

# PRANJAL BHAGAWATI

(B.E., P.G.D.M., M.I.E., F.I.V.)

Mob.:98208 46791  
95948 05666  
98207 36505

CHARTERED ENGINEER, SURVEYOR, LOSS ASSESSOR, REGD. VALUER

IRDA CATEGORY : Fire "B", Motor "B", Miscellaneous "B"

Valuer I.T. Regn. No. CAT-I / 29 / 06-07 • Lic. No. : SLA 42433 • IBBI Regn. No.: IBBI/RV/04/2019/11469

Head Office : G-1, "B" wing, Gayatri Krupa Bldg., L.T. Road, Babhai Naka, Borivali (W), Mumbai - 400 091

Ref No. PBB/2022-23-026

Date: 15 JULY, 2022

Your Ref No. BOB., Ulhasnagar – 4 Branch

**Valuation Report for** Residential Building Commercial premises located at Godown No. 2, Basement Floor, Building Known as "AVADH APARTMENT", Plot No. 54, Near Rameshwar Complex, Shiv Ganga Nagar, Ambernath East, Tal. Ambernath, Dist. Thane – 421 501.

1.	Name of Bank	<b>BOB., Ulhasnagar – 4 Branch</b>
2.	Purpose of which valuation is made	To Ascertain Current Fair Market Value
3.	Date of Visit	14.07.2022
4.	Name of the Owner	MR. DEEPAK PAARMANAND MATTA
5.	Name of Purchaser	N.A
6.	Property Address	Godown No. 2, Basement Floor, Building Known as "AVADH APARTMENT", Plot No. 54, Near Rameshwar Complex, Shiv Ganga Nagar, Ambernath East, Tal. Ambernath, Dist. Thane – 421 501.
7.	If the Property is under joint ownership / co-ownership, share of each such purchaser are the shares undivided	Single Ownership
8.	Proximity to Civic amenities	It is situated at a distance of around 2 Km distance from Ambernath Railway Station. The area is well-planned & well-developed. The locality has sufficient infrastructure & civic amenities & adequate transportation by Buses & Private Vehicles. To the property, facilities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The property & locality is one of the fastest growing residential zones of Ambernath
9.	Roads, Streets or Lanes on which the land abutting.	Shiv Ganga Nagar
10.	Society details	-----
11.	Survey / Plot No. of land	Survey No. 70, City Survey No. 7462



12.	Is the property situated in residential / commercial / mixed area / Industrial.	Residential area
13.	Classification of locality high class	Middle Class
14.a	Property Bounded As per plot	East: Open Land West: Building North: Jai Shankar Building South : Open Plot
b.	Property Bounded As per Flat	East: Sunrise Apartment West: Plot No. 53 North: Plot No. 52 South : Road
15.	Landmark	Near Rameshwar Complex
	<b>DETAILS OF CONSTRUCTION</b>	
16.	Type of construction	<b>RCC FRAMED STRUCTURE</b>
17.	No. of floors	Basement + Ground + 3 <sup>rd</sup> upper floors
18.	No. of lift	lift is not provided
19.	Floor in which the Flat is situated	On Basement floor
20.	Type of Flat	Commercial Godown
21.	Area of property	<b>As per previous Report Built up Area 612 sq. ft. As per Physical Measurement Carpet area 520 sq. ft.</b>
22.	Whether owner occupied /Tenant occupied	Vacant
23.	Estimated Age of the building	15 Years
24.	Estimated future life of the building (subject to proper care & maintenance & structural repairs as and when required)	45 Years
25.	Present stage of Building Completion	<b>Building is 100% completed</b>
26.	Amenities / Extra fittings	Kota tiles flooring, door Having Ms. Rolling Shutter



<b>IMPROVEMENTS</b>		
27	Attach plans and elevations of all structures standing on the land and lay-out plan	Building constructing as per Approved plan. Plan Approved by AMC
28	Document inspected & Perused	As Per Old Valuation Report M/S. BAMY ALLIED SERVICES Dated 08 January 2021
	<b>VALUATION</b>	
29	Comparable sale value (in the vicinity)	Rs. 3500/- To Rs. 4500/- Per Sq. ft. On Built up area
30	Estimated fair market rate	Depreciated Rate Rs. 4,200/- Per Sq. ft. On Built up area consider for valuation
31	Estimated fair market value	<b>612 sq. ft. x Rs. 4,200/- = Rs. 25,70,400/- Rs. Twenty Five Lakh Seventy Thousand Four Hundred Only).</b>
32	<b>Estimated Realizable Value</b>	<b>Rs. 25,70,400/- X 90% = Rs. 23,13,360/- (Rs. Twenty three Lakh Thirteen Thousand Three hundred Sixty Only).</b>
33	<b>Estimated Distress Value</b>	<b>Rs. 25,70,400/- X 80% = Rs. 20,56,320/- (Rs. Twenty Lakh Fifty Six Thousand Three Hundred Twenty Only)</b>
34	Insurance value	Rs. 6,12,000/-
35	Government Value	Rs. 29,96,310/-
36	<b>REMARKS</b>	<b>At the time of our survey the subject godown premises is vacant. As per information this godown vacant and not in use from 3-4 years. And inside condition is very poor condition.</b>

