

To  
Branch Manager,  
Bank of India,  
Ambarnath.

**SANDEEP S. MULAY**

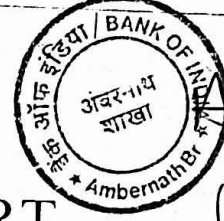
B.E. (Civil), LL.B.

Chartered Engineer, Valuer & Techno-legal Consultant

ADDRESS (O): A – 202, Shradha Sagar CHS, Above Bank of Maharashtra, Station Road, Badlapur – E. Thane – 421 503.

ADDRESS (R): "Ashray", Shirgaon, Kirti Police Colony Road, Behind Surya Nagar, Badlapur – E. Thane – 421 503.

Contact No: (0251) 269 2621. (M) 92243 08279. E-mail- mulayss2003@yahoo.co.in



Approved  
Om Prakash

## VALUATION REPORT

Of

## IMMOVABLE PROPERTY

for

**Mr. Rajeshkumar Sah.**

Located at

**Flat No. A-510, Bliss, Near Anand Nagar  
MIDC, Jambhivli, Ambarnath (East).**

Required by

Bank of India.  
Branch: Ambarnath.

Date: September 18, 2017.

# SANDEEP S. MULAY

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Contact No: (0251) 269 2621, (M) 92243 08279. E - mail: [mulayss2003@yahoo.co.in](mailto:mulayss2003@yahoo.co.in)

Ref: SSM/BOI/Sah/17-18.

Date: September 16, 2017.

## O-1 Form

### Valuation of Immovable Property

: Residential premises: Flat No 510, Fifth floor, A wing Bliss. Near Anand Nagar MIDC. Additional Ambarnath area. Opp. Om Techno Engineers and LNV Digital system. Off Karjat Katai road, Ambarnath (East).

### PART - I

#### Name of Client

: Mr. Rajeshkumar Vasudev Sah.

#### 1 Purpose for which valuation is made

: To know the fair market value of the flat for loan facility against mortgage of the said flat from the Bank of India. Branch: Ambarnath.

#### 2 Date on which valuation is made

: 16.09.2017.

#### 3 Name of the owner

: Same as client.

#### 4 If the property is under joint ownership, co-ownership share of each owner. Are the shares individual?

: Owned by the client. Presently, it is rented. Client is the sole-owner of the property.

#### 5 Brief description of the property

: Refer Part II of the report.

#### 6 Location, street ward no. Survey /Plot No. of land.

Residential premises: Flat No 510, Fifth floor, A wing Bliss. Near Anand Nagar-MIDC. Additional Ambarnath area. Opp. Om Techno Engineers and LNV Digital system. Off Karjat Katai road, Ambarnath (East). Plot No. AM 20. Jambhivli.  
On or Towards the North: Kalyan Karjat road.  
On or Towards the South: Staircase of the building.  
On or Towards the East: Open space of the building.  
On or Towards the West: Common floor passage.

#### 8 Is the property situated in residential / commercial/mixed area/Industrial area

: Residential and **industrial**.

**Industrially developed and surrounded locality.**

#### 9 Classification of locality High Class/ Middle Class/Poor Class

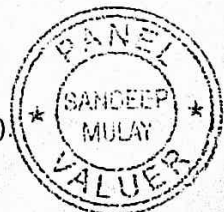
: Middle Class

#### 10 Proximity to civic amenities like schools, hospitals, offices, market, cinema etc.

: Within 3.0 km radius.

#### 11 Means & Proximity to surface communication by which the locality is served.

: Railway, auto ricksha, S. T. service. Nearest railway station is Ambarnath (East).



**LAND**

- 12 Area of land supported by documentary proof, shape do, dimensions and physical features. : 16366.36 sq mtrs. (Refer agreement). Hilly. Regular.
- 13 Roads, Streets of lanes on which the land is abutting : Off Kalyan Katai road.
- 14 Is it free-hold or lease-hold land : Lease-hold
- 15 Is it lease-hold, the name of lessor/lessee nature of lease, dates of commencement and termination of lease and terms of rental of lease. : Lease period of 95 years commencing from 01.04.2010  
Bank should refer original lease deed dated 27.01.2011
- (i) Initial premium :
- (ii) Ground rent payable to the lessee in the event of sale or transfer. :
- (iii) Unearned increase payable to the lessee in the event of sale of transfer :
- 16 Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant. : Bank should refer original lease deed dated 27.01.2011
- 17 Are there any agreement of leasement? If so attach copies. : Bank should refer original lease deed dated 27.01.2011
- 18 Does the land fall in an area included in any Town Planning Scheme or any development Plan of Govt. pr any statutory body? If so; give particulars : Bank should refer original lease deed dated 27.01.2011
- 19 Has any contribution been made towards development or is any demand for contribution still outstanding. : Bank should refer original lease deed dated 27.01.2011
- 20 Has the whole or part of the land been notified for acquisition by Government or any statutory body. Give any statutory body. Give details of the notification. : Bank should refer original lease deed dated 27.01.2011
- 21 Attach a dimensioned site plan. : N A

