

Valuation Report of the Immovable Property

Details of the property under consideration:

NAME OF APPLICANT

**Mr. Shorab S. Saraf,
Mr. Subhashchandra Saraf,
Mrs. Kiran S. Saraf**

REF.NO. CBI/DK/AC/TSA/9650/2021

Add: - Flat No. 243, 24th Floor, Tower "C", Kalpataru Towers Co-Operative Housing Society Limited, Opposite ESIS Hospital, Off. Akurli Road, Kandivali (East), Mumbai-400101

KHANDEKAR

GOVERNMENT REGISTERED VALUERS

KHANDEKAR

ARCHITECTS & SURVEYORS

ARCHITECTS, SURVEYORS, CONSULTANTS & GOVT. REG. VALUERS.
57, GROUND FLOOR, SAFALYA, N. M. JOSHI MARG, MUMBAI - 400 013.

REF.NO. CBI/DK/AC/TSA/9650/2021

29/05/2021

To,
THE BRANCH MANGER
CENTRAL BANK OF INDIA,
MALAD BRANCH.

"VALUATION REPORT (IN RESPECT OF FLATS/OFFICE)"

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	28/05/2021
	b. Date on which the valuation is made	29/05/2021
3	List of documents produced for perusal	<p>1] Copy of Agreement for sale is made between M/s. Neo Pharma Private Limited "THE PROMOTERS" and Mr. Shorab S. Saraf, Mr. Subhashchandra Saraf and Mrs. Kiran S. Saraf "THE PURCHASERS" vide reg. no. BDR-5/10315/2010 dtd. 30/11/2010.</p> <p>2] Copy of Index II vide reg. no. Borivali-2(Kandivali)/10315/2010 dtd. 03/12/2010.</p> <p>3] Copy of Registration Receipt no.10318 dtd. 03/12/2010.</p> <p>4] Copy of Commencement Certificate issued by MCGM vide ref. no. CHE/A-3438/BP(WS)AP/AR dtd. 21/04/2005.</p>
4	Name of the Owner(s) and his / their address (es) with phone no.	<p>Mr. Shorab S. Saraf, Mr. Subhashchandra Saraf and Mrs. Kiran S. Saraf [Mob No. 93203950219] Flat No. 243, 24th Floor, Tower "C", Kalpataru Towers Co-Operative Housing Society Limited, Opposite ESIS Hospital, Off. Akurli Road, Kandivali (East), Mumbai-400101</p>
5	Brief descriptions of the property	<p>Flat No. 243, 24th Floor, Tower "C", Kalpataru Towers Co-Operative Housing Society Limited, Opposite ESIS Hospital, Off Akurli Road, Kandivali (East), Mumbai-400101</p> <p>The said flat having Living Room, Dinning Area, Kitchen, One Bedroom with attached toilet, One another Bedroom, Common Toilet, Passage and Balcony with one open car parking. There are 04 flats on each floor The building is Basement +Ground</p>



I APARTMENT BUILDING		
Description		
1	Nature of the apartment	Residential
2	Location	
	i. C.T.S. No.	
	ii. Block No.] As stated above (sr.NO.6).
	iii. Ward No.	
	iv. Village / Municipality / Corporation	
	v. Door No., Street Road (Pin code)	Flat No. 243, 24 th Floor, Off Akurli Road, Kandivali (East), Mumbai-400101
3	Descriptions of the locality Residential / Commercial / Mixed	Residential
4	Year of Construction	2010 [As Informed by Owner]
5	Number of Floors	Basement +Ground + 1 st to 30 th upper floors
6	Type of Structure	RCC Slab with RCC Structure.
7	Number of Dwelling flat in the building	04 flats
8	Quality of Construction	Good
9	Appearance of the Building	Good
10	Maintenance of the Building	Good
11	Facilities Available	
	i) Lifts	3 Lifts
	ii) Protected Water Supply	Yes
	iii) Underground Sewerage	Yes
	iv) Car Parking - Open / Covered	Basement +Open car parking
	v) Is Compound Wall Existing?	Yes
	vi) Is Pavement laid around the Building?	Yes
II Flat/ office/Unit		
1	The floor on which the flat is situated	24 th floor
2	Door No. of the flat	Flat No. 243, 24 th Floor,
3	Specification of the flat	
	i. Roof	RCC structure
	ii. Flooring	Tiles flooring
	iii. Doors	Wooden Door / extra Door
	iv. Windows	Aluminum Windows / Box Grill
	v. Fittings	Concealed Wiring and Plumbing
	vi. Finishing	Distemper Colour
	vii. Kitchen	Granite platform
4	House Tax] Details not furnished
	Assessment No.	
	Tax paid in the name of	
	Tax amount	
5	Electricity Service Connection no.	



