

SAA/1802

February 18, 2019

Report of valuation of immovable property
Fresh valuation

Name of registered valuer
Shyam Agrawal

Registration No Cat. I/274
(With State Commissioner of Income Tax)

1) a)	Purpose for which valuation is made.	Market Value for Bank of Baroda MMNR, Jogeshwari.
1) b)	Fresh Valuation / Revaluation.	Fresh valuation.
2)	Visit date on which valuation is made.	11.01.2019
3)	Name of Owner / Purchaser.	Piyush Mansukhlal Shah & Nisha Piyush Shah
4)	If property is under joint ownership / share of each owner. Is share undivided?	Joint ownership
5)	Brief description of the property.	
5.1)	Location, street, ward no.	Flat No. 1001, 10 th floor, "Estonia A Hiranandani Heritage", Poisar Bridge, S. V. Road, Kandivali (W), Mumbai- 400067, Maharashtra.
5.2)	Plot no.	C.T.S. No. 13/A, 13/A/1, to 13/A/13 of Village Poisar & 27 of Village Kandivali, Taluka Borivali, Dist. Mumbai Suburban.
6)	Reference Documents.	Agreement Reg. No. BRL-5-2425-2019 dtd 18.02.2019 Sub Registrar Office Borivali 5. O.C. CHE/A-4580/BP(WS)/AR dtd 15.07.2016



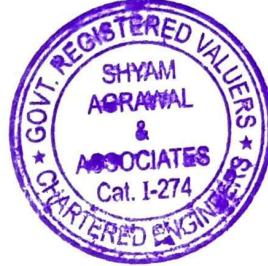
7)	Proximity.	It is located in developed residential area. All other civic amenities are located in vicinity. It is at 1.6 km distance from Kandivali railway station via S. V. Road. Landmark: Near Raghuleela Mall	
8) a)	Area supported by documentary proof.	Carpet area 157.65 sq.mt. or 1697 sq.ft. & two podium car parking space as per agreement.	
8) b)	Attach a dimensional site plan & elevations attached for all structures standing on the land along with photograph of the built up property.	Photographs of the property attached. Property identified by Piyush Shah	
8) c)	Furnish technical details on the building on a separate sheet giving no of floors, plinth area floor – wise, year and type of construction on finishing.	Please see 'Annexure'	
		Actual	As per documents
9)	Boundaries	East	S. V. Road
		West	Raghuleela Mall
		North	Poisar Depot
		South	Rivona Building
10)	Is it freehold or leasehold land?	Freehold	
10) a)	If leasehold, the name of Lessor / Lessee, nature of lease, dates of commencement and termination of lease.	It is freehold	
11)	Is the property situated in residential / commercial / mixed area / industrial area.	Residential area	
12)	Classification of locality – High class / Middle class / poor class.	Middle class	
13) a)	Is the building owner occupied / tenanted / both?	Presently in possession of seller	
13) b)	If partly owner occupied, specify portion and extent of area under owner occupation.	Not Applicable	
14)	Name & Registration no of Co-op Housing Society	"Estonia A Hiranandani Heritage"	



Valuation

We have verified details of specifications, location of premises, connectivity with public transport, market in vicinity, developed residential area, prevailing cost of land, materials and construction for valuation. Facilities like swimming pool, gym, badminton, squash room & table tennis are available in complex. In my opinion, it is deemed fair to consider carpet area rate of ₹ 26,000 per square foot for valuation.

Particulars (Fair Market, Realisable, Distress)		Value (In ₹)
Value of Flat No. 1001 with car parking	= 1697 x 26,000	4,41,22,000
Market Value in our opinion		4,41,22,000
Realisable Value		3,97,09,000
Forced Sale Value		3,52,97,000
Agreement Value (2019)		3,90,00,000
State Govt. Ready Reckoner value		2,74,55,102
Cost of construction for insurance		30,54,600



DECLARATION:

I, hereby, declare that:

1. The information furnished above is true and correct to the best of my knowledge and belief;
2. I have no direct or indirect interest in the property being valued;
3. The property was inspected on 11.01.2019
4. My registration with State Chief Commissioner of Income Tax is valid as on date.

Date: 18.02.2019

Place: Mumbai.

- The Validity of our report is for 3 months from the date of report. The validity expire on 18.05.2019
- This report is prepared with available information relying on documents provided to us, and to be used exclusively for the purpose mentioned. We have used best of our judgement and on assumption that 'TITLE' for the property is clear and marketable without any encumbrance and doubts.
- Valuation is based on our experience of similar valuations in this location & current market information gathered during inspection.
- The market rate in our report is considering the normal market movements any abnormal movements due to change in government policies is not considered.
- This valuation is purely our opinion & has no legal or contractual obligation on our part.
- Our opinion on market value should also be taken if revaluation is carried out of this property.



SHYAM AGARWAL

SHYAM AGRAWAL & ASSOCIATES

ER. SHYAM AGRAWAL

Govt. Approved Valuer

Regn. No. Cat.-I/274

Annexure
Technical details for the premises

1)	No of floors	It is Basement + stilt + podium + 32 habitable floor structure. Flat is on 10 th floor.
2)	Plinth Area	Carpet area 1697 sq.ft. Flat is 4 BHK
3)	Year of Construction	2012
4)	Estimated future life	53 years, provided that maintenance continues periodically
5)	Type of Construction	RCC Construction
6)	Type of Foundation	RCC Foundation
7)	Walls	
a)	External walls	9" thick brick masonry walls both sides plastered
b)	Partitions	4 1/2" thick brick masonry walls both sides plastered
8)	Doors & Windows (floor-wise)	Wooden door & sliding window
9)	Flooring (floor-wise)	Vitrified tiles & wooden flooring
10)	Finishing & Maintenance	Fair
11)	Roofing & Terracing	RCC slab
12)	Special Architecture or decorative features	Normal
13) a)	Internal wiring - surface or conduit	Conduit
13) b)	Class of fittings superior / ordinary / poor	Ordinary
14)	Compound Wall	Masonry wall & gate
15)	No of lifts	Three lifts
16)	Underground Sump	RCC
17)	Overhead Tank	RCC
18)	Roads & paving within the compound	Paving
19)	Sewage disposal / whether connected to public sewers. If septic tanks provided then no. & capacity	Sewer line

