

VALUATION REPORT

For
Bank of India Churchgate Branch
Of
Flat

OWNED BY

**Mr. Kuparam P. Choudhary & Mrs. Sita
Kuparam Choudhary**

Situated at

Flat No. 701, 7th Floor, 'E' Wing, Building No. 5,
Building Name "Shanti Lifespaces", Survey No. 49, 50,
51, 52, 53, 54, 55 & 56 of Village Achole, Sector - 4,
Yashwant Viva Township, Nallasopara, Taluka - Vasai,
Dist - Palghar.

CONDUCTED BY

M-TECH SERVICES LLP

Head Office:- Office No 501, 5th floor, Commercial Complex, "Srishti Square",
Sonapur Junction, LBS Marg, Bhandup (West), Mumbai - 400078.

E mail:- mtech0610@gmail.com Mobile No 9 8 1 9 1 2 0 8 0 7

**Valuation * Lender's Engineer *TEV Study * Financial Advisory *Certification/Inspection/Audit*



Valuation Report

V/C / BOI/ Churchgate Branch/ Mumbai		Date: 16th Nov 2019
A General Details		
1	Name of the Owner	Mr. Kuparam P. Choudhary & Mrs. Sita Kuparam Choudhary
2	Property Address	Flat No. 701, 7th Floor, 'E' Wing, Building No. 5, Building Name "Shanti Lifespaces", Survey No. 49, 50, 51, 52, 53, 54, 55 & 56 of Village Achole, Sector - 4, Yashwant Viva Township, Nallasopara, Taluka - Vasai, Dist - Palghar.
3	Landmark	Near Rajiv Gandhi School
4	Loan Application Number	NA
5	Purpose of Valuation	To ascertain the Fair Market Value of the Property
6	HissaNo/Survey No/Khasara No/ CTS No	Survey No. 49, 50, 51, 52, 53, 54, 55 & 56 of Village Achole, Sector - 4, Yashwant Viva Township, Nallasopara, Taluka - Vasai, Dist - Palghar.
7	Date of Inspection	16th Nov 2019
B Surrounding Locality Details		
1	Vicinity	Residential & Commercial
2	Type	Residential
3	Proximity to Civic Amenities	Nearest Railway Station- Nallasopara Railway Station. Site is at 1-2 Kms distance from Nallasopara Railway Station.
		Nearest Police Station :- Achole Police Station
4	Conditions of Approach Road	Asphalted Road
5	Plot Demarcated at site	Yes
C PROPERTY DETAILS		
1	Type of Usage of entire Property	Residential



M-TECH SERVICES LLP

Valuations • Lender's Engineer (LE) • TEV Study • Financial Advisory • Certification / Inspection / Audits

HO: Office No. 501, 5th floor, Commercial Complex, "Srishti Square", Sonapur Junction, LBS Marg, Bhandup (West), Mumbai - 400 078. • © : 98191 20807 • Email : mtech0610@gmail.com

MAHARASHTRA ■ MADHYA PRADESH ■ GUJARAT ■ RAJASTHAN

2	Additional Amenities		School, College, Mall, Multiplex, Market & all other amenities are available within 3-4 Kms distance.
			Nearest School:- Sheth Vidya Mandir High School & College
			Nearest Hospital :- Life Care Hospital
3	Boundary Details		East:- Vrindavan Garden Society, West:- Sai Deep Plaza Society, North:- Harmoni Building, South:- New Alka Puri Link Road.
D SUBJECT PROPERTY DETAILS			
1	Type of Premises	:	Flat
2	Occupied/Owned by		Owned By : Mr. Kuparam P. Choudhary & Mrs. Sita Kuparam Choudhary
			Occupancy Status:- Self Occupied
E STRUCTURAL DETAILS			
1	Type of Structure		RCC Frame Structure
2	No of Floors		<u>Ground + 7 Upper Floor</u> ✓
3	No of Flats on Each Floor		4 Flats on each floor
4	Internal Composition of the Flat		<u>2 BHK</u>
5	No of lifts in each wing	:	One Lift in each wing
6	No of Wings in the Building	:	<u>10 Wings</u>
7	Age of the property	:	<u>7 Years Old</u>
8	Estimate future life	:	<u>53 Years Provided Periodical Maintenance is done</u>
F QUALITY OF CONSTRUCTION			
Exteriors			
1	Beam & Column Structure		Satisfactory
2	Appearance & Maintenance of building		Satisfactory
3	Common Area Remarks		Entrance flooring: Marbonite, Stair case & Lobby flooring : Kota Stone; are provided
Interiors			
1	Flooring & Finishing, Wood Work, etc.		Flooring: Vitrified Tiles, Doors : Wooden Flush Door, Windows: Powder coated Aluminum Sliding. Kitchen Platform : Black Granite, Concealed Plumbing with Satisfactory fittings , Concealed Electrification with Satisfactory fittings- are provided