Meter Card is in the name of	
How is the maintenance of the flat	Good
Sale deed executed in the name of	Copy of Agreement for sale is made between M/s. Neo Pharma Private Limited "THE PROMOTERS" and Mr. Shorab S. Saraf, Mr. Subhashchandra Saraf and Mrs. Kiran S. Saraf "THE PURCHASERS" vide reg. no. BDR-5/10315/2010 dtd. 30/11/2010.
What is the Undivided area of land	As per Copy of Agreement
What is the Plinth area of the flat?	83.72 sq.mtrs Built up area equivalent to 901.20 sq.ft Built up Area
What is the floor space index	As Permissible
What is the Carpet area of the flat?	69.77 sq.mtrs Carpet area equivalent to 751 sq.ft Carpet Area (As per copy of Agreement dated 30/11/2010)
It is Posh/I class/Middle/Ordinar	Medium Class
It is being used for Residential or Commercial purpose?	Residential
Is it Seller occupied or Let out?	Owner Occupied
If rented, What is the monthly rent?	N.A.
MARKETABILITY	
How is the marketability?	Good.
What are the factors favouring for an extra Potential Value?	<p>Kandivali East has been among the top developing localities of the Western suburbs of Mumbai. The reason behind the increasing interest of buyers is this areas connectivity to the Western Express Highway; good infrastructure facilities such as shopping complexes, schools, colleges and affordability in comparison to the fully developed localities of Mumbai</p> <p>Kalpataru Towers in Akurli, Mumbai. Kalpataru Group is a residential project. The project offers Apartment with perfect combination of contemporary architecture and features to provide comfortable living.</p> <p>Kandivali East is a fast moving easily accessible residential area in the up-market city Mumbai. The Locality is full of life with all basic civic amenities in place. Its 3 Km from Borivali station and also close by to the western express highway. The bus and local train connectivity is par excellence. Food joints, place of worship and playgrounds are very well placed for easy commutation. Safety is another main factor that attracts people here. The building is the cynosure of the</p>



	10 minutes away from Western Express Highway 9 minutes from Kandivali railway station
Any negative factors are observed which affect the market value in general?	No
RATE	
After analysing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality?	Rs.24,000/- per sq.ft built up area
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	Rs.24,000/- per sq. ft. built up area
Break - up for the rate	
i. Building + Services	Rs. 2,240/- sq.ft.
ii. Land + Others	Rs.21,760/- sq.ft.
Guidelines rate obtained from the Registrar's office	Rs. 14,292/-per sq.ft.
COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
i. Depreciated building rate	Rs.2,240/- sq.ft.
ii. Replacement cost of Flat with services (v(3)i)	Rs.2,800/- sq.ft.
iii. Age of the building	11 year
iv. Life of the building estimated	49 Years (subject to proper care and maintenance)
v. Depreciation percentage assuming the salvage value as 10%	20%
vi. Depreciation Ratio of the building	20%
Total composite rate arrived for valuation	
i. Depreciated building rate VI (a)	Rs.2,240/- sq.ft.
ii. Rate for Flat & other V (3) ii	Rs.21,760/-sq.ft
Total Composite Rate	Rs.24,000/-sq.ft



DETAILS OF VALUATION

Description	Qty .	Rate per unit Rs.	Estimated value Rs.
Present value of the flat(car parking ,if provided)	No Car Parking space	----	Rs.2,16,28,800/-
Wardrobes			
Showcases/			
Kitchen arrangements			
Superfine finish			
Interior Decorations		Inclusive	Inclusive
Electricity deposits/electric		of interior	of interior
Extra collapsible gates /grill			
Potential value ,if any			
Others			
Total			Rs.2,16,28,800/-

Here the approved valuer should discuss in detail 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 , submerging & applicability of CRZ provision (Distance from sea- coast/ tidal level must be incorporated) and their effect on i) Saleability ii) likely rental values in future and iii) any likely income it may generate may be discussed).



In this case 3 Transactions of similar property were obtained from E- Search and 2 Asking rates of similar properties were obtained from real estate portal site. Copies of the instance and asking rates are enclosed.

Value has been arrived by Market Approach.(i.e. Comparable method of valuation).

As a result of my appraisal and analysis it is my considered opinion that the

Present market value of the above property in the condition with aforesaid specification is	Rs.2,16,28,800/-	Rupees Two Crore Sixteen Lakhs Twenty Eight Thousand Eight Hundred Only
Book value of the above property as of 30/11/2010 is	Rs.89,10,000/-	Rupees Eighty Nine Lakhs Ten Thousand Only
The Realizable value of the above property is	Rs.1,94,65,920/-	Rupees One Crore Ninety Four Lakhs Sixty Five Thousand Nine Hundred Twenty Only
Distress value of the above property is	Rs.1,73,03,040/-	Rupees One Crore Seventy Three Lakhs Three Thousand Forty Only

Date:- 29.05.2021

Place:- Mumbai.

For KHANDEKAR ARCHITECTS & SURVEYORS



MR. DATTA KHANDEKAR (Proprietor)
Govt. Reg. Valuer (Wealth Tax Reg. No. CAT-I/320 of 2000)
Approved Valuer (IOV-No-F-23521)
IBBI Reg. Valuer (IBBI/RV/07/2019/11485)

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

Date:

Signature

(Name & Designation of the Inspecting official/s)

Countersigned (Branch Manager)



DECLARATION

I hereby declare that-

- a) The information furnished in my valuation report dated 29/05/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of property.
- b) I have no direct or indirect interest in the property valued.
- c) I/My Authorized representative Mr. Amit Chavan have inspected the property on 28/05/2021. The work is not sub-contracted to any other valuer and carried out by my office.
- d) I have not been convicted of any offence and sentenced to a term of imprisonment.
- e) I have not been found guilty of misconduct in my professional capacity.
- f) 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
- g) 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
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure II signed copy of same to be taken and kept along with this declaration)
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957 & my Reg. no. is CAT-I/320 of 2000.
- j) I am the proprietor who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.