**IMPROVEMENTS**

- 22 Attach Plans and elevations of all structure standing on the land and layout plan. : N A
- 23 Furnish technical details of the building on a separate sheet (The annexure to this form may be used). : Attached.

*Sandeep Mulay*



24 (I) Is the flat owner occupied : Owned by the client. Presently it is rented.  
tenanted/both

(II) If partly owner-occupied specify portion :  
& extent of area under owner occupation

25 What is the floor-space-index premissible : One.  
and percentage actually utilized. Drawing showing FSI statement is not submitted for  
the perusal of the valuer.

RENTS

26 to 37 not applicable. Being ownership.

SALES

38 Give instance of sales of immovable : Refer Sr. No.40  
property in the locality on a separate  
sheet indicating the name and address  
of the property, registration no sale  
price and area of land sold.

39 Land rate adopted in this valuation : Land combined with structure above. Refer Part II of  
the report.

40 If sales, instance are not available or : Our technical data  
relied upon the basis of arriving the Market survey  
land rate.

COST OF CONSTRUCTION

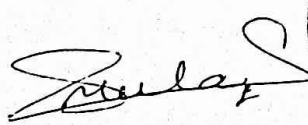
41 Year of commencement of construction : Around 2011. (Information received from the client).  
and Year of completion. Around 2014. (Information received from the client).

42 What was the method of construction : By appointing agencies, consultants and contractors.  
by contract/by employeed labour direct/  
by both?

43 For items of work done on contract, : N A  
produce copies of agreements.

44 For item of work done by engaging : N A  
labour directly give basic rates of  
materials and labour supported by  
documentary proof.

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### PART II -Valuation

Here the Registered Valuer should discuss in detail his approach to valuation of the property and indicate how the value has been arrived at supported by necessary calculation.

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*Valuation of property: Residential Premises flat No. 510. At the fifth floor. A wing. Bliss. Near Anand Nagar MIDC, Off Karjat Kutai road. Jambhivli, Ambarnath (East), Dist Thane, detail as follows:*

**Client:** Mr. Rajeshkumar Sah.

#### Location and description of the property.

We have visited the site along with Mr. Rajeshkumar Sah, owner of the property on 16.09.2017. We are given free access to inspect the property.

Information received from him is as follows.

##### 1) Location:

Building is located in the old, developed and established **industrial** area. It is about three kilo meters away from Ambarnath (East) railway station and about one kilo meter away from main Karjat Kalyan road. It is approachable from two internal MIDC roads.

There are very few shops in the surrounding area that fulfills the day to day requirements of the residents. Few shops in the complex premise are operative.

It is within the limits of Ambarnath Municipal Council.

##### 2) Surrounding of the building:

Surrounding of the building is uniform, eight storeyed buildings.

##### 3) Building:

Plinth level of the building is adequate. It is constructed along hilly territory. It has seven wings of eight storeyed. All these buildings are joined and forms C shape. Part front road facing portion of all these buildings is used for the commercial purpose and rear side area is used for the parking of vehicles. All rest of the floor area is used for the residential purpose. There are ten flats per floor. About 80 % of total flats are occupied. There is adequate open area around the building. Complex is provided with garden, play area, club house etc.

##### 4) Flat:

Orientation of the flat is North South. Main door is towards the West. Flat consists of hall, kitchen, w. c., bathroom and passage. All rooms are provided with the balcony. Kitchen platform is 2.30 M long with s s sink and black granite top. Wall tiles are fixed above the platform.

This flat has complex side view.