I. Remarks		:	1. Factors Considered for valuation: Location, Internal designing, amenities & facilities to be provided, grade of construction, current demand & Supply etc.
			2. On market enquiry we found that the rate prevailing in this area is around 7800- 8200 Rs. Per Sq Ft. on Built Up area. As the Building is satisfactorily Maintained with developing location of Nallasopara So we are taking the rate of 8000/- Rs Per Sq Ft on built up area for the purpose of our valuation.
		:	3. The valuation is based on the site visit & the information available & given by the bank.
			4. The valuation is subject to clear & marketable title and adequacy of engineering/ Structural design, deed of declaration for common areas etc.
			5. Past Performance of real estate market need not necessarily indicate the future trend.
			6. The only measurable area is carpet area where as the Built up area or Super Built up area etc. are "Calculated Area" using a factor called "loading factor" (Percentage Increase). The carpet area is inflated to get the built up area or Super built up area or saleable area for a particular premises. There is no Regulatory body to control such a loading factor, which differ from builder to builder and project to project. Generally the loading factor is related to amenities provided in a particular project. Under such circumstances, the valuer job becomes very challenging. In view of this, when we are giving opinion to the bank regarding Value of Security , for us Intrinsic Value of the property is relevant. Our emphasis is on "Value" of the security & not on the "Built up area" or "Super Built Up Area" etc.

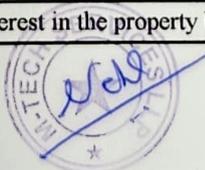
Annexure

1 Area is taken from title search report for the Purpose of Valuation

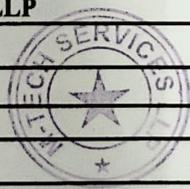
DECLARATION :