**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 My Representative has personally inspected the property on Date 14.07.2022.
- 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 directed by the bank and shown by the client.
- 8 Photographs Attached.



*Pranjal Bhagwati*  
**PRANJAL BHAGAWATI**  
 B.E., M.I.E., MBA, FV, CHARTERED ENGINEER  
 GOVT. REGD. VALUER,  
 REGN. No. CAT-1/29/06-07  
 LIFE MEMBER

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## CERTIFICATE

We certified that we have surveyed the immovable property MR. DEEPAK PAARMANAND MATTA

### AS DESCRIBED BELOW

Type	:	Commercial Godown
Address	:	Godown No. 2, Basement Floor, Building Known as "AVADH APARTMENT", Plot No. 54, Near Rameshwar Complex, Shiv Ganga Nagar, Ambarnath 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	:	612 sq. ft. x Rs. 4,200/- = Rs. 25,70,400/- Rs. Twenty Five Lakh Seventy Thousand Four Hundred Only).
Realizable Sale Value	:	Rs. 25,70,400/- X 90% = Rs. 23,13,360/- (Rs. Twenty three Lakh Thirteen Thousand Three hundred Sixty Only).
Distress Sale Value	:	Rs. 25,70,400/- X 80% = Rs. 20,56,320/- (Rs. Twenty Lakh Fifty Six Thousand Three Hundred Twenty Only)

