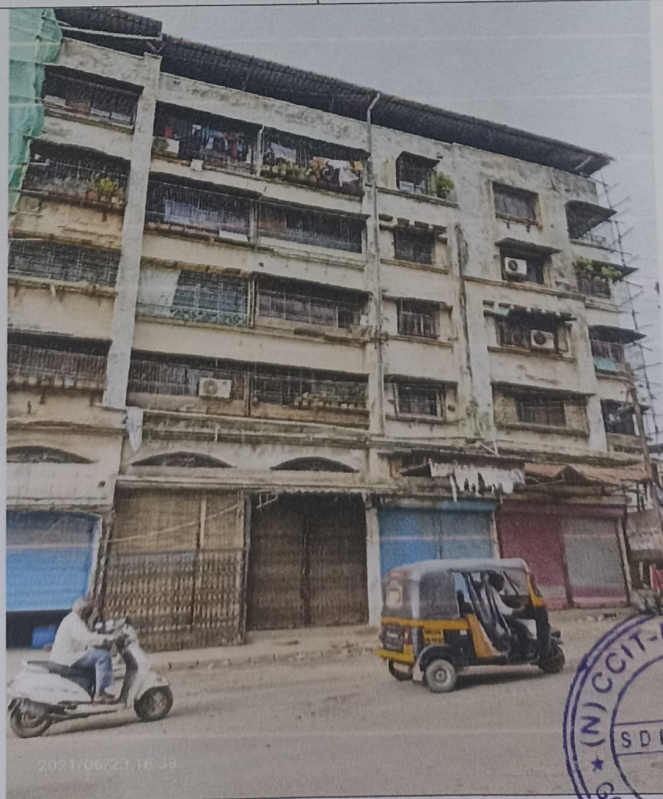
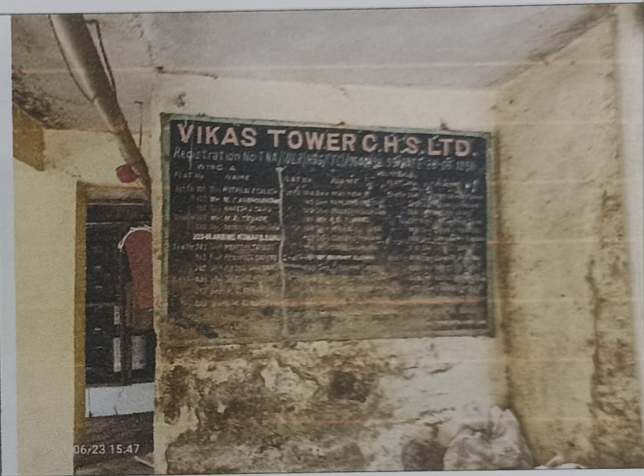


Photo Gallery: SHRI MAHESH RAMESH TAYADE

Flat No. 303, 3RD Floor, 'A' Wing, Building Known as "VIKAS TOWER CO-OP HOUSING SOCIETY LTD.",
Plot No. 64,65 & 66, Near Prakash Auto, Powai Chowk, Vithalwadi Station Road, Ulhasnagar 3, Dist- Thane 421
003





Mumbai/Thane : 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivli 421 201, Dist. Thane, M.S. (India)

Nasik : Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007, M.S. (India)

Pune : 42/6, 'Chatak', Scheme-10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044, M.S. (India)

Contact : +91 94222 58807, 98208 46791, 95948 05666, 95450 48899, +91 251 2472 666, 253 2355 475

Website : www.sddeshpande.com • **Email :** sanjaydeshpande63@gmail.com, balkrishna.chikhalkar@gmail.com info@sddeshpande.com

CERTIFICATE

We certified that we have surveyed the immovable property SHRI MAHESH RAMESH TAYADE

AS DESCRIBED BELOW

Type	:	Residential flat 1 BHK
Address	:	Flat No. 303, 3 RD Floor, 'A' Wing, Building Known as "VIKAS TOWER CO-OP HOUSING SOCIETY LTD.", Plot No. 64,65 & 66, Near Prakash Auto, Powai Chowk, Vithalwadi Station Road, Ulhasnagar 3, Dist- Thane 421 003

