

VALUATION REPORT OF IMMOVABLE PROPERTY

**FOR CENTRAL BANK OF INDIA, MIRA ROAD BRANCH,
OF
FLAT NO. 302, 3RD FLOOR,
SEA STAR CO-OP. HSG. SOC. LTD, JANKI KUTIR
OPP. HOTEL NOVOTEL, BALRAJ SAHANI MARG
JUHU BEACH, JUHU, MUMBAI-400 049
MAHARASHTRA.**



IN THE CASE OF

MR. SANJAY PRAVINKUMAR VORA

**Prepared by
Aarch Consultants & Valuers**

Architects, Engineers, Govt. Regd. Valuers.

1, Shree Chamunda Apt;

Liberty Garden Cross Road No.2,

Opp. Mehta Industrial Estate

Malad (West), Mumbai-400 064.

Tel.No.28825635/28826937

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 Off.1, Shree Chamunda Apt., Liberty Garden, Cross Road No. 2., Opp. Mehta Estate, Malad [West], Mumbai. - 400 064.

CBI/ARCH-323/2019

16/03/2020

To,
 The Chief Manager,
 Central Bank of India,
 Mira Road (East) Branch,
 Mira Road.

"Valuation Report of Immovable Property"

I	GENERAL	
1.	Purpose for which the valuation is made	: For assessment of fair market value of the property for bank purpose.
2.	a. Date of Inspection	: 13/03/2020
	b. Date on which the valuation is made	: 16/03/2020
3.	List of documents produced for perusal	: Agreement copy bearing regd. No. BDR15-08023-2006, Dated: 02/11/2006 & OC Copy
4.	Name of the Owner's / Owner's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: Mr. Sanjay Pravinkumar Vora
5.	Brief descriptions of the property	: Flat No. 302, 3 rd Floor, Sea Star Co-Op. Hsg. Soc. Ltd Janki Kutir, Opp. Hotel Novotel Balraj Sahani Marg, Juhu Beach, Juhu, Mumbai-400 049 Maharashtra.
6.	Location of property	
	a. Plot No. / Survey No./ C.T.S No.	: --
	b. Door No.	: Flat No. 302, 3 rd Floor
	c. C.T.S. No. / Village	: Village: Juhu
	d. Ward / Taluka	: CTS No. 514, Taluka: Andheri
	e. Mandal / District	: District: Mumbai Suburban
7.	Postal address of the property	: As stated in Sr. no. 5
8.	City / Town	
	Residential Area	: Residential Area
	Commercial Area	: --
	Industrial Area	: --
9.	Classification of the Area	
	i. High / Middle / Poor	: High Class.
	ii. Urban / Semi Urban / Rural	: Urban.
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Within the limits of Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	: No.
12.	Boundaries of the property	



	North	: Road / Hotel Novotel
	South	: Beach Square Building
	East	: Open Plot
	West	: Juhu Beach
		: Latitude : 19 06 29 28 N
		: Longitude : 72 49 27 81 E
13.	Dimension of the site	
	North	: Wall
	South	: Flat No. 301
	East	: Staircase
	West	: Wall
14.	Extent of the site	: Carpet area: 900 sq.ft (As per agreement) Saleable Area: 1260 Sq.ft
15.	Extent of the site considered for valuation (least of 14a & 14b)	: Saleable Area: 1260 Sq.ft
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner occupied
II APARTMENT BUILDING		
Sr. No.	Description	
1.	Nature of the apartment	: Residential
2.	Location	: As stated above (Sr. no. 6).
	C.T.S. No.	: As stated above (Sr. no. 6).
	Block No.	: As stated above (Sr. no. 6).
	Ward No.	: As stated above (Sr. no. 6).
	Village / Municipality / Corporation	: As stated above (Sr. no. 6).
	Door No., Street Road (Pin code)	: As stated above (Sr. no. 6).
3.	Descriptions of the locality Residential / Commercial / Mixed	: Residential Locality
4.	Year of Construction	: 1989 or thereabout.
5.	Number of Floors	: Stilt + 06 Upper Floors.
6.	Type of Structure	: R.C.C. framed structure
7.	Number of Dwelling Flats in the floor	: 2 Nos. Flat on 3 rd floor
8.	Quality of Construction	: Good
9.	Appearance of the building	: Good
10.	Maintenance of the building	: Good
11.	Facilities available	
	Lifts	: 02 No. Lift
	Protected Water Supply	: Yes.
	Underground Sewerage	: Yes
	Car parking – Open / Covered	: Stilt + Open car parking.
	Is compound wall existing?	: Yes.
	Is pavement laid around the building?	: Yes.
III FLAT		
1.	The floor in which the Flat is situated	: 3 rd Floor
2.	Door No. of the Flat	: Flat No. 302, 3 rd Floor
3.	Specification of the Flat	
	Roof	: RCC slab Roofing.
	Flooring	: Marble / Vitrified Flooring



