

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Mrs. Bhagyashree Ganesh Churi & Mr. Ganesh Bhalchandra Churi**

Residential Flat No. 601, 6th Floor, "**Ramkrishna Sadan Co-Op. Hsg. Soc. Ltd.**", Plot No. 813,  
Off Govindrao Patwardhan Marg, Gokhale Road (North), Dadar (West), District - Mumbai, PIN  
Code - 400028, State - Maharashtra, Country - India.

Latitude Longitude - 19°00'32.5"N 72°49'06.0"E

### Valuation Done for:

**State Bank of India  
RACPC Sion**

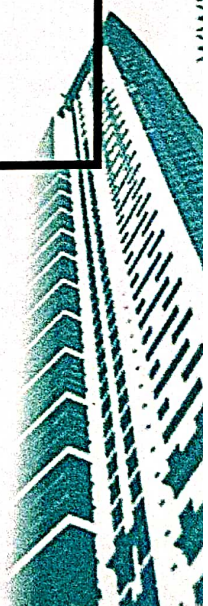
B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West),  
Mumbai, Pin Code - 400 070, State - Maharashtra, Country - India.

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 601, 6th Floor, "Ramkrishna Sadan Co-Op. Hsg. Soc. Ltd.", Plot No. 813, Off Govindrao Patwardhan Marg, Gokhale Road (North), Dadar (West), District - Mumbai, PIN Code - 400028, State - Maharashtra, Country - India. belongs to **Mrs. Bhagyashree Ganesh Churi & Mr. Ganesh Bhalchandra Churi**

Boundaries of the property :

North	Marlow Apartments
South	Poornima Apartments
East	J Palkar Road
West	Sir Pochkhanawala Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Fair Market Value purpose at **₹ 1,80,00,000.00 (Rupees One Crore Eighty Lac Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director



**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

### Mumbai

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### Aurangabad

Plot No. 106, N-3, CIDCO,  
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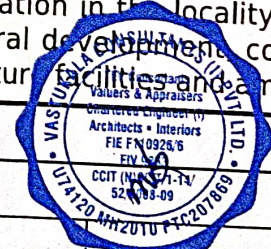
### Valuation Report of Immovable Property

<b>1 Customer Details</b>										
Name(s) of the owner(s).			Mrs. Bhagyashree Ganesh Churi & Mr. Ganesh Bhalchandra Churi							
Application No.										
<b>2 Property Details</b>										
Address			Residential Flat No. 601, 6th Floor, "Ramkrishna Sadan Co-Op. Hsg. Soc. Ltd.", Plot No. 813, Off Govindrao Patwardhan Marg, Gokhale Road (North), Dadar (West), District - Mumbai, PIN Code - 400028, State - Maharashtra, Country - India.							
Nearby Landmark / Google Map Independent access to the property			Landmark: Opposite Portuguese Church Latitude Longitude: 19°00'32.5"N 72°49'06.0"E							
<b>3 Document Details</b>					<b>Name of Approving Authority</b>					
Layout Plan		N.A.	-		Approval No.		-			
Building Plan		No	Details not provided		Approval No.		Details not provided			
Construction Permission		No	Details not provided		Approval No.		Details not provided			
Legal Documents		Yes	1. Copy of Agreement For Sale (2 pages from agreement) dated 17.11.2018							
<b>4 Physical Details</b>										
Adjoining Properties		East	West		North		South			
As on site		J Palkar Road	Sir Pochkhanawala Road		Marlow Apartments		Poornima Apartments			
As per document		Details not provided	Details not provided		Details not provided		Details not provided			
Matching of Boundaries	-	Plot Demarcated	No	Approved land use	Residential purpose	Property Type	Residential			
No. of rooms	Living	0	Bed Room	0	Kitchen	0	Dining	0		
	Toilet	0	Bath room	0	WC	0	Small Room	0		
Car Parking				Floor on which the property is located	6 <sup>th</sup> Floor	Approx. Age of the property	11 year(s)	Residual age of the property	49 years Subject to proper, preventive periodic maintenance & structural repairs.	Type of structure : R.C.C. Foundation
Total no. of Floors	Stilt + 7 upper floors.									
<b>5 Occupancy Details - Vacant</b>										
Tenant Name(s)			N.A.							







<b>Status of Tenure</b>		N.A.	<b>No. of years of Occupancy</b>	N.A.	<b>Relationship of tenant with owner</b>	N.A.
<b>Expected Income from the property</b>		₹ 37,500.00 Expected Income from the property per month				
6	<b>Stage of Construction</b>					
Stage of construction				Completed		
<b>If under construction, extent of completion</b>				100% work completed		
7	<b>Violations if any observed</b>					
Nature and extent of violations				Copy of Approved building plan is not provided		
8	<b>Area Details of the Property</b>					
Carpet Area = 469.00 Sq. Ft. (Area as per site measurement)		Carpet Area = 400.00 Sq. Ft. (Area as per Agreement for Sale)		Plinth area / Built up area in Sq. Ft. (Area as per agreement)		535.00
				Saleable Area in Sq. Ft.		-
Remarks:						
9	<b>Valuation</b>					
i. Mention the value as per Government Approved Rates also						
Guideline rate obtained from the Stamp Duty Ready Reckoner				₹ 3,14,800.00 per Sq. M. i.e. ₹ 29,246.00 per Sq. Ft.		
Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate				₹ 3,11,894.00 per Sq. M. i.e. ₹ 28,976.00 per Sq. Ft.		
ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.						
Indicator						
Property : 1 bhk flat for sale in Dadar (West) Source : Magicbricks.com Area : 470.00Sq. Ft. <b>Think.Innovate.Create</b> Expected Price : 21000000.00 Expected Rate/Sq. Ft : 44680.85 per Sq. Ft						
Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 45,000.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities)						
<b>Summary of Valuation</b>						
i. Guideline Value						
				Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area				535.00	28,976.00	1,55,02,160.00





12	<b>Name, address &amp; signature of Valuer</b>	<b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	For VASTUKALA CONSULTANTS (I) PVT. LTD.  C.M.D.  Director	
			<b>Sharad B. Chalkwar</b> Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193	Date of valuation: 14.12.2018
13	<b>Enclosures Documents &amp; Photographs</b>	1. Valuation Report 2. Satellite Location Map 3. Location cum Route Map from Nearest <sup>®</sup> 4. Photographs of the property		



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