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**5) General:**

- 1) We have not considered the effect of "Vastu shastra" in our valuation.
- 2) We have not considered about 5%-8% of valuation amount, covering stamp duty, brokerage, registration, documentation etc.
- 3) There is no litigations, encroachment etc in this property.
- 4) Few new constructions are going on in this area.
- 5) Photographs taken at the time of site visit, copy of the agreement, registered on 10.01.2014, are attached.
- 6) I have neither studied nor verified any of the legal documents relating or affecting directly or indirectly to the property. This report is valid only when documents are genuine. There is no responsibility of the valuer for any errors and or irregularities and frauds found and or occurred in the original property document at any stage. The assessed value worked out by the valuer is a professional opinion only. It has no legal or any other aspects.
- 7) Valuation varies from purpose to purpose. The report is effective on the date of inspection and it is a function of various factors mainly demand and supply, local conditions, Government policies etc.

All these points are considered for the valuation of the property.

Carpet area of the flat as per the agreement is 295 sft. For valuation purpose, we consider the built up area as 1.20 times the carpet area. So, built up area of the flat is 354 sft. This area is considered for the valuation.

**Valuation of property:** Residential Premises flat No. 510, At the fifth floor, A wing, Bliss, Near Anand Nagar MIDC, Off Karjat Katai road, Jambhivli, Ambarnath (East), Dist Thane.

**Calculations for valuation:**

	In Rs.
1) Area of the premises	354 sft
2) Prevailing market rate	4,500/-
3) Value of flat	15,93,000/-
4) Valuation on 'as is where is' and 'as is whatsoever there is' basis as on today's market rate of property is (Rupees Fifteen lacs ninety three thousand only).	Rs. 15,93,000/-
5) Distressed sale value of the property (as on today, property being marketable) Rs. 14,00,000/- (Rs. Fourteen lacs only).	
6) Value of the property for insurance purpose: Rs. 5,00,000/- (Rs. Five lacs only).	
7) Market value of the property based on Stamp Duty reckoner: Rs. 9,12,000/- (Rs. Nine lacs twelve thousand only).	

A redacted signature and a circular stamp of the valuer, Sandeep S. Mulay, are located at the bottom of the page. The stamp contains the text "SANDEEP S. MULAY" and "VALUER".

## PART -III

I hereby declare that

- a) The information furnished in part-I is true and correct to the best of my knowledge and belief.
- b) We have no direct or indirect interest the property valued .
- c) I have personally inspected and valued the right property.

Date : 16.09.2017.

Place: Badlapur.

Signature of Valuer

**TECHNICAL DETAILS. (General Nature)**

- 1 No. of floors & height of floor : Ground and seven floors above. 2.72 M
- 2 Pinth area floor wise: (As per I S 3861-1966) : N A
- 3 Year of Construction : Around 2011 - 2014.
- 4 Estimated future life : Past life:03 years. Future life:57 years. Total life:60 year if land and building are maintained well as per standard engineering practices.
- 5 Type of Construction.Load bearing or R C C : R C C framed structure.
- 6 Type of foundation : Individual column foundation.
- 7 Walls : 6" thick plastered and painted brick masonry walls
- 8 Partition : 4" thick plastered and painted brick masonry wall.
- 9 Doors & Windows : Wooden frame flush doors. PVC panel doors. Aluminium sliding windows with MS grills.
- 10 Flooring : Vitrified.
- 11 Finishing / painting floor : Oil base paint.
- 12 Roofing & terracing : R C C slab with water proof layer.
- 13 Special Architectural or decorative features if any : Average.
- 14 I) Internal wiring: Surface or Conduit. : Conduit.  
II) Class of fittings superior / ordinary. : Ordinary.
- 15 Sanitary Installation : One toilet block and sink.
- 16 Compound wall  
Height and type of construction : 1.20 M. (Av). 6" thick brick wall.
- 17 No. of lifts & capacity : One lift. Two R C C staircases.
- 18 Under ground water tank capacity: : As per the requirements.  
Type of construction: : R C C
- 19 Over head water tank: i) Location : Above terrace.  
ii) Capacity and iii) Type of construction : As per the requirements. R C C.
- 20 Pumps: Numbers & their H.P. : Two. As per the requirements.
- 21 Roads & Pavings within the compound. : Cement concrete. Earthen. Anti skid tiles.  
apprx. area and type of paving.
- 22 Sewage disposal whether connected to : Corporation line.  
public sewere. If septic tank provided. no. & capacity

Date : 16.09.2017.

Place: Badlapur.

Signature of Valuer