Particular	Valuer Comments
background information of the asset being valued;	Flat No. 243, 24 th Floor, Tower "C", Kalpataru Towers Co-Operative Housing Society Limited, Opposite ESIS Hospital, Off Akurli Road, Kandivali (East), Mumbai-400101
purpose of valuation and appointing authority	For assessment of fair market value of the property for bank purpose
identity of the valuer and any other experts involved in the valuation;	Khandekar Architects & Surveyors 57, Safalya , N. M. Joshi Marg, Lower Parel (E), Mumbai - 400013. We are registered under valuer under 34 AB Wealth Tax act & IBBI
disclosure of valuer interest or conflict, if any;	No interest of whatsoever nature in the property under reference which being valued
date of appointment, valuation date and date of report;	Date of Appointment 27.05.2021, Visit dated 26.05.2021 & Report dated 29.05.2021
inspections and/or investigations undertaken;	Site visit, Local enquiries in and around the premises valued & public domain (Internet)
nature and sources of the information used or relied upon;	Documents provided by the clients & our own investigations & Market Research
procedures adopted in carrying out the valuation and valuation standards followed;	Fair market Value is assessed based on transaction of similar property obtained from E search "Market Approach Comparable method of valuation" method is considered for valuation
restrictions on use of the report, if any;	Report is restricted to use for assessment of fair market value of the property for Central Bank of India only
major factors that were taken into account during the valuation	Type of the structure, amenities provided, distance from the nearest Railway Station, the Locality and the infrastructural facilities available
Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	We have assumed that the subject property has clear title with all necessary approvals and same has been consider for valuation exercise. The Title clearance of the said property has not been carried out by us , as it is out of the scope of the assignment and same should be verified by the bank authorities or Legal competent person. This report will hold good only if the title of the property is clear, marketable & free from all encumbrances. We are not responsible for any reduction in value, if the title of the said property is not clear, marketable & not free from all encumbrances. All Original documents should be verified by the Bank Authorities. Finding out liability towards Society or Government authority or any third party is out of the scope of this assignment. Concerned Authorities may independently verify if there any liability exists on the property & deduct the same from the present Fair Market Value of the property. For Valuation we have considered the Area mentioned in the documents provided for our perusal

Date: 29.05.2021
Place: Mumbai

For KHANDEKAR ARCHITECT & SURVEYORS



MR. DATIA KHANDEKAR
(Proprietor)

Govt. Reg. Valuer (Wealth Tax Reg. No. CAT-I/320 of 2000)
Approved Valuer (IOV-No-F-23521)
IBBI Reg. Valuer (IBBI/RV/07/2019/11485)



ASKING RATE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivli East > 3 BHK Flats for Sale in Kandivli East - ₹2.95 Cr

Property ID: 10073470



3 BHK Flat

for sale in Kalpataru Towers, Kandivli East, Mumbai

₹ 2.95 Cr
₹ 31053 / sqft

950 Sq-ft
Carpet Area

3 BHK
2 Bathrooms

Amenities will be updated soon



Owner
anil samar

Contact Owner

Save for Later

Bedrooms 3	Bathrooms 2	Balcony 1
Super area 1235 sqft - ₹ 23,877/sqft	Carpet area 950 sqft - ₹ 31,053/sqft	Loading 23%
Developer Kalpataru Ltd.	Project Kalpataru Towers	
Status Ready to Move	Transaction type Resale	Floor 11 (Out of 30 Floors)
		Car parking None

Owner
anil samar
+91-9330000097

Save for Later

Name

Email

Phone No.

BROKER

My Bookings - My Profile - Post Your Property

3 BHK Flat For Sale in Kalpataru Towers in Kandivli East, Mumbai-400131, Maharashtra, India Last verified

₹ 3 Crores
Non-negotiable

₹ 1.72 Lacs/Month
Estimated EMIs

1,287
sq ft

Need Home Loan?
Apply Loan

Home - Mumbai - Kandivli East - 75.3k - Property Details



- 3 Bedroom
No. of Bedroom
- 2 Bathroom
No. of Bathroom
- hA
Bachelors
- Bike and Car
Parking
- May 23, 2021
Posted On
- Immediately
Possession
- Kalpataru Towers
Apartment
- None
Power Backup

Get Owner Details

Report what was not correct in this property

- Listed by Broker
- Sold Out
- Wrong Info

Overview

Age of Building	3-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 6 Per Sq. Ft. M	Flooring	Marble/Granite

Activity On This Property

26 Views
2 Shortlists
2 Contacted

Powered by: MREstimate



Building Photo



SITE PHOTO

