

डॉ. अमिन शेख

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Ref. No. : VAL/SBINPBRB/001/2018

Date : 21/12/2018

To,
The Branch Manager
State Bank of India,
Nariman Point, Backbay Reclamation Branch

Sub : Valuation of a Commercial Premises Situated at Office No. 181 A/2, Eighteenth Floor,
Maker Tower E Premises CSL, Plot No. 85, G.D. Somani Marg, Cuff Parade Mumbai 400 005.

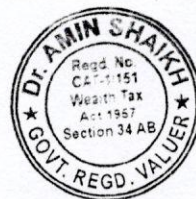
Dear Sir/Madam

The Estimate Value of the above assignment are as follows :

Values :

Market Value of the property	Rs. 12,40,00,000/-
Realizable Value of the property	Rs. 10,54,00,000/-
Forced/Distress Value of the property	Rs. 9,30,00,000/-
Government Value as per Ready Reckoner	Rs. 695900/- per sq mtrs
Insurance Value of the property	Rs. 1,86,00,000/-
Rental Value of the property	Rs. 50 to 55 Thousand per month approx

Thanking You,
Yours Sincerely
Dr. Amin Shaikh
(Regd No. CAT-1/151)



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VALUATION REPORT

Ref. No. : VAL/SBINPBRB/001/2018

Date : 21/12/2018

I/WE inspected the property mentioned below on 19/12/2018 so as to assess the value of the Commercial Premises State Bank of India, Nariman Point, Backbay Reclamation Branch

1. Name of the Owner/s : M/s. Rama Chemicals India Pvt Ltd
2. Locational Adress of the property : Office No. 181 A/2, Eighteenth Floor,
Maker Tower E Premises CSL,
Plot No. 85, G.D. Somani Marg,
Cuff Parade Mumbai 400 005.
3. Survey No of the property : Plot No. 85
4. Boundaries of the Plot :

As per Agreement	As on Site
East : Not mentioned in the agreement	East : G.D. Somani School
West : Not mentioned in the agreement	West : Sea
North : Not mentioned in the agreement	North : Internal Road
South : Not mentioned in the agreement	South : World Trade Centre
5. Nearest Landmark : Near G.D. Somani School & World Trade Centre
6. Brief description of the property : The property under valuation is an commercial Office No. 181 A/2, Eighteenth Floor,
Maker Tower E Premises CSL,
Plot No. 85, G.D. Somani Marg,
Cuff Parade Mumbai 400 005.
With 3100 sq ft measured carpet area &
3100 sq ft C/A as per agreement &
3720 sq ft BUA as per previous report.
7. Ownership Details : Freehold
8. Society Reg No. : BOM/W/A/GNL/O/317/90-91
9. Nature & Locality : Commercial
10. Proximity of civic amenities : All available with in 1 Kms.
11. No. of Floors in the Building : Stilt + 20th upper floors



12. Area of the property : With 3100 sq ft measured carpet area & 3100 sq ft C/A as per agreement & 3720 sq ft BUA as per previous report.
13. Class of Construction : Commercial
14. Year of Construction : 1998 as informed
15. Age of the BLDG : 20 years
16. Future estimated life : 40 years after proper repairs & maintainance
17. Occupancy Details : Self Occupied (M/s. Rama Chemicals India Pvt Ltd)
18. Detail of Accommodation : 1 Unit
19. Maintainance of the captioned office : Good
20. Details of Construction :
- A) Foundation : R.C.C. framed structure
- B) Walls : B/B walls with C.M. plastering finished with painting with both sides
- C) Doors : Teakwood Door
- D) Windows : P/C Anodized sliding windows
- E) Flooring : Vitrified Flooring
- F) Electrification : Concealed
- G) Plumbing : N/A
- H) Sanitary Arrangement : Sanitary Disposal
21. Rate Prevailing the vicinity : Rs. 58,000/- to Rs. 60,000/- per sq ft
22. Valuation given on agreement carpet area.
23. Given valuation is along with open car parking space No. 7 subjected to documents.



PART II

Assessment of Market Value

While arriving at Market Value we have considered open Market Enquiry, Recent Sale Instances & Ready Reckoner rate for the references.

The Market survey in this case revealed that the rates for old/new completed in progress properties in the vicinity in identical building with similar specification are in the range of Rs. 38,000/- to Rs. 41,000/- per sq ft we are of the opinion that the average rate of the property under valuation being well developed Residential/ Industrial/Commercial area in this city having extremely good connectivity can be taken As Rs, 40,000/- per sq ft and it is the fair & reasonable for the property under valuation

Hence The replacement rate considered for this valuation is therefore = Rs. 40,000/- on carpet

Note 1 : In this case factor of depreciation is not taken in to account since the rate of the identical building in the same area is considered.

