

S. DESHPANDE


Chartered Engineer, Govt. Regd. Valuer, Competent Person & Arbitrator
F.No-06, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik-422 007, Maharashtra, India

GSTIN: 27AELPD3957L1Z2

Contact: +91 94 222 58807 95450 48899 9820846791 95948 05666 253 2355475 251 2472666
www.sddeshpande.com sanjaydeshpande63@gmail.com balkrishna.chikhalkar@gmail.com info@sddeshpande.com

INVOICE			
Invoice No. :	519/SDD/20-21		
Invoice Date :	20.08.2020		
State :	Maharashtra		State Code: 27
Name :	M/s. Bank Of Baroda,		
Address :	SMS MMR		
GSTIN :	GST NO. 27AAACB1534F2Z5		
PAN No : (If not registered with GST)			
State :	Mumbai		State Code: 27
Description / Service	SAC CODE	Qty	Taxable Amount INR
Charges for Issuing / submission valuation report of : : SHRI. NANA SHANKAR POTE, SMT. UJWALA NANA POTE, SHRI. SUHAS NANA POTE Flat No. 201,2 nd Floor, Building No. C1, Building Known as " SAI GURAV", Khadak Pada Road ,Village Gandhre, Tal. Kalyan, Dist. Thane Our ref No. 455/SDD/BCK/VR/BOB/BHANDUP Dt.: 20.08.2020 Incl. Conveyance & Expenses	998399	1	1500.00
Total			1500.00

Total Invoice Amount In Words:	Total Amount Before Tax	1500.00
Indian Rupees One Thousand Seven Hundred Seventy Only	Add - CGST @ 9 %	135.00
	Add - SGST @ 9 %	135.00
	Add - IGST (For Inter State)	Nil
	Tax Amount - GST (18%)	270.00
	Total Amount After Tax	1770.00

Bank Details	Certified that the particulars given above are true and correct.
State Bank Of India Current A/C Name: S.D. Deshpande Account No: 339 010 42 874 IFSC No: SBIN 000 3872 MICR 422 00 2003 Branch: Satpur Industrial Estate, Satpura, Nashik, Maharashtra, India	 For, S.D. DESHPANDE

[PAN No: AELPD3957L] | [FIE No: 111193-7] | [FIV No: 16367] | [CAT-VII (N) CCIT/P&M/20/59/06/07] | [MICA - IY/ICA/4843]

Mumbai/Thane: 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Rd, Thakurli (E), Dombivli 421201, Dist: Thane.
Pune: 42/6, 'Chatak', Schme-10, Sector-21, Yamunanagar, Nigdi, Pune 411044.
Aurangabad: 127, Shrey Nagar, New Osmanpura, Aurangabad 431005.



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Mumbai/Thane : 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivli 421 201, Dist. Thane. M S (India)

Nasik : Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007, M.S. (India)

Pune : 42/6, 'Chatak', Scheme-10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044, M.S. (India)

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Website : www.sddeshpande.com • **Email** : sanjaydeshpande63@gmail.com, balkrishna.chikhalkar@gmail.com info@sddeshpande.com

Ref No.455/SDD/BCK/VR/BOB/MMER

Date: 19/08/ 2020

Valuation Report for Residential premises located at Flat No.201,2nd Floor, Building No. C1, Building Known as " SAI GURAV", Khadak Pada Road ,Village Gandhre, Tal. Kalyan, Dist. Thane.

1.	Name of the Bank	:	BANK OF BARODA, SMS MMER
2.	Regarding	:	Valuation of Residential Flat
3.	Name of Applicant	:	SHRI. NANA SHANKAR POTE SMT. UJWALA NANA POTE SHRI. SUHAS NANA POTE
4.	Phone No. of Applicant	:	-----
5.	Address of the Applicant	:	Flat No. 201,2 nd Floor, Building No. C1, Building Known as " SAI GURAV", Khadak Pada Road ,Village Gandhre, Tal. Kalyan, Dist. Thane.
6.	Property Address	:	Flat No. 201,2 nd Floor, Building No. C1, Building Known as " SAI GURAV", Khadak Pada Road ,Village Gandhre, Tal. Kalyan, Dist. Thane.
7.	Survey No./ Plot No.	:	S No. 45/25, 36/1, 37/3
8.	Name of the Seller / Developers	:	N.A.
9.	Current possession with	:	Owner
10.	Latitude & Longitude	:	19.169729, 73.236870
11.	Type of the Property	:	Residential Flat
12.	Requested by Financiers	:	Bank of Baroda, Bhandup Branch.
13.	Date of the inspection	:	14.08.2020
14.	Survey in presence of	:	Owner
15.	Purpose of Valuation	:	To ascertain fair market value of the Property.
16.	Location:	:	Kalyan
	i) Type of locality	:	Residential
	ii) Class	:	Middle Class