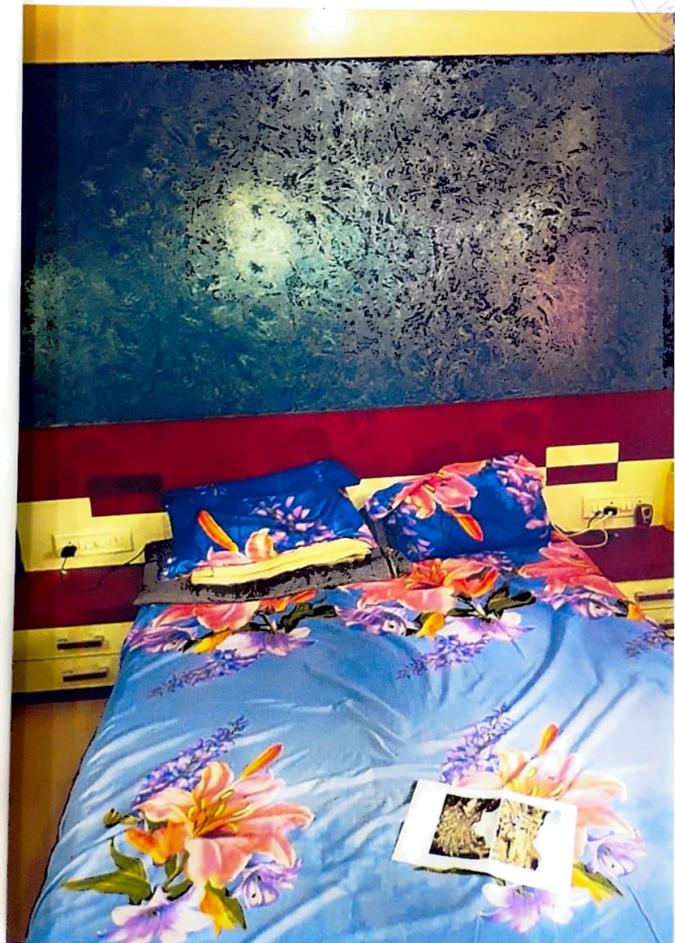
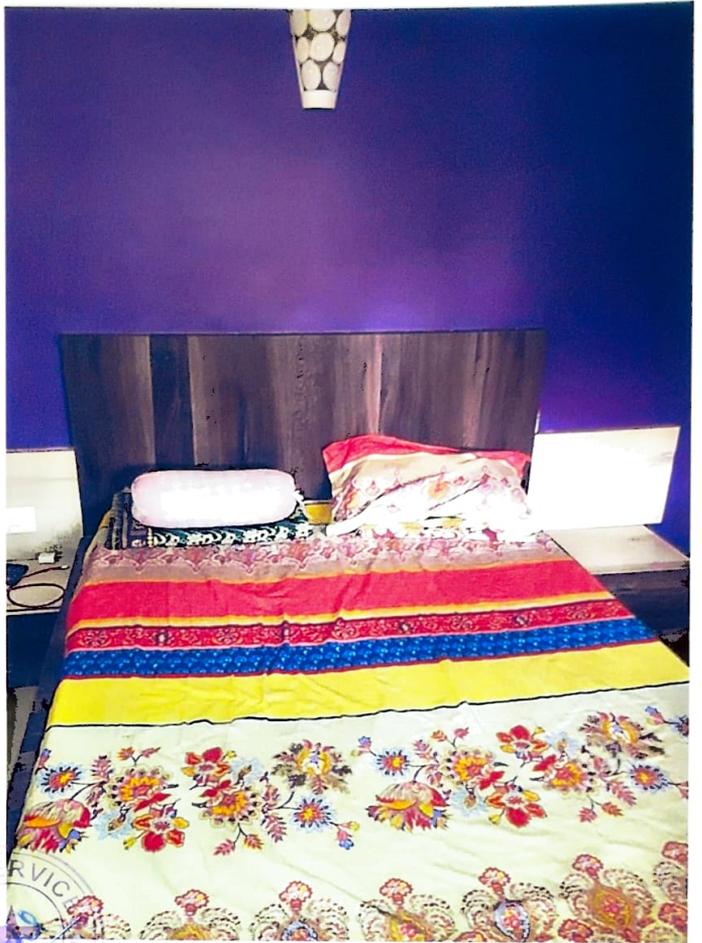
I, hereby, declare that :

1. The information furnished above is true and correct to the best of my knowledge and belief;
2. We have no direct or indirect interest in the property being valued;