	Doors	: Wooden Doors
	Windows	: Aluminum Windows
	Fittings	: Concealed wiring.
	Finishing	: Distempered Colored
4.	House Tax	
	Assessment No.	: Details not available
	Tax paid in the name of	: Details not available
	Tax amount	: Details not available
5.	Electricity service connection no.	: Details not available
	Meter card is in the name of	: Details not available
6.	How is the maintenance of the Flat	: Good
7.	Sale Deed executed in the name of	: Mr. Sanjay Pravinkumar Vora
8.	What is the undivided area of land as per Sale deed?	: N.A
9.	What is the plinth area of the Flat?	: Carpet area: 900 sq.fts (As per agreement) Saleable Area: 1260 Sq.fts
10.	What is the floor space index (FSI) (app)	: As permissible
11.	What is the Carpet area of the Flat?	: Measure Carpet Area: 916 Sq. ft (Including Carpet Area)
12.	Is it Posh / I Class / Medium / Ordinary?	: I Class
13.	Is it being used for Residential or Commercial purpose?	: Residential
14.	Is it Owner occupied or Let out?	: Owner Occupied
15.	If rented, what is the monthly rent?	: N.A.
IV	MARKETABILITY	
1.	How is the marketability?	: Good.
2.	What are the factors favoring for an extra Potential Value?	: Well Developed Residential locality. Sea View Flat
3.	Any negative factors are observed which affect the market value in general?	: No.
V	RATE	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality?	: Rs.40,000/- per sq .ft.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	: Rs.40,000/- per sq .ft.
3.	Break – up for the rate	
	i. Building + Services	: Rs.3,000/- per sq. ft
	ii. Land + Others	: Rs.37,000/- per sq. ft
4.	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs.33,138/- per sq.ft
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciation building rate	: Comparable Sale method.
	Replacement cost of Flat with services (v(3)i)	: Comparable Sale method.
	Age of the building	: 31 years
	Life of the building estimated	: 29 years (with proper maintenance & care the building).

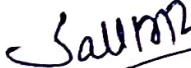


	Depreciation percentage assuming the salvage value as 10%	:--
	Depreciation Ratio of the building	: --
b.	Total composite rate arrived for valuation	: Rs.40,000/- per sq.ft.
	Depreciation building rate VI (a)	
	Rate for land & other V (3) ii	
	Total Composite Rate	: Rs.40,000/- per sq .ft
DETAILS OF VALUATION		
	Present value of the Flat	: Saleable Area: 1260 sq.ft.s x Rs.40,000/- per sq .ft = Rs.5,04,00,000/-
	Wardrobe	: N.A
	Showcase	: N.A
	Kitchen arrangements	: N.A
	Superfine finish	: N.A
	Interior Decoration	: N.A
	Electricity deposits / electrical fittings, etc.	: N.A
	Extra collapsible gates / grill works etc.	: N.A
	Potential value, if any	: N.A
	Car Parking No. 40	: N.A
	Total	Rs.5,04,00,000/-