iii)	Nearest Railway/Bus Stand Station	:	Kalyan Railway Station
iv)	Distance From Station	:	3.5 KM distance from Kalyan Railway Station
v)	Civic Amenities	:	Available nearby
vi)	Landmark	:	Near Khadak pada Circle
i)	Type of Land	:	Non-Agricultural – Freehold
ii)	Plot Boundaries	:	East : Parijat Building West : Road North : Sai Sankul Phase-1 South : Service Road
a)			
b)	Flat Boundaries	:	East : Flat No. 202 West : Passage North : Sai Sankul Phase-1 South : Service Road
iii)	Type of occupation Ownership/ Tenanted	:	Owner
iv)	Type of Structure	:	R.C.C. Frame + Brick wall partitions
v)	No. of floors	:	Ground/stilt +14 th upper floors
vi)	No. of lift	:	2 Lift is provided
18.	Property Details:		
i)	Floor in which the property is situated	:	On 2 nd floor
ii)	Type of property	:	Residential Flat 3 BHK + 2 W.C. & Bathroom
iii)	Carpet Area	:	As per document carpet area 830 sq. ft.
iv)	As per document carpet area /built up Area	:	Built up area 996 sq. ft Saleable area 1245 sq. ft
19.	Completeness of Project	:	Building is 100 % Completed
20.	Quality of Construction	:	Good
i)	Under Construction	:	No
ii)	Complete	:	Yes
21.	Age of the Property	:	4 Years As Per Customer See
22.	Residual (Future) life	:	56 Years.
23.	Ind. Bldg./Complex of	:	Residential
24.	Separate Compound Wall	:	Yes
25.	Garden	:	No



26.	Paving around the Building/ Chequered tiles	:	Chequered tiles
27.	Car Parking	:	Open + Stilt Car Parking
28.	Maintenance/ First Impression	:	Good.
29.	Plans Approved By	:	KDMC
30.	Society Registration No.	:	N.A
31.	Property Tax	:	N.A
32.	Water Availability	:	KDMC
33.	Compliance to Sanctioned Plans	:	N.A
34.	Valuation Method	:	Composite Rate Method
35.	Current Fair Market Rate	:	Rs. 5,000 /- To Rs.6,000/- On Salable Area Per Sq. ft.
36.	Current Fair Market Value	:	1245 sq. ft. x 5,500 Rs. = Rs. 68,47,500/- (Rs. Sixty eight Lakh Forty Seven Thousand Five Hundred Only)
37.	Market Value in respect of work completed 100%)	:	Rs. 68,47,500/- (Rs. Sixty eight Lakh Forty Seven Thousand Five Hundred Only)
38.	Realizable Sale Value	:	Rs. 68,47,500/- X 90% = Rs.61,62,750 /- (Rs. Sixty One Lakh Sixty Two Thousand Seven Hundred and Fifty Only)
39.	Distress Sale Value	:	Rs.68,47,500/- X 80% = Rs. 54,78,000 (Rs. Fifty Four Lakh Seventy Eight Thousand Only)
40.	Basic For recommended rate	:	Market Enquiry, Location & Type of construction.
41.	Suggested sum assured for Fire Insurance Cover	:	Rs. 19,32,000/-
42.	Government Value	:	Rs. 47,37,972/-
42.	Reason for deviations if any	:	Registrar's rates are for normal properties & they do not consider amenities, location, vastu-shastra compliance, Proximity to a temple, a school & college etc.
43.	Amenities / Extra fittings	:	Vitrified tiles flooring, Granite kitchen platform with full wall tiles, aluminum sliding window with secured grills, wooden door
44.	Agreement Date	:	30.03.2020
45.	Document Seen:	:	Agreement Copy
i)	Registration Date	:	30.03.2020
ii)	Registration No.	:	KLN-2608-2016
iii)	Village	:	Gandhre
iv)	Receipt No.	:	3244



REF No. 455/SDD/BCK/VR/BOB

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V)	Agreement between	:	Seller : M/S. WESTERN ARCH ENTERPRISES Purchaser: SHRI. NANA SHANKAR POTE SMT. UJWALA NANA POTE SHRI. SUHAS NANA POTE
46.	Remark	:	Nil

Considering the location, condition, maintenance & use of the building, Fair Market Value of the property is Considered at **Rs. 68,47,500/-**

(Rs. Sixty Eight Lakh Forty Seven Thousand Five Hundred Only)





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CERTIFICATE

We certified that we have surveyed the immoveable property SHRI. NANA SHANKAR POTE SMT. UJWALA NANA POTE, SHRI. SUHAS NANA POTE

AS DESCRIBED BELOW

Type	:	Residential Flat 3 BHK + 2 W.C. & Bathroom
Address	:	Flat No. 201, 2 nd Floor, Building No. C1, Building Known as " SAI GURAV", Khadak Pada Road, Village Gandhre, Tal. Kalyan, Dist. Thane.