We further certified that the fair market value of the property, described in detail in this report is as follows:-

Current Fair Market Value	:	553 sq. ft. x Rs. 5,200/- = Rs. 28,75,600/- (Rs. Twenty Eight Lakh Seventy Five Thousand Six Hundred Only)
Market Value in respect of work completed (100%)	:	Rs. 28,75,600/- (Rs. Twenty Eight Lakh Seventy Five Thousand Six Hundred Only)
Realizable Sale Value	:	Rs. 28,75,600/- X 90% = Rs.25,88,040/- (Rs. Twenty Five Lakh Eighty Eight Thousand Forty Only)
Distress Sale Value	:	Rs. 28,75,600/- X 80% = Rs. 23,00,480/- (Rs. Twenty Three Lakh Four Hundred & Eighty Only)

This certificate is issued on actual inspection to the best of my knowledge & ability and is without prejudice.

I hereby declare that:

- 1 The information furnished is true & correct to the best of my knowledge & belief.
- 2 I have no direct or indirect interest in the property valued.
- 3 Our representative has personally inspected the property on Date 23.06.2021.
- 4 The rates are based on the current market conditions & these may vary with time.
- 5 Unless otherwise specified the valuation is based on free & transferable title without any hindrances like tenancy etc.
- 6 The bank is requested to check through the advocate whether the property is free from encumbrances.
- 7 I hereby certify that we have valued the right property as per old valuation report copy dtd. 17.12.2012.
- 8 Photographs attached



34.	Valuation Method	: Composite Rate Method
35.	Current Fair Market Rate	: Rs. 5,000/- to Rs. 5,500/- on Built up area Per Sq. ft.
36.	Current Fair Market Value	: 553 sq. ft. x Rs. 5,200/- = Rs. 28,75,600/- (Rs. Twenty Eight Lakh Seventy Five Thousand Six Hundred Only)
37.	Market Value in respect of work completed (100%)	: Rs. 28,75,600/- (Rs. Twenty Eight Lakh Seventy Five Thousand Six Hundred Only)
38.	Realizable Sale Value	: Rs. 28,75,600/- X 90% = Rs. 25,88,040/- (Rs. Twenty Five Lakh Eighty Eight Thousand Forty Only)
39.	Distress Sale Value	: Rs. 28,75,600/- X 80% = Rs. 23,00,480/- (Rs. Twenty Three Lakh Four Hundred & Eighty Only)
40.	Basic For recommended rate	: Market Enquiry, Location & Type of construction.
41.	Suggested sum assured for Fire Insurance Cover	: Rs. 8,29,500/-
42.	Government Value	: Rs. 27,89,660/-
42.	Reason for deviations if any	: Registrar's rates are for normal properties & they do not consider amenities, location, vastu-shastra compliance, Proximity to a temple, a school & college etc.
43.	Amenities / Extra fittings	: Vitrified tiles flooring, Granite kitchen platform with full wall tiles, aluminum sliding window with secured grills, wooden door
44.	Agreement Date	: N.A
45.	Document Seen:	: Old Valuation Report M/s. Pranjal Bhagwati Ref No. PB/VR/BBC/BOBHL/403 Dated 25 th December, 2014
i)	Registration Date	: --- --
ii)	Registration No.	: --- --
iii)	Village	: Village Ulhasnagar 3
iv)	Receipt No.	: --- --
V)	Agreement between	: N.A
46.	Remark	: Nil

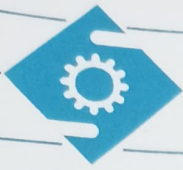
Considering the location, condition, maintenance & use of the building, Fair Market Value of the property is considered at, **Rs. 28,75,600/-**

(Rs. Twenty Eight Lakh Seventy Five Thousand Six Hundred Only)