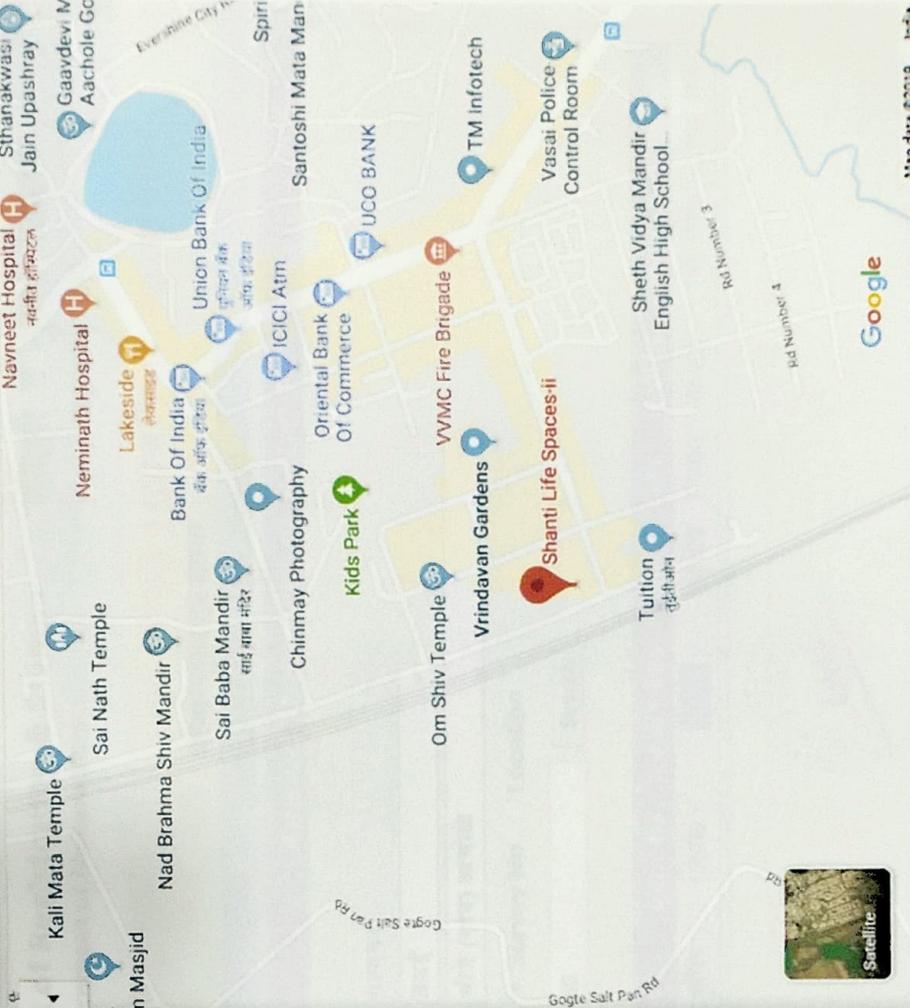


3. We have personally inspected the property on 16.11.2019.
4. We have not been convicted of any offence and sentences to a term of imprisonment;
5. We have not been guilty of misconduct in any professional capacity;
6. The particulars are based on information supplied by owner(s) & on market survey;
7. Bank should satisfy, regarding the genuinity of documents submitted by the applicant. The above valuation is valid only when documents are genuine.
8. We further certify that we have valued the right property as per the document provided to us by the bank/ borrower, and the photos of which are attached.
9. This Valuation Report is Valid when payment of Valuation Fees is being made by Cheque/DD/NEFT/RTGS/Bank Transfer.
DISCLAIMER :
1. The valuation agency does not have pecuniary interest that could reasonably be regard as being capable of affecting their ability to give an unbiased opinion of the value or that could conflict with the valuation of the property.
2. The opinion expressed in aforesaid valuation is as per the present market scenario and available customer and surrounding circumstances which are always highly volatile.
3. We are not liable towards anybody except who has appointed us, and liability of valuation agency and employees is limited to the addressee of the report only, no accountability, obligation or liability to any third parties is accepted.
4. This report deals only with value of property and does not cover any legal aspect regarding title, it's validity, encumbrance etc. The report has been furnished based upon the photocopy of title search report provided by the Bank. The Bank should ensure that the same property with genuine title deed has been mortgaged with the Bank for which this valuation report has been prepared. Valuation has been assessed as per present market conditions. It may vary in future according to the upward / downward trend in real estate.
Supporting Document Provided to us:-
Copy of Title Search Report
For M-TECH SERVICES LLP
Date: 16.11.2019
<i>Neha Agarwal</i>
(Er. Neha Agarwal)
Partner
B.E., MIE, CE, MIV, AIIV









Shanti Life Spaces-ii

4.2 ★★★★★ (7/5)
 Housing complex

- Directions
- Save
- Nearby
- Send to your phone
- Share

Nalasopara - Vasai Link Rd, Yashvant Viva Twp,
 Nalasopara East, Vasai-Virar, Maharashtra 401209
 CR3F+H6 Nalasopara East, Nala Sopara, Maharashtra
 092251 04778
 Opens at 11:00 am



Suggest an edit

M-Tech Services LLP
Office No 501, 5th floor, Commercial
Complex "Srishti Square", Sonapur
LBS Marg, Bhandup (W)
Mumbai-400078
Mob No. 9819120807
E-Mail :mtech0610@gmail.com
GSTIN 27ABGFM9241G1Z3

Bank Of India
Churchgate Branch

Performa Invoice No	Dated
2580	18.11.2019
Delivery Note	Terms of Payment
Supplier Ref.	Other Reference
Eligible for Input Credit	Dated
No	
Despatch Document	Dated
No	
Despatch Through	Destination

SI NO	Description of Service	Quantity	Rate	Amount
1	Professional Fees of Valuation of Flat of Kuparam Choudhary Located at Nallasopara		3500	3,500
	CGST @		9%	315
	SGST @		9%	315
	Total			4,130

Amt in Word
Four Thousand One Hundred & Thirty Rupees Only

HSN 998331
PAN NO ABGFM9241G

Declaration:-
Fees Can be credited in our Yes Bank Account No
059661900000561
IFSC YESB0000596

For M-Tech Services LLP

Authorised Signatory