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

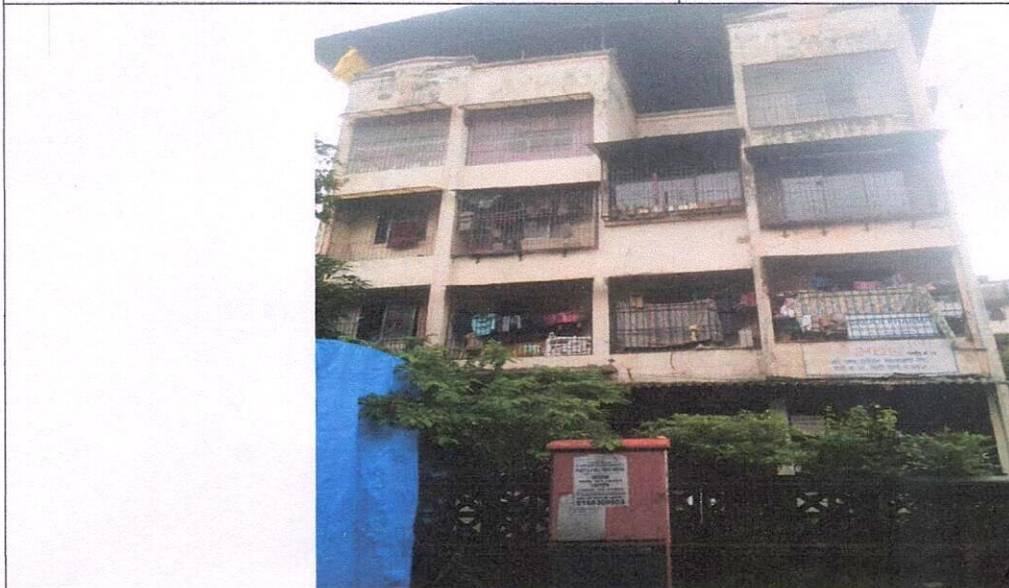
**I hereby declare that :**

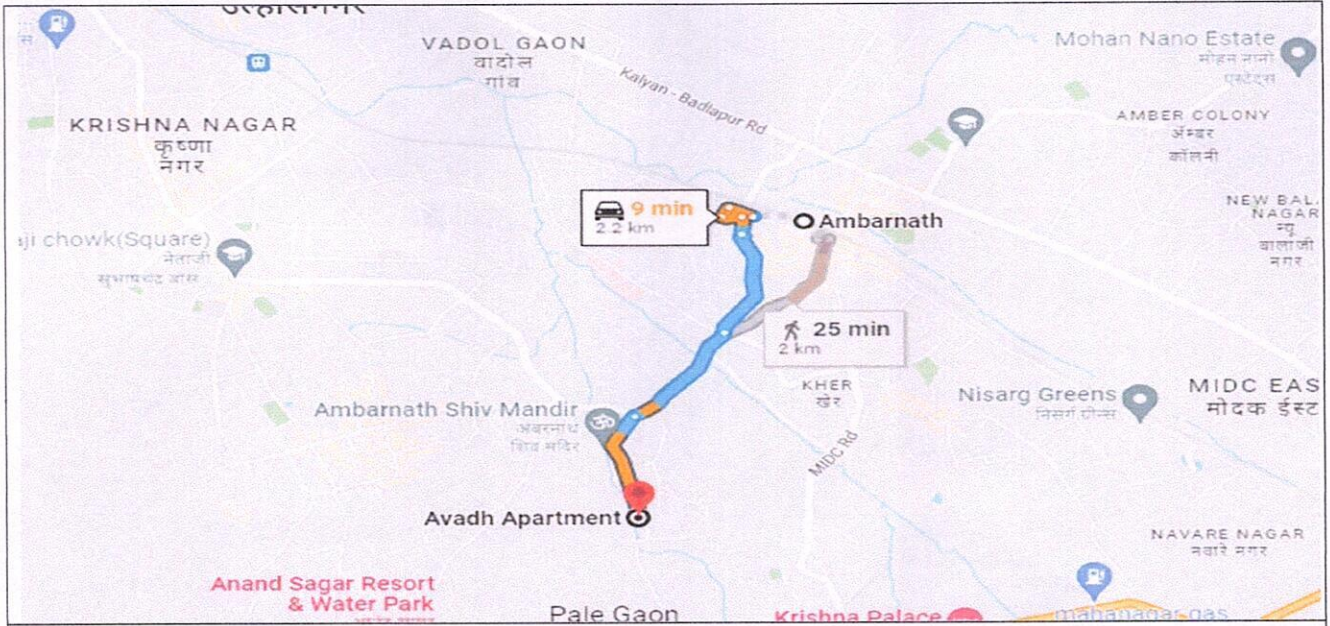
- 1 The information furnished is true & correct to the best of my knowledge & belief.
- 2 I have no direct or indirect in the property valued.
- 3 My Representative Mr. Balkrishna Chikhalkar has personally inspected the property on Date 14.07.2022.
- 4 The rates are based on the current market conditions & 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.
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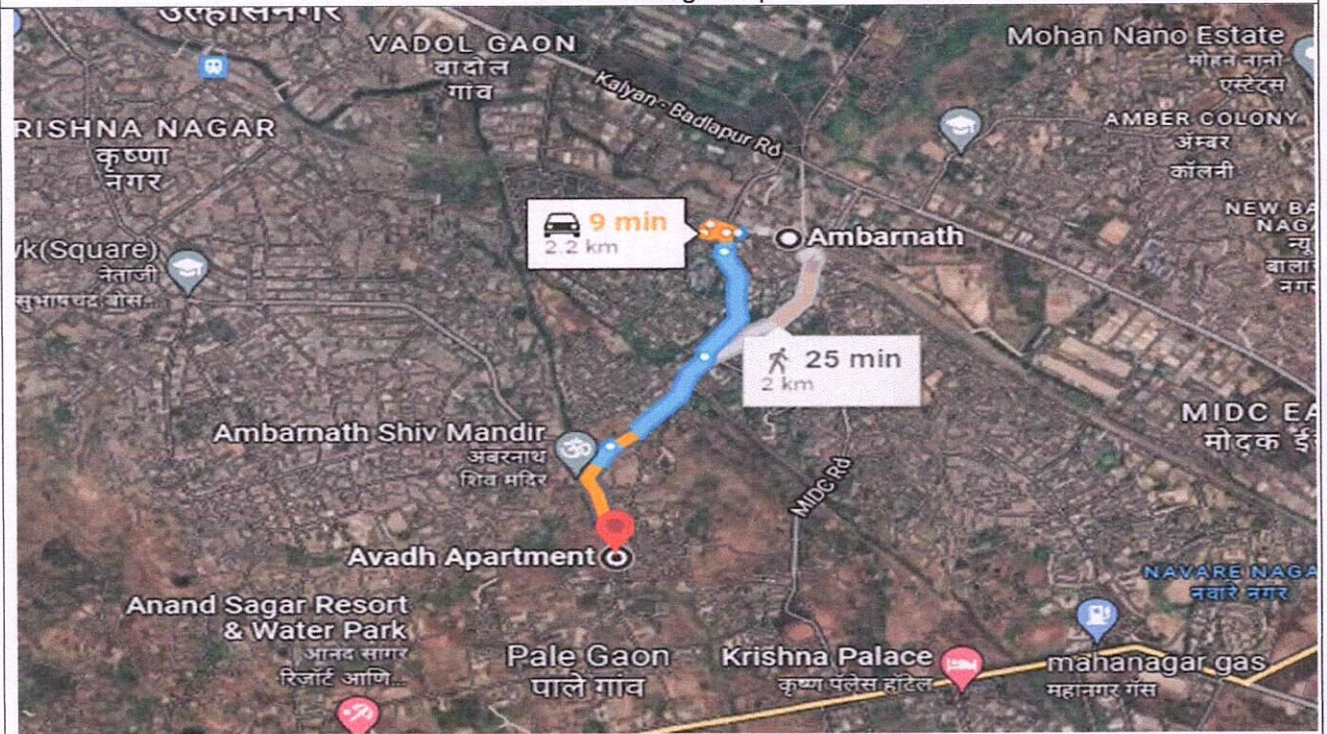
**Photo Gallery : MR. DEEPAK PAARMANAND MATTA**