7.	BUILDING DETAILS:	
i)	Types of Land	: Non-Agricultural – Freehold
ii)	Plot Boundaries	: East : B Wing Vikas Tower West : Hero Service Center North : Saraswati Nagar South : Road / Open Plot
a)		
iii)	Type of occupation Ownership/ Tenanted	: Owner
iv)	Type of Structure	: R.C.C. Frame + Brick wall partitions
v)	No. of floors	: Partial Stilt/ commercial + 4 th upper Floors
vi)	No. of lift	: 1 No. Lift is provided
18.	Property Details:	
i)	Floor in which the property is situated	: On 3 rd Floor
ii)	Type of property	: Residential 1 BHK + WC, BATH
iii)	Carpet Area	: As per physical measurement carpet area 480 sq. ft.
iv)	As per document carpet area /built up Area	: As per Old Valuation Report Built up area 553 sq. ft.
19.	Completeness of Project	: Building 100% Completed
20.	Quality of Construction	: Good
i)	Under Construction	: No
ii)	Complete	: Yes
21.	Age of the Property	: 25 Years As per Old Valuation Report
22.	Residual (Future) life	: 35 Years
23.	Ind. Bldg./Complex of	: Residential
24.	Separate Compound Wall	: No
25.	Garden	: No
26.	Paving around the Building/ Chequered tiles	: Chequered tiles
27.	Car Parking	: Stilt + Open Car Parking
28.	Maintenance/ First Impression	: Good.
29.	Plans Approved By	: SUB-REGISTRAR ULHASNAGAR-3
30.	Society Registration No.	: VIKAS TOWER/TNN/ULR/HSG/TC/9642/98-99 Dated 20.06.1998
31.	Property Tax	: N.A
32.	Water Availability	: - - - -
33.	Compliance to Sanctioned Plans	: N.A





S. D. DESHPANDE B.E.(Mech) FIE FIV MICA

■ Chartered Engineer ■ Govt. Approved Valuer ■ Competent Person ■ Arbitrator

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Website : www.sddeshpande.com • **Email** : sanjaydeshpande63@gmail.com, balkrishna.chikhalkar@gmail.com info@sddeshpande.com

Ref No. 351/SDD/BCK/VR/BOB/ ULHASNAGAR

Date: 30/06/2021

Valuation Report for Residential premises located at Flat No. 303, 3RD Floor, 'A' Wing, Building Known as "VIKAS TOWER CO-OP HOUSING SOCIETY LTD.", Plot No. 64,65 & 66, Near Prakash Auto, Powai Chowk, Vithalwadi Station Road, Ulhasnagar 3, Dist- Thane 421 003.

1.	Name of the Bank	:	CHIEF MANAGER – BANK OF BARODA, BRANCH ULHASNAGAR SEC - 3
2.	Regarding	:	Valuation of Residential Flat
3.	Name of Applicant	:	SHRI MAHESH RAMESH TAYADE
4.	Phone No. of Applicant	:	7030758000
5.	Address of the Applicant	:	--- --
6.	Property Address	:	Flat No. 303, 3 RD Floor, 'A' Wing, Building Known as "VIKAS TOWER CO-OP HOUSING SOCIETY LTD.", Plot No. 64,65 & 66, Near Prakash Auto, Powai Chowk, Vithalwadi Station Road, Ulhasnagar 3, Dist- Thane 421 003
7.	Survey No./ Plot No.	:	Plot No. 64,65 & 66
8.	Name of the Developers/Seller	:	N.A
9.	Current possession with	:	Owner
10.	Latitude & Longitude	:	--- --
11.	Type of the Property	:	Residential
12.	Requested by Financiers	:	CHIEF MANAGER – BANK OF BARODA, BRANCH ULHASNAGAR SEC - 3
13.	Date of the inspection	:	23.06.2021
14.	Survey in presence of	:	SHRI RAMESH TAYADE
15.	Purpose of Valuation	:	To ascertain fair market value of the Property.
16.	Location:	:	Powai Chowk, Ulhasnagar -3
	i) Type of locality	:	Residential
	ii) Class	:	Middle Class
	iii) Nearest Railway/Bus Stand Station	:	Vithalwadi Railway Station
	iv) Distance From Station	:	1 km distance from Vithalwadi Railway Station
	v) Civic Amenities	:	Available nearby
	vi) Landmark	:	Near Prakash Auto, Powai Chowk

