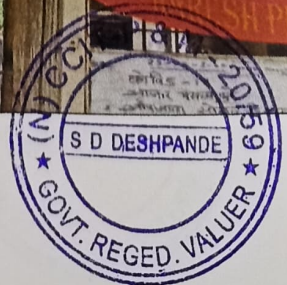




Photo Gallery: property MR. HARESH SANMUKHDAS NAGDEV, MRS. NEHA HARESH NAGDEV  
Godown No. 1, Basement Floor, Building Known as "AVADH CO-OP HOUSING SOCIETY LTD", Plot  
No. 54, Survey No 70, CTS No. 7462, Near Rameshwar complex, Omkar Residency, Shiv Ganga Nagar,  
Ambernath East, Tal. Ulhasnagar, Dist. Thane - 421 501







# S. D. DESHPANDE

B.E.(Mech) FIE FIV MICA

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

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 immoveable property MR. HARESH SANMUKHDAS NAGDEV, MRS. NEHA HARESH NAGDEV

### AS DESCRIBED BELOW

Type	:	Commercial Godown
Address	:	Godown No. 1, Basement Floor, Building Known as "AVADH CO-OP HOUSING SOCIETY LTD", Plot No. 54, Survey No 70, CTS No. 7462, Near Rameshwar complex, Omkar Residency, Shiv Ganga Nagar, Ambernath East, Tal. Ulhasnagar, Dist. Thane – 421 501

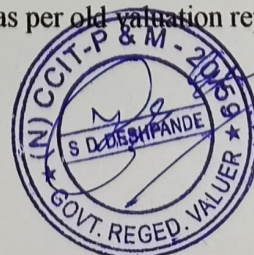
We further certified that the fair market value of the property, described in detail in this report is as follows:-

Current Fair Market Value	:	662 sq. ft. x Rs. 5,500/- = Rs. 36,41,000/- (Rs. Thirty Six Lakh Forty One Thousand Only)
Market Value in respect of work completed (100%)	:	Rs. 36,41,000/- (Rs. Thirty Six Lakh Forty One Thousand Only)
Realizable Sale Value	:	Rs. 36,41,000/- X 90% = Rs. 32,76,900/- (Rs. Thirty Two Lakh Seventy Six Thousand Nine Hundred Only)
Distress Sale Value	:	Rs. 36,41,000/- X 80% = Rs. 29,12,800/- (Rs. Twenty Nine Lakh Twelve Thousand Eight Hundred 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 31.03.2021.
- 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. 05.03.2018.
- 8 Photographs attached.



34.	Valuation Method	:	Composite Rate Method
35.	Current Fair Market Rate	:	Rs. 5,000/- to Rs. 6,000/- on Salable area Per Sq. ft.
36.	Current Fair Market Value	:	662 sq. ft. x Rs. 5,500/- = Rs. 36,41,000/- (Rs. Thirty Six Lakh Forty One Thousand Only)
37.	Market Value in respect of work completed (100%)	:	Rs. 36,41,000/- (Rs. Thirty Six Lakh Forty One Thousand Only)
38.	Realizable Sale Value	:	Rs. 36,41,000/- X 90% = Rs. 32,76,900/- (Rs. Thirty Two Lakh Seventy Six Thousand Nine Hundred Only)
39.	Distress Sale Value	:	Rs. 36,41,000/- X 80% = Rs. 29,12,800/- (Rs. Twenty Nine Lakh Twelve Thousand Eight Hundred Only)
40.	Basic For recommended rate	:	Market Enquiry, Location & Type of construction.
41.	Suggested sum assured for Fire Insurance Cover	:	Rs. 8,28,000/-
42.	Government Value		Rs. 32,41,026/-
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	:	-----
45.	Document Seen:	:	Old Valuation Report of M/S. PRANJAL BHAGWATI Ref. No. PB/BNS/VR/BOB/UNR-4/1640 Dated 05.03.2018
i)	Registration Date	:	-----
ii)	Registration No.	:	-----
iii)	Village	:	Village Ambernath
iv)	Receipt No.	:	-----
V)	Agreement between	:	-----
46.	Remark	:	Nil