Godown No. 2, Basement Floor, Building Known as "AVADH APARTMENT", Plot No. 54, Near Rameshwar Complex, Shiv Ganga Nagar, Ambarnath East, Tal. Ulhasnagar, Dist. Thane - 421 501.





View of Google Map



View of Satellite





नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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Year

20222023

Annual Statement of Rates

Language

English

Selected District

ठाणे

Select Taluka

अंबरनाथ

Select Village

मौजे (गांव) अंबरनाथ (अंबरनाथ नगरपालिका)

Search By

Survey No  Location

Enter Survey No

7462

Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	बीजोगिक	एकक (Rs./)	Attribute
7/21-सी-4-4) मौजे अंबरनाथ - कल्याण पोस्टेल्स लाईनच्या दक्षिणेकडील अंबरनाथ गावातील भाग. वरील उपविभाग क्र.7/20 चे पश्चिम उत्तरेकडील अंबरनाथ गावाचा भाग.	9440	47800	52700	66400	52700	चौ. मीटर	सि.टी.एम नंबर

99acres  
India's No. 1 Property Portal

Commercial Buy

Enter Locality / Project / Society / Landmark

Near Me



Post property FREE



Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Ambarnath East

Posted on Jul 04, 2022 | Ready to move

Verified Commercial Project

₹25 Lac @ 11,737 per sq.ft.

Estimated EMI ₹19,968

Commercial Shops for Sale

in shanti villa, Ambarnath East, Mumbai Beyond Thane, Mumbai

Contact Owner FREE

Shortlist

RERA STATUS

NOT AVAILABLE

Website: <https://maharera.mahaonline.gov.in>

Overview

Owner Details

Recommendations

Property (5)



Sale Amount

₹25 Lac

@ 11,737 per sq.ft.

Carpet Area

213 sq.ft.

(19.79 sq.m.)

Floor Number

Ground

Parking

Only private parking available

Washrooms

Only Public Washrooms

Property Age

1 to 5 Year Old



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Ref No. PBB/2022-23-026

15<sup>th</sup> July, 2022

Your Ref No. BOB Ulhasnagar – 4, Branch

To,

BANK OF BARODA,  
ULHASNAGAR – 4 BRANCH

GST NO. 27AAACB1534F2Z5

## PROFESSIONAL BILL

**VALUATION REPORT FOR** Residential Flat Belongs MR. DEEPAK PAARMANAND MATTA  
Godown No. 2, Basement Floor, Building Known as "AVADH APARTMENT", Plot No. 54, Near  
Rameshwar Complex, Shiv Ganga Nagar, Ambernath East, Tal. Ulhasnagar, Dist. Thane – 421 501.

1)	TO OUR PROFESSIONAL SERVICE CHARGES FOR PREPARING & SUBMITTING VALUATION REPORT	RS. 3,500.00
		RS.3,500.00
	Add – CGST @ 9 %	315.00
	Add – SGST @ 9 %	315.00
	TOTAL	4130.00
(RUPEES FOUR THOUSAND ONE HUNDRED THIRTY ONLY)		

GST NO. 27ADBPB9389B1ZN

For Pranjali Bhagawati

