



GYAN PRAKASH & CO.

Govt. Approved Valuers & Chartered Engineers

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Dated :-20/02/2022

VALUATION REPORT

1. Name of Branch : State Bank of India , Housing Finance Branch, Borivali West, Mumbai.	
1. GENERAL	
1. Purpose for which the valuation is made	: To assess present market value for the Purpose of advance
2. a) Date of inspection	: 18/02/2022.
b) Date on which the valuation is made	: 20/02/2022.
3. List of documents produced for perusal	
i) Agreement for sale.	: Dt.04/08/2018.
ii) Index II	: No.7233/2018, 04/08/2018.
iii) Commencement Certificate.	: No. SRA/ENG/2150/PN/PL/AP, Dt. 28/03/2018.
iv) MAHA RERA Certificate	: P51800015798, Dt.26/03/2018
4. Name of the Owners and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Aman Rajesh Khetan & Mr. Rajesh Omprakash Khetan . Flat No.T2-706 on 7 th Floor,T2-Wing,Sethia Imperial Avenue,C.T.S.No.9A,9A/1 to 57,123A(Part) of Village-Malad, Opp. Times of India Building, Western Express Highway , Malad East, Mumbai-400097.
5. Brief description of the property (Including Leasehold/Freehold etc)	: Freehold
6. Location of property	
a) Plot No. / C.T.S No.	: C.T.S.No.9A,9A/1 to 57,123A(Part)
b) Door No.	: Flat No.T2-706
c) C.T. S. No. / Village	: Village- Malad
d) Ward / Taluka	: Borivali.
e) Mandal / District	: Mumbai Suburban.

Ref:SBI/RET/GP/2022/31674



7.	Postal address of the property	: Flat No.T2-706 on 7 th Floor,T2-Wing,Sethia Imperial Avenue,C.T.S.No.9A,9A/1 to 57,123A(Part) of Village-Malad, Opp. Times of India Building, Western Express Highway , Malad East, Mumbai-400097.
8.	City / Town	: Mumbai.
	Residential Area	: Yes
	Commercial Area	: No.
	Industrial Area	: No
9.	Classification of the area	
	i) High / Middle / Poor	: Middle
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: MCGM.
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: State Govt.enactments
12	Boundaries of the property	
	East	: Time of India Building.
	West	: Kandivali Station.
	North	: Pushpa Park.
	South	: Bandongri Metro Station.
13	Extent of the site	: NA
14	Latitude, Longitude & Co-ordinates of flat	: 19.19313, 72.85932
15	Extent of the site considered for valuation (least of 13 A & 13 B)	: NA
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: At the time of inspection, the subject Flat was vacant.



15	If rented, what is the monthly rent?	Rs.25,000/- per month only. Rs. Twenty five thousand only per month.
IV MARKETABILITY		
1	How is the marketability?	Good
2	What are the factors favouring for an extra Potential Value?	i) High rise ii) Upscale living & Modern Amenities.
3	Any negative factors are observed which affect the market value in general?	No.
V	Rate Prevailing Market Land Rate/Price trend of the property in the locality/city from property search sites viz. magicbricks.com, 99acres.com, makaan.com etc. if available	Rs.24,000 /- to Rs.29,000 /- per sq.ft on RERA Carpet Area depending upon locality & amenities provided. So we have considered Rs.28,500 per sq.ft on RERA Carpet area for valuation purpose of Residential Property.
1	After analysing the comparable sale instances, what is the composite rate for a similar flat 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)	In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. We always try to arrive a value which is nearly correct reflection of actual transaction value irrespective of any factors in market.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	NA
3	Break - up for the rate	Rs.28,500/-per sq.ft on RERA Carpet Area.
	i) Building + Services	---
	ii) Land + Others	---
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Ready Reckoner Rate (Zone No.62/291) Rs.11,874.76 per sq.ft on Built up area.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	-----
	Replacement cost of flat with Services {V (3) i }	-----
	Age of the building	Recently completed.
	Life of the building estimated	60 Years .



Details of Valuation :

Sr. No.	Description	RERA Carpet area sq.ft	Rate per unit Rs. in per sq ft	Estimated Value Rs
1	Present value of the Flat	330	Rs. 28,500 /-per sq ft	Rs. 94,05,000/-
	Car parking	Nil	.....	Nil
2	Wardrobes	.....	.....	Nil
3	Showcases	.....	.....	Nil
4	Kitchen Arrangements	.....	.....	Nil
5	Superfine Finish	.....	.....	Nil
6	Interior Decorations	.....	.....	Nil
7	Electricity deposits / electrical fittings, etc.,	.....	.....	Nil
8	Extra collapsible gates / grill works etc.,	.....	.....	Nil
9	Potential value, if any	.....	.....	Nil
10	Others	.....	.....	Nil
	Total Amount			Rs.94,05,000/-

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

- Photograph of owner/representative with property in background to be enclosed.
- Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the Realizable Value : Rs.94,05,000/- (Rs. Ninety four lakhs & five thousand only)

Prakash

Place : Mumbai

Date : 20/02/2022



Signature

(Name and Official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report date-----
We are satisfied that the realizable value of the property is -----

Date : -----

Signature

(Name of the Branch Manager with office Seal)

DECLARATION- CUM- UNDERTAKING

(Annexure I)

I, **Gyan Prakash** son of **Sri Haribansh lal Srivastava** do hereby solemnly affirm and state that:

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my **valuation report dated 20/02/2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. The site was **inspected on 18/02/2022**. The work is not subcontracted to any other valuer and carried out by our associate.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in professional capacity
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number/Service Tax number as applicable is 27AAJPP9516H2Z9
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor of the firm / company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e.LLMS/LOS) only.
- y. Further, I hereby provide the following information.