Valuation

Sr. No.	Details	Built Up area In Sq ft	Rate Per Sq ft	Present Value Rs. in Lakhs
01.	Residential Premises	: 3100 sq ft	Rs. 40,000/-	Rs. 12,40,00,000/-
	Present Market Value	: Rs. 12,40,00,000/-		(Twelve Crore Forty Lakh Only)
	Realizable Value	: Rs. 10,54,00,000/-		(Ten Crore Fifty Four Lakh Only)
	Forced Sale Value	: Rs. 9,30,00,000/-		(Nine Crore Thirty Lakh Only)
	Govt. Value	: Rs. 695900/- per sq mtrs		
	Cost of Construction	: 3100 X Rs. 6,000/-		
	For Insurance Purpose	Rs. 1,86,00,000/-		

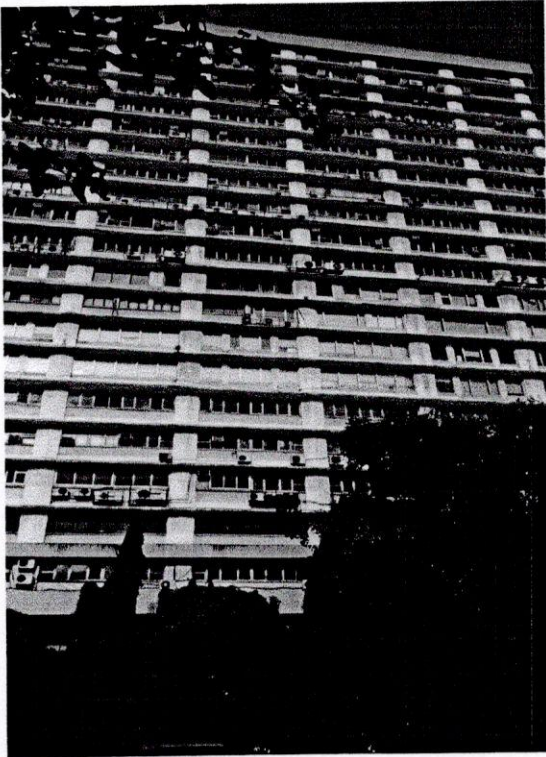
The property valuation has been done without any interest direct or indirect & the distress sale value has also been taken into account for valuing the property.

Market Value : The Estimated amount for which a property should exchange on the date of valuation between a willing buyer & a willing seller in the arms lengths transaction after proper marketing where in the parties had each acted knowledgeably prudently & without compulsion
Realizable Sale Value : The value that the property will fetch if realized by bank at present time = 85% of market value
Forced Sale/ Auction Value : The amount that may reasonably be received from the sale of a property within a time frame too short to meet the marketing time frame required by the market value definition is called forced liquidation value it is generally 75% of market value