- As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.5,04,00,000/- (Rupees Five Crores Four Lakhs Only)**.
- The realizable value of the property would be about **Rs.4,53,60,000/- (Rupees Four Crores Fifty Three Lakhs Sixty Thousand Only)**.
- The distress value of the property would be about **Rs.4,03,20,000/- (Rupees Four Crores Three Lakhs Twenty Thousand Only)**.
- Insurance Value = 1260 sq.ft.s x Rs.3000/- per sq.ft.s = **Rs.37,80,000/-**
- Govt. Ready Reckoner Rate: **Rs.33,138/- per sq.ft**

16/03/2020

: Malad (West), Mumbai.

For Aarch Consultants & Valuers

 (S. D. Thakare)
 Govt. Regd. Valuers
 Reg. No. CAT/I/ 249



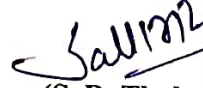
➤ I hereby declare that

1. The information furnished in this report is true and correct to the best of my knowledge and belief.
2. I have no direct or indirect interest in the property valued;
3. Our Representative has personally inspected the property on 13/03/2020.
4. Our report does not cover check of ownership, title clearance or legality. This valuation is purely an opinion & has no legal or contractual obligations on our part. The rates are based on current market condition as per our enquiries & opinion and the value may change with time.
5. In no event shall the consultant / Valuers be held responsible in respect of any one or series of event of the actual loss or damage sustained or liable for special, indirect or consequential damages as assignment has been completed on best effort and knowledge & Personal Opinion.
6. Bank is requested to obtain original sale Deed / Search report, property card tax receipt, occupation certificate etc. to verify the genuineness of document, before any finance is released.
7. The Valuation is Subject to Clear & Marketable Transferable Title & Adequacy of Engineering /Structural design & authentic approvals from approving authorities.
8. This valuation is given subject to clear titles & legality & approved status of building.

Date: 16/03/2020

Place: Malad (West), Mumbai.

For Aarch Consultants & Valuers


(S. D. Thakare)
Govt. Regd. Valuer
Reg. No. CAT/II/ 249



Details of Property Visited :

Date of visit :

Time of Visit :

Name & Designation of visiting official :

Remark if any :

The undersigned have inspected the property details in the valuation reports dated _____ on _____ We are satisfied that the fair and reasonable market value of the property is _____ (Rupees. _____ only)

ate:

Signature

(Name & Designation of the Inspecting Official /s)

