

AMIT N. YERAM

B.E. (Civil), Chartered Engineer

IOV, IIV-RVO, MIE

Gov. reg. Valuers CAT-I-501

Ref. No.981_2021_SBI_AY

Date: 07.12.2021

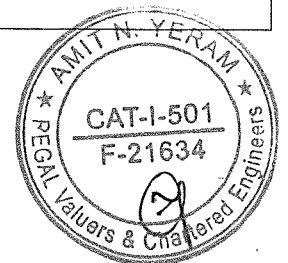
ANNEXURE FORMAT - B
(NAME OF VALUER: AMIT N. YERAM)

TO,
STATE BANK OF INDIA
BRANCH: RACPC CHINCHPOKALI BR.

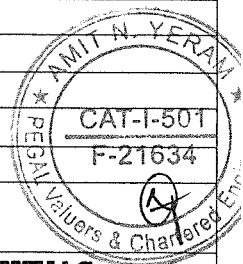
VALUATION REPORT (INRESPECT OF UNITS)

I.	GENERAL		
1.	Purpose for which the valuation is made	:	To determine fair market value of Residential units
2.	a) Date of inspection	:	07.12.2021
	b) Date on which the valuation is made	:	07.12.2021
3.	List of documents produced for perusal		
	Commencement Certificate issued by MCGM having for residential building comprises of Ground + 7 th upper floors on land bearing C.T.S. No. 16, Village- Malabar, Taluka & Dist. Mumbai - 400 006.		
4.	Name of the owner(s) and his/ their address(es) with Phone no. (details of share of each owner in case of join to ownership)	:	MR.SHASHIKANT SHRINIVAS SHETTY SINGLE OWNERSHIP
5.	Brief description of the property (Including leasehold/free hold etc)	:	The flat under valuation is 1 BHK type flat i.e. Hall + 1Bedroom + Passage + Kitchen with Bath & W.C.in building "Damodar Bhavan", comprising of Ground + 7 th upper floors with lift. The said building is situated at Village Malabar, & about 4 km. distance from Charin Road Railway Station. Considered Freehold property[Refer legal opinion]
6.	Location of property		
	a) Plot No./ Survey No.	:	N.A.
	b) Door No.	:	Flat No.502
	c) T.S. No./Village	:	Malabar
	d) Ward/Taluka	:	Mumbai
	e) Mandal /District	:	Mumbai
	f) Date of issue and validity of layout of approved map/plan	:	NA
	g) Approved map / plan issuing authority	:	MCGM
	h) Whether genuineness or authenticity of approved map / plan is verified	:	Yes

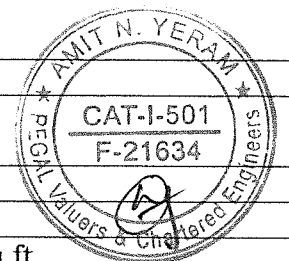
	i)	Any other comments by our empanelled Valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Flat No.502, 5 th Floor, "Damodar Bhavan", Banganga 2 nd Cross Lane, Walkeshwar, Cumballa Hill, Malabar, Mumbai - 400 006.
		Landmark	:	Near Rotary Club of Bombay Seaface Charity Trust
8.		City/Town	:	
		Residential Area	:	Residential Area
		Commercial Area	:	Commercial Area
		Industrial Area	:	-
9.		Classification of the area	:	
	i)	High/Middle/Poor	:	High class
	ii)	Urban/Semi Urban/Rural	:	Urban Area
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Within Limits of MCGM
11.		Whether covered under any State / Central Govt. enactments (e.g. Urban L and Ceiling Act) or notified under agency area/ scheduled area /cantonment area	:	None
12.		Boundaries of the property	:	Flat
		North	:	Flat No.202
		South	:	Duct & Flat No.204
		East	:	Flat Wall
		West	:	Floor lobby, Duct & Lift
13.		Dimensions of the site	:	A B
				As per the Deed Actual
		North	:	-- Public Road
		South	:	-- Anurag Bldg.
		East	:	-- Rotary Club of Bombay Seaface Charity Trust
		West	:	-- Muslim Chawl
14.		Extent of the site	:	Carpet area = 32.52 sq.mtr. i.e. 350 sq.ft. (as per agreement) Built up area = 39.02 sq.mtr. i.e. 420.01 sq.ft.. (as per agreement)
14.1		Latitude, Longitude & Co-ordinates of Unit	:	Latitude : 18.944722 N Longitude : 72.793611E
15.		Extent of the site considered for valuation (least of 13A &13B	:	Carpet area = 32.52 sq.mtr. i.e. 350 sq.ft. (as per agreement) Built up area = 39.02 sq.mtr. i.e. 420.01 sq.ft.. (as per agreement)
16.		Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Not known (Visit Not Allowed)



APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	:
	T. S. No.	: N.A.
	Block No.	: Flat No.502
	Ward No.	: -
	Village/Municipality/Corporation	: MCGM
	Door No., Street or Road (Pin Code)	: Flat No.502, Pin Code – 400 006
3.	Description of the locality Residential / Commercial / Mixed	: Residential cum Commercial
4.	Year of Construction	: O.C. 2018
5.	Number of Floors	: Ground + 7 th upper floors with lift
6.	Type of Structure	: RCC Structure
7.	Number of Dwelling units in the building	: N.A.
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: Provided
	Protected Water Supply	: Provided
	Underground Sewerage	: Provided
	Car Parking - Open/ Covered	: Provided
	Does Compound wall exist?	: Yes
	Is pavement laid around the Building	: Paver Block
III	Unit	:
1	The floor on which the Unit is situated	: 5 th Floor
2	Door No. of the Unit	: Flat No.502
3	Specifications of the Unit	:
	Roof	: RCC
	Flooring	: Vitrified
	Doors	: Wooden laminated door
	Windows	: Aluminium sliding windows
	Kitchen	: Granite kitchen platform top
	Fittings	: Concealed
	Finishing	: Duly Plastered
4.	House Tax	: Not provided for perusal
	Assessment No.	: Not provided for perusal
	Tax paid in the name of	: Not provided for perusal
	Tax amount	: Not provided for perusal
5.	Electricity Service Connection no.	: Not provided for perusal
	Meter Card is in the name of	: Not provided for perusal
6.	How is the maintenance of the Unit?	: Good
7.	Sale Deed executed in the name of	: MR.SHASHIKANT SHRINIVAS SHETTY
8.	What is the undivided area of land as per Sale Deed?	: Not applicable
9.	What is the plinth area of the Unit?	: Built up area = 39.02 sq.mtr. i.e. 420.01 sq.ft.. (as per agreement)
10.	What is the floor space index (app.)	: Not applicable



11.	What is the Carpet Area of the Unit?	:	Carpet area = 32.52 sq.mtr. i.e. 350 sq.ft. (as per agreement)
12.	Is it Posh/ I class / Medium / Ordinary	:	Posh
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14.	Is it Owner-occupied or let out?	:	Not known (Visit Not Allowed)
15.	If rented, what is the monthly rent?	:	Rs. 42,000/- Per Month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Developing Area
3	Any negative factors are observed which affect the market value in general?	:	Nothing such observed
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit 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)	:	As enquired with local brokers & real estate agent are transacted @ Rs.55000/- to Rs.65000/- per sq. ft. On Built up area Hence Residential rate consider Rs.60,000/- on BUA
2	Assuming it is a new construction what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	Market rates in the vicinity are in the range of Rs.60000/- to Rs.70000/- per sq.ft. depending upon locality & amenities provided.
3	Break - up for the rate	:	
	i) Building + Services	:	Rs.2,000/- per sq.ft.
	ii) Land + Others	:	Rs.58,000/- per sq.ft.
	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.2,41,91,580/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a.	Depreciated building rate	:	Age of said Building 15 years, 20% Depreciation for 10 to 20 years.
	Replacement cost of Unit with Services {V (3)i}	:	Rs. 3, 500/- (-) 20% Depreciation = Rs. 2,000/- Sq. Ft. (after deduction 20% depreciation for 20 years)
	Age of the building	:	20 years
	Life of the building estimated	:	40 years
	Depreciation percentage assuming the salvage value as 10%	:	N.A.
	Depreciated Ratio of the building	:	N.A.
b.	Total composite rate arrived for valuation	:	N.A.
	Depreciated building rate VI (a)	:	N.A.
	Rate for Land & other V (3)ii	:	N.A.
	Total Composite Rate	:	Rs.60000/- per sq.ft.



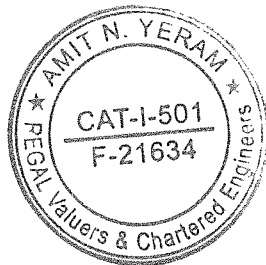
DETAILS OF VALUATION

SR. No.	Description	QTY	Rate per unit	Estimated Value Rs.
1	Built Up Area of Flat No.502	420.01 Sq.ft.	Rs.60,000	Rs.2,52,00,600
2	Wardrobes			
3	Showcases			NA
4	Kitchen Arrangements			NA
5	Superfine Finish			NA
6	Interior Decorations			NA
7	Electricity deposits / electrical fittings, etc.,			NA
8	Extra collapsible gates / grill works etc.,			NA
9	Potential value, if any			NA
10	Others			NA
	TOTAL			Rs.2,52,00,600
(In Words: Two Crore fifty two Lakhs six hundred only)				

FAIR MARKET VALUE	Rs.2,52,00,600/-
REALIZABLE VALUE	Rs.2,26,80,540/-
DISTRESS VALUE	Rs.2,01,60,480/-
INSURANCE VALUE	Rs.8,40,000/-
RENTAL VALUE	Rs. 42,000/- Per Month
GUIDELINE VALUE	Rs.2,41,91,580/-

Remark :Nil

As a result of my appraisal and analysis, it is my considered opinion that the fair and realizable value of the above property in the prevailing condition with aforesaid specification is Rs.2,26,80,540/- (Rs. Two Crore Twenty Six Lakh Eighty Thousand Five Forty Only).

Date : 07.12.2021
AMIT N. YERAM.

B.E. (Civil), Chartered Engg., FIV, IIV-RVO
GOVT. APPROVED VALUER
REG. NO. CAT-I-501/2017

The under signed has inspected the property through his competent person detailed in the Valuation Report dated 07.12.2021 on 07.12.2021. We are satisfied that the fair and reasonable market value of the property say value is Rs. /- (Rs.)

Date:**Signature****(Name of the Branch Manager with office Seal)**