We further certified that the fair market value of the property, described in detail in this report is as follows:-

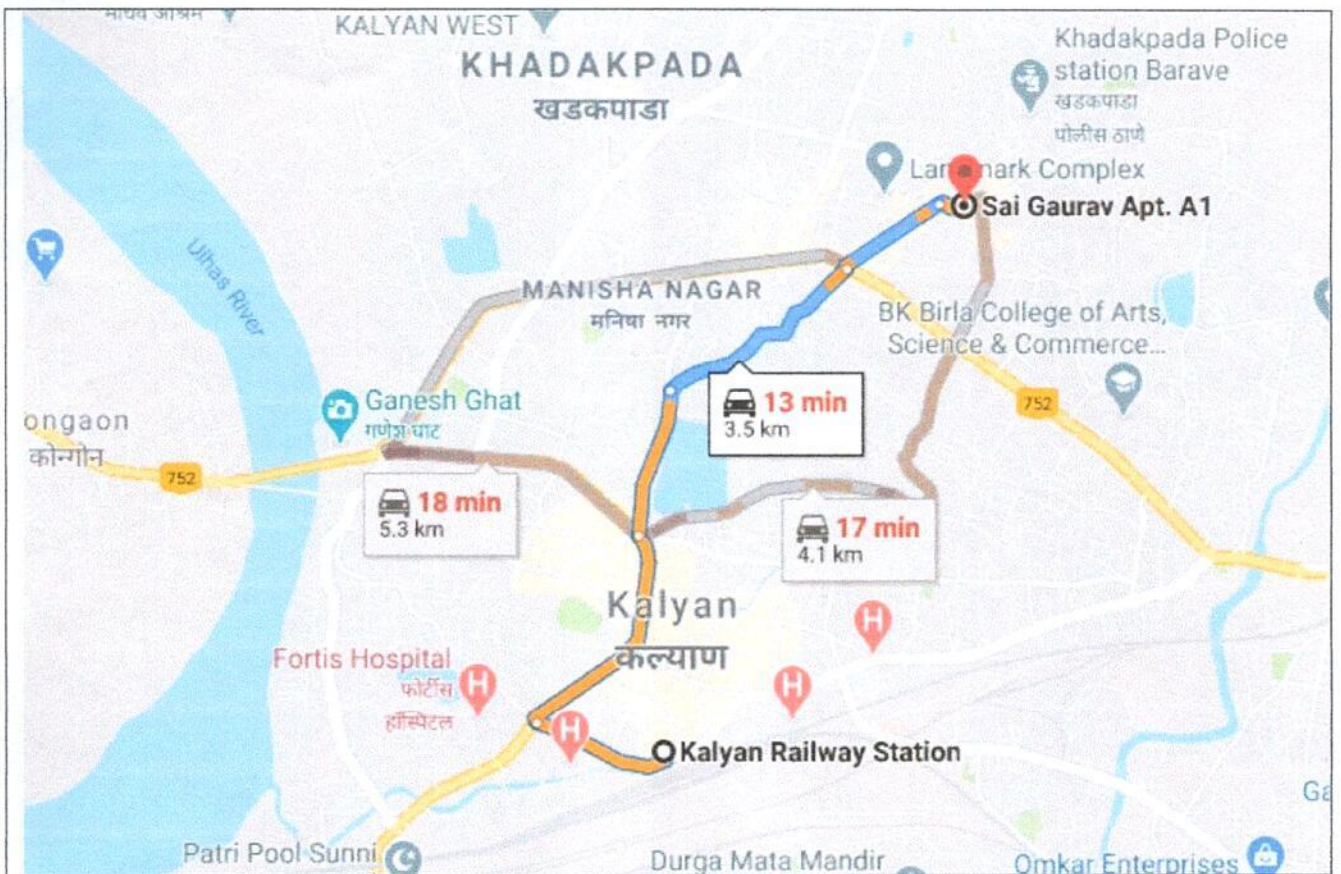
Current Fair Market Value	:	1245 sq .ft. x 5,500 Rs. = Rs. 68,47,500/- (Rs. Sixty eight Lakh Forty Seven Thousand Five Hundred Only)
Market Value in respect of work completed (100%)	:	Rs. 68,47,500/- (Rs. Sixty eight Lakh Forty Seven Thousand Five Hundred Only)
Realizable Sale Value	:	Rs. 68,47,500/- X 90% = Rs.61,62,750 /- (Rs. Sixty One Lakh Sixty Two Thousand Seven Hundred and Fifty Only)
Distress Sale Value	:	Rs.68,47,500/- X 80% = Rs. 54,78,000 (Rs. Fifty Four Lakh Seventy Eight Thousand Only)