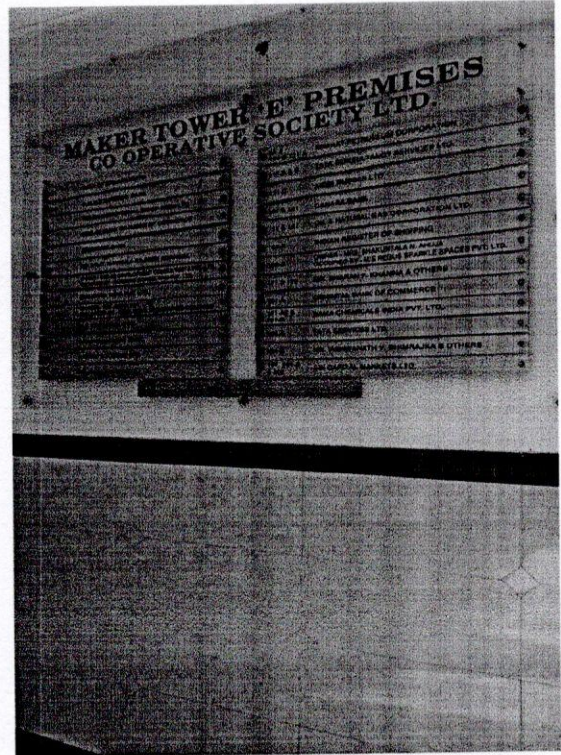


M/S. RAMA CHEMICALS INDIA PVT.LTD

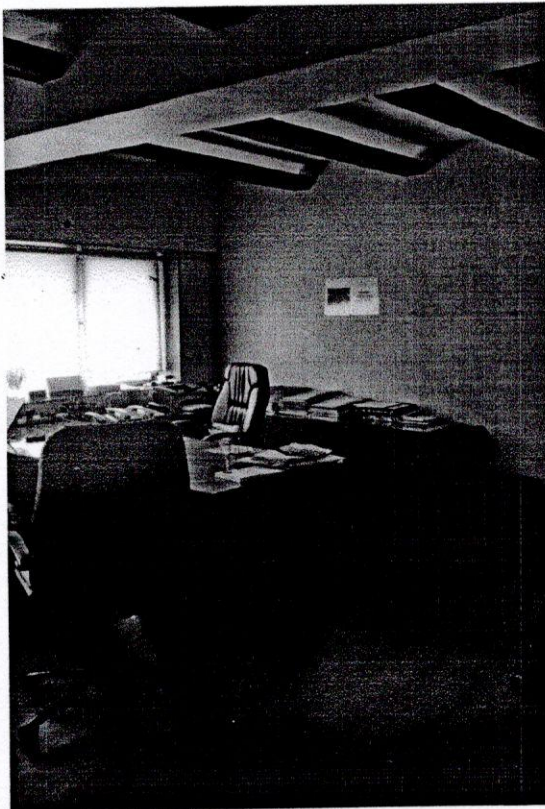
Extenal View



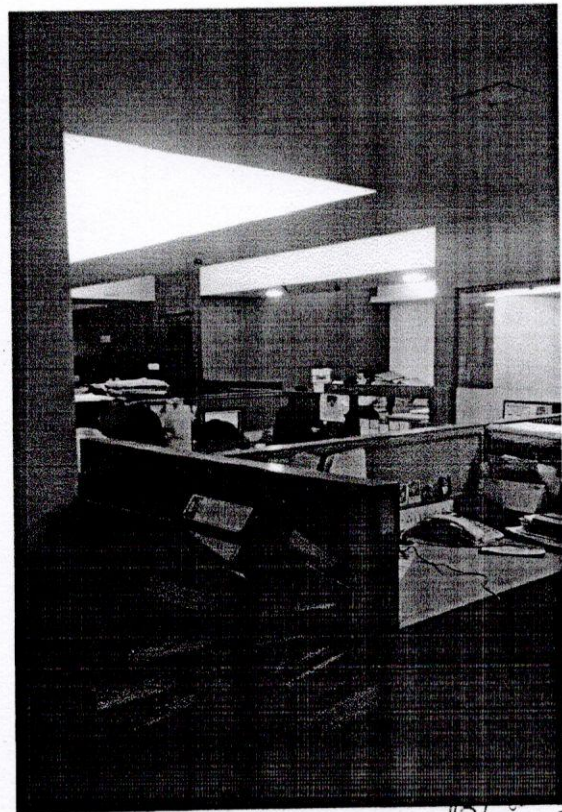
Name Board View



Internal View



Internal View



(E)

