

Valuation Report

ON
IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)

OWNED BY
MR. SANDEEP VASANT BHARMAL
MRS. SAMRUDDHI SANDEEP BHARMAL

PROPERTY SITUATED AT:-
M/S. SHREE DUTTAGURU APARTMENT,
FLAT NO. 02, GROUND FLOOR,
HOUSE NO. 901, OPP. KALA KUTIR BLDG.,
DONGRI PADA, PATI ALI,
VIRAR (WEST), DIST. PALGHAR - 401303



A.S. SHAIKH & CO.
YOUNG INDIA ENGINEERS & SURVEYORS
Professional Surveyor, Approved Valuers,
Loss Assessors and Chartered Engineers.

Govt. of India License No. SLA/47350
Chartered Engineer Reg. No. M/123569/3
Govt. Regd. Valuer:- Reg. No. CAT.VII/86 of 1988

Dewan Center, Shop No. 75, Level II,
S. V. Road, Jogeshwari (West),
Mumbai- 400 102.

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YOUNG INDIA ENGINEERS & SURVEYORS

Chartered Engineers, Surveyors, Loss Assessors, Panel valuers for Banks & Financial Institution
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A.S. Shaikh & Co. (FIRE-MARINE-ENGG.)

Chartered Engineer Reg. No. M / 123569 / 3,

Govt. of India Lic. SLA/47350 Exp. date 09-06-2014

Govt. Approved Valuer Reg No. CAT.VII/86 of 1988

Ref No. CBI/131A/2019

DATE: 20.03.2019

Summary of Valuation Report of
Immovable Property
Owned By

Mr. Sandeep Vasant Bharmal
Mrs. Samruddhi Sandeep Bharmal

Situated At
M/s. Shree Duttaguru Apartment,
Flat No. 02, Ground Floor,
House No. 901, Opp. Kala Kutir Bldg.,
Dongri Pada, Pati Ali,
Virar (West), Dist. Palghar – 401303

As Instructed By

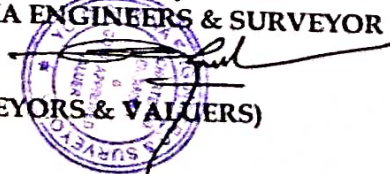
Central Bank of India – CCPC-BKC/ Virar (East) Branch

Description of Property	Fair Market Value as on 18.03.2019	Realizable Value (90%) as on 18.03.2019	Distress Value (80%) as on 18.03.2019
M/s. Shree Duttaguru Apartment, Flat No. 02, Ground Floor, House No. 901, Opp. Kala Kutir Bldg., Dongri Pada, Pati Ali, Virar (West), Dist. Palghar - 401303 Admeasuring 400 sq. ft. Built Up Area	Rs. 17,68,500/-	Rs. 15,91,650/-	Rs. 14,14,800/-

TOTAL PRESENT FAIR MARKET VALUE: Rs. 17,68,500/- of Residential Flat No. 02, Ground Floor, M/s. Shree Duttaguru Apartment., as on 18.03.2019 is (Rupees Seventeen Lakh Sixty Eight Thousand Five Hundred Only).

ISSUED WITHOUT PREJUDICE
For YOUNG INDIA ENGINEERS & SURVEYOR

(SURVEYORS & VALUERS)



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Report No. : CBI / 131A / 2019

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Dewan Centre, Flat No. 75, S.V. Road
Jogeshwari (W). Mumbai- 400 102.
DATE :- 20.03.2019

TO,
M/S. CENTRAL BANK OF INDIA
CCPC-BKC/VIRAR (EAST) BRANCH

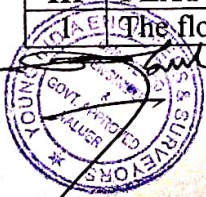
VALUATION REPORT

I. GENERAL	
1.	Purpose for which the valuation is made : To assess the Present Fair Market Value for Bank purpose.
2.	a) Date of inspection : 18.03.2019
	b) Date on which the valuation is made : 20.03.2019
3.	List of documents produced for perusal
	i) : Agreement Copy
	ii) : -----
	iii) : -----
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Sandeep Vasant Bharmal Mrs. Samruddhi Sandeep Bharmal (Joint Ownership) M/s. Shree Duttaguru Apartment, Flat No. 02, Ground Floor, House No. 901, Opp. Kala Kutir Bldg., Dongri Pada, Pati Ali, Virar (West), Dist. Palghar - 401303 Joint Ownership



5	Brief description of the property	: The Building is of Ground + 4 Upper Floors having floor height of about 9'1" feet. The Flat No. 02 on Ground Floor is admeasuring 37.17 sq. mtr. i.e. 400 sq. ft. Built Up Area (As per Agreement Copy). The Building has RCC frame structure i.e. RCC beams, columns & slabs. The external walls are made up of 9" thick brick masonry with cement plaster & internal walls are made up of 4½" thick brick masonry with cement plaster. The Flat No. 02 on Ground Floor is having Living Room, Bedroom, Kitchen, W.C. and Bathroom. Kitchen is having 'Straight' shape Granite platform with cabinets. Teakwood Door and Aluminum Sliding Windows with External Grills are provided. The flooring is finished in Vitrified tiles. Ceiling is of Ordinary type with molded corners. Wiring & Plumbing are of Concealed type. The Construction of the building was found as per Sanction Plan approved by the Competent Authority.
6.	Location of property	
a)	Plot No. / Survey No.	: S. No. 130
b)	Door No.	Flat No. 02
c)	T.S. No. / Village	Village - Naringi
d)	Ward / Taluka	Taluka - Vasai
e)	Mandal / District	Dist - Palghar
7	Postal address of the property	: M/s. Shree Duttaguru Apartment, Flat No. 02, Ground Floor, House No. 901, Opp. Kala Kutir Bldg., Dongri Pada, Pati Ali, Virar (West), Dist. Palghar - 401303
8	City / Town	: Palghar
Residential area	: Mixed Area	
Commercial area	: -----	
Industrial area	: -----	
9	Classification of the area	:
i) High / Middle / Poor	