Considering the location, condition, maintenance & use of the building, Fair Market Value of the property is considered at, **Rs. 36,41,000/-**  
(Rs. Thirty Six Lakh Forty One Thousand Only)





ii) a)	Plot Boundaries	:	East : Rameshwar Complex West : Jai Shiv Shrushti CHS North : Open Plot South : Jai Shankar CHS
iii)	Type of occupation Ownership/ Tenanted	:	Owner
iv)	Type of Structure	:	R.C.C. Frame + Brick wall partitions
v)	No. of floors	:	Basement + Ground + 3 <sup>rd</sup> upper floors
vi)	No. of lift	:	lift is not provided
<b>18.</b>	<b>Property Details:</b>		
i)	Floor in which the property is situated	:	On Basement Floor
ii)	Type of property	:	Commercial Godown
iii)	Carpet Area	:	<b>As per physical measurement carpet area 490 sq. ft.</b>
iv)	As per document carpet area /built up Area	:	<b>As per Old Valuation Report 552 sq. ft. Built up area Salable area 662 sq. ft. as per old val. Report</b>
19.	Completeness of Project	:	Building 100% Completed
20.	Quality of Construction	:	Good
i)	Under Construction	:	No
ii)	Complete	:	Yes
21.	Age of the Property	:	15 Years
22.	Residual (Future) life	:	45 Years
23.	Ind. Bldg./Complex of	:	Commercial
24.	Separate Compound Wall	:	No
25.	Garden	:	Yes
26.	Paving around the Building/ Chequered tiles	:	Chequered tiles
27.	Car Parking	:	Open Car Parking
28.	Maintenance/ First Impression	:	Good.
29.	Plans Approved By	:	-----
30.	Society Registration No.	:	-----
31.	Property Tax	:	N.A
32.	Water Availability	:	-----
33.	Compliance to Sanctioned Plans	:	N.A





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**Ref No. 002/SDD/BCK/VR/BOB/ ULHASNAGAR**

**Date: 02/04/2021**

Valuation Report for Commercial premises located at Godown No. 1, Basement Floor, Building Known as "AVADH CO-OP HOUSING SOCIETY LTD", Plot No. 54, Survey No 70, CTS No. 7462, Near Rameshwar complex, Omkar Residency, Shiv Ganga Nagar, Ambernath East, Tal. Ulhasnagar, Dist. Thane – 421 501

1.	Name of the Bank	:	<b>BANK OF BARODA, ULHASNAGAR 4 BRANCH</b>
2.	Regarding	:	Valuation of Commercial Godown
3.	Name of Applicant	:	MR. HARESH SANMUKHDAS NAGDEV MRS. NEHA HARESH NAGDEV
4.	Phone No. of Applicant	:	-----
5.	Address of the Applicant	:	-----
6.	Property Address	:	Godown No. 1, Basement Floor, Building Known as "AVADH CO-OP HOUSING SOCIETY LTD", Plot No. 54, Survey No 70, CTS No. 7462, Near Rameshwar complex, Omkar Residency, Shiv Ganga Nagar, Ambernath East, Tal. Ulhasnagar, Dist. Thane – 421 501
7.	Survey No./ Plot No.	:	Survey No 70, CTS No. 7462
8.	Name of the Developers/Seller	:	N.A
9.	Current possession with	:	Owner
10.	Latitude & Longitude	:	--- --
11.	Type of the Property	:	Commercial Godown
12.	Requested by Financiers	:	Chief Manager – Bank of Baroda, Ulhasnagar Branch
13.	Date of the inspection	:	31.03.2021
14.	Survey in presence of	:	MRS. NEHA HARESH NAGDEV
15.	Purpose of Valuation	:	To ascertain fair market value of the Property.
16.	<b>Location:</b>	:	Ulhasnagar
i)	<b>Type of locality</b>	:	Residential
ii)	<b>Class</b>	:	Middle Class
iii)	<b>Nearest Railway/Bus Stand Station</b>	:	<b>Ulhasnagar Railway Station</b>
iv)	<b>Distance From Station</b>	:	<b>2 km distance from Ulhasnagar Railway Station</b>
v)	<b>Civic Amenities</b>	:	Available nearby
vi)	<b>Landmark</b>	:	Near Rameshwar complex, Omkar Residency.
7.	<b>BUILDING DETAILS:</b>		
i)	Types of Land	:	Non-Agricultural – Freehold