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

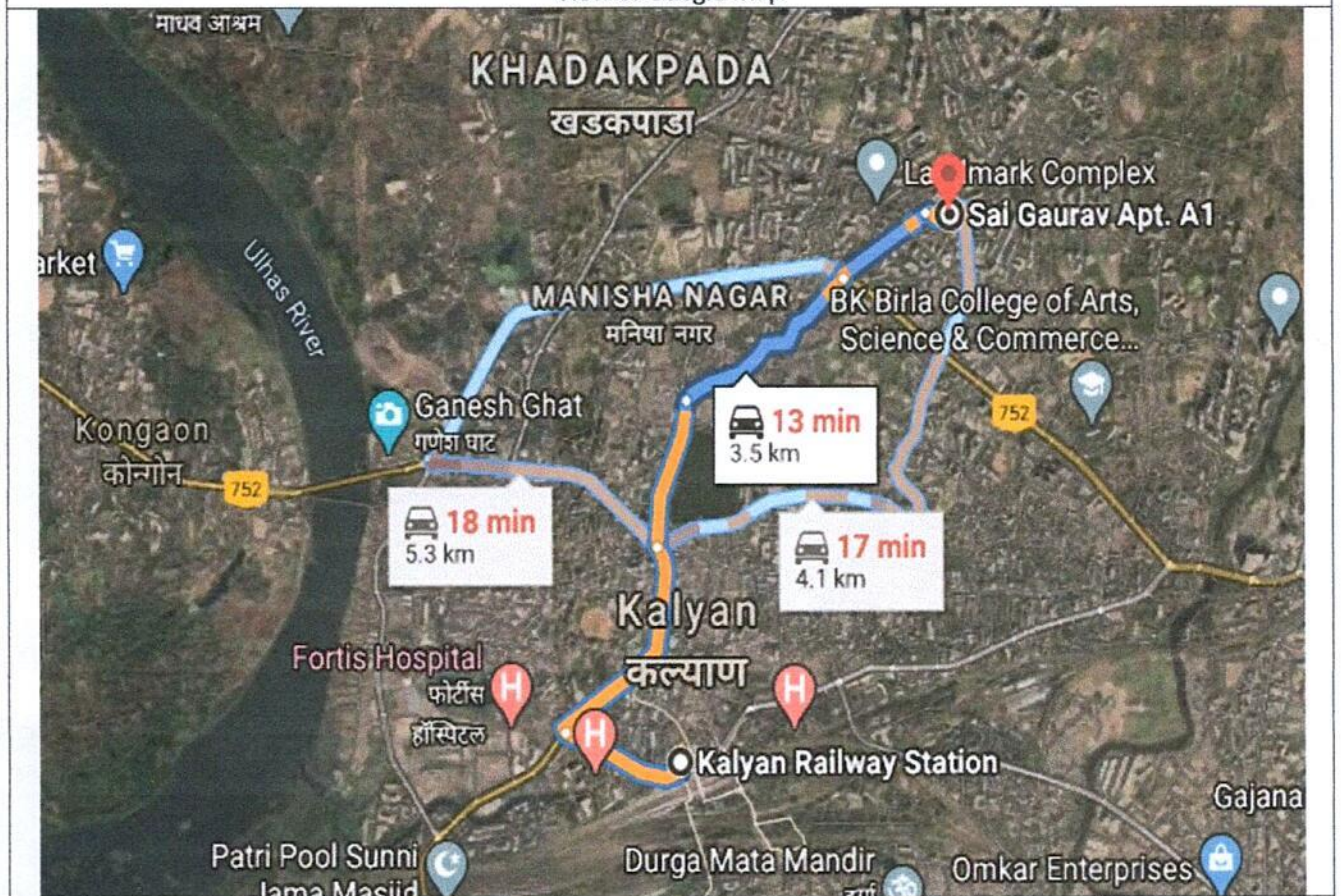
I hereby declare that:

- 1 The information furnished is true & correct to the best of my knowledge & belief.
- 2 I have no direct or indirect interest in the property valued.
- 3 Our representative has personally inspected the property on Date 14.08.2020
- 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 per registered agreement copy dtd. 30.03.2020
- 8 Photographs Attach.





View of Google Map



View of Satellite



Photo Gallery: SHRI. NANA SHANKAR POTE, SMT. UJWALA NANA POTE, SHRI. SUHAS NANA POTE Flat No. 201, 2nd Floor, Building No. C1, Building Known as "SAI GURAV", Khadak Pada Road, Village Gandhre, Tal. Kalyan, Dist. Thane.