Countersigned

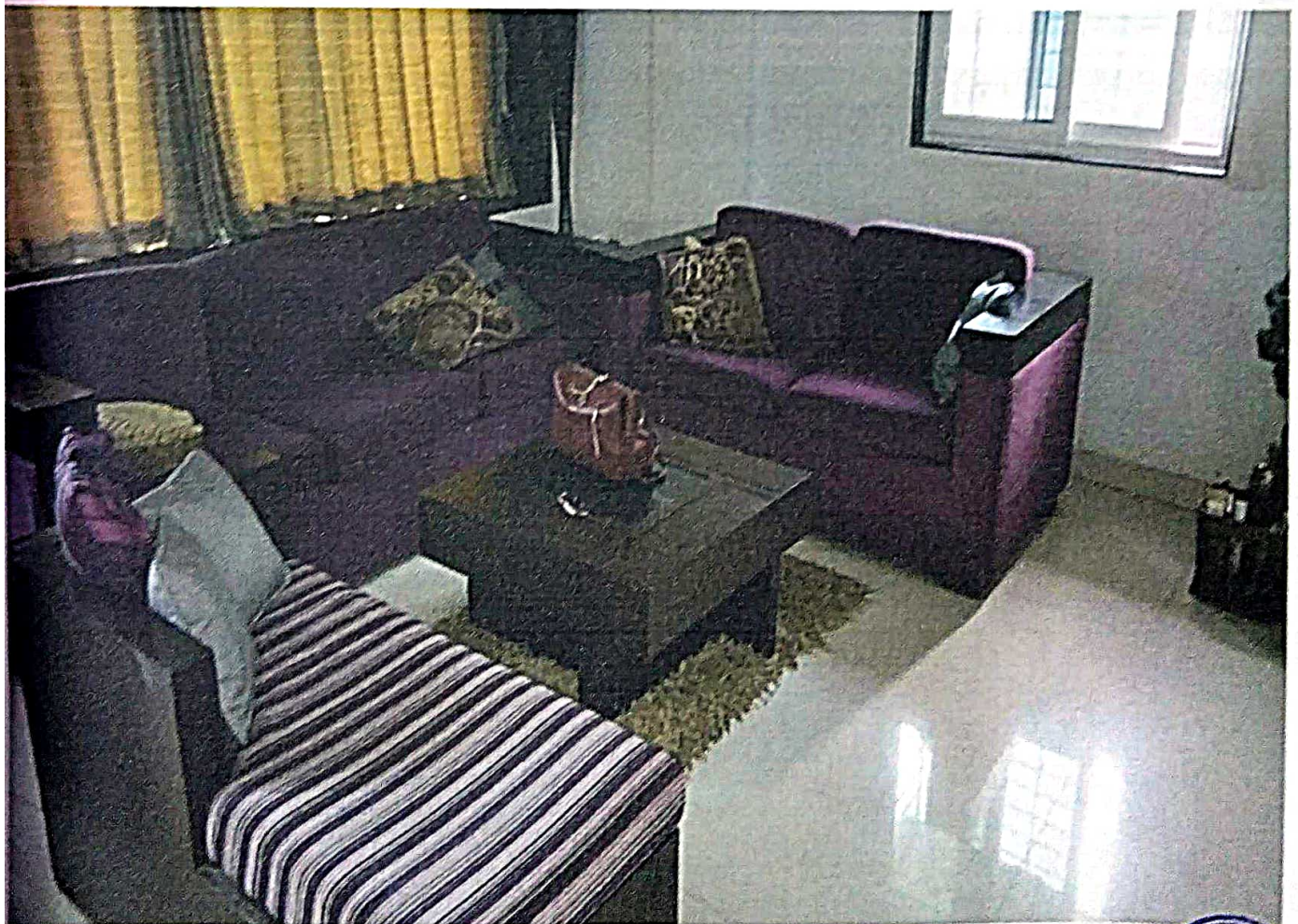
(Branch Manager)



Sea Star
CO-OP HOUSING SOCIETY LTD.

FLAT NO.	OWNER'S NAME
101	MR. P.O. HEDAOG
102	DR DEEPAK JAGIASIBAVA
201	MR. P.V. MISHRA
202	MR. HIMANSHU V. MEHTA
301	MRS. NAMITA PRADHAN
302	MR .SANJAY VORA
401	MR .PRAVIN MISHRA
402	MR. S. M. PIMPLEY
501	DR JAGIASI JAIRAM
502	SOCIETY OWNED FLAT
601	MRS. ARUNLATA GARG
602	MRS. SHALINI SURYAWANSHI
G 1	SOCIETY OWNED FLAT





PROVI REGISTERED VALUER
SINCE 1992 INC.
CAT#11249
S. O. THORPE



GOVT. REGISTERED VALUER
Govt. Reg. No.
CAT/1/249
S. D. THAKRE



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Valuation Rates User Manual Close

Year: 2022-23

Annual Statement of Rates Language: English

Selected District: मुंबई (उत्तर)

Select Village: वृह. अहरी

Search By: Survey No Location

Enter Survey No: 574

वर्गीकरण	सुरती कायदे	निकाली सदरिका	ऑफिस	दफतरे	औद्योगिक	एकक (Sq. Ft.)	Attribute
38 222 - अर्धमाल एलोकले वृह. व. मुद्रांक वि.क. रोड (एलोकले मार्ग), एलोकले वृह. व. मुद्रांक वि.क. रोड व एलोकले मार्ग	214200	356700	302400	439900	356700		चौरस मीटर सि टी एस. नंबर