SBI NARIMAN POINT BACKBAY RECLEAMATION BRANCH





नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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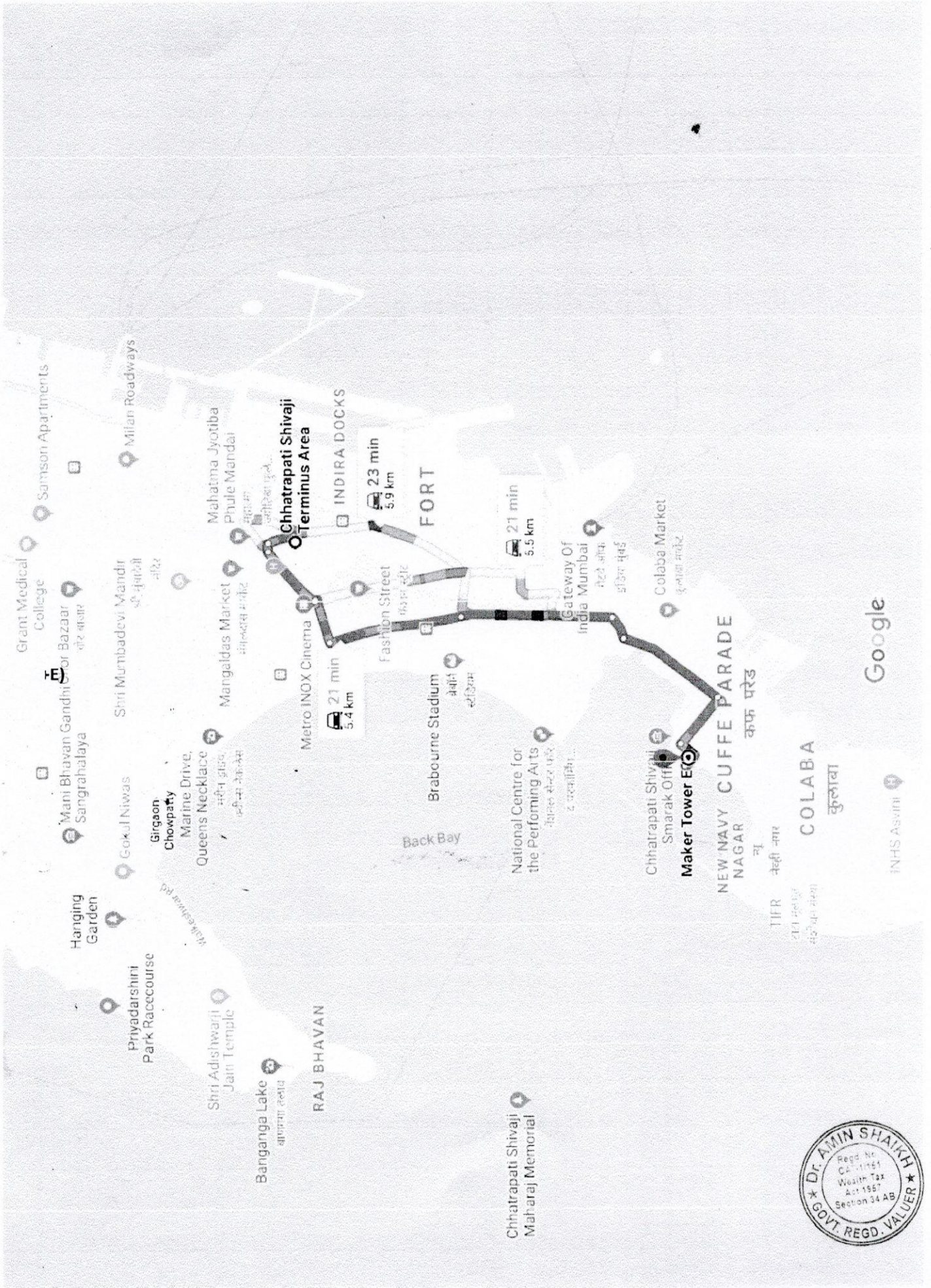
Year
20182019

Language
English

Selected District मुंबई(मिने) ▼
Select Village कुलाबा डिव्हीजन ▼
Search By Survey No * Location

SurveyNo	विवरण	मूल्य	एकक
1/5A-मुभाग	पूर्वेस प्रकाश पेठे मार्ग, पश्चिमेस समुद्र, दक्षिणेस वल्ड ट्रेड सेंटरची हद्द व उत्तरेस समुद्र.	294000	652100
1/5-B-मुभाग	पूर्वेस प्रकाश पेठे मार्ग, पश्चिमेस समुद्र, दक्षिणेस डॉ. होमी भाभा रोड व उत्तरेस माधु वासवानी रोड व पुढे वल्ड ट्रेड सेंटरची हद्द.	220200	376700
1/5-मुभाग	क. फ. परेड भाग होमी भाभा रोडचे उत्तरेकडे व प्रकाश पेठे मार्गाच्या पूर्वेकडील भाग	285500	632600
1/6-A-मुभाग	पूर्वेस अरवी समुद्र, पश्चिमेस शहीद भगतसिंग मार्ग, दक्षिणेस डॉ. होमी भाभा रोड व उत्तरेस विभाग हद्द.	188600	399600
1/6-मुभाग	कुलाबा भाग प्रकाश पेठे मार्ग व जगन्नाथ भोसले मार्गाच्या पूर्वेकडील मादास कामा रोडच्या दक्षिणेकडील वरील (1/3) चा भाग वगळून --	196600	435700





Google

INHS Asvini

COLABA कुलाबा

NEW NAVY CUFFE PARADE कफ परेड

Maker Tower E

Chhatrapati Shivaji Smarak Office

Chhatrapati Shivaji Maharaj Memorial

RAJ BHAVAN

Banganga Lake बांगणंग झील

Shri Adishwarji Jain Temple

Priyadarshini Park Racecourse

Hanging Garden

Mani Bhawan Gandhi Sangrahalaya

Grant Medical College

Samson Apartments

INDIRA DOCKS

FORT

Mahatma Jyotba Phule Mandai

Chhatrapati Shivaji Terminus Area

Mangaldas Market

Shri Mumbadevi Mandir

Gokul Niwas

Girgaon Chowpatty

Marine Drive

Queens Necklace

Metro INOX Cinema

Brabourne Stadium

Back Bay

National Centre for the Performing Arts

Gateway Of India Mumbai

Colaba Market

21 min 5.4 km

23 min 5.9 km

21 min 5.5 km

TIFR 214 वेल्डिंग 452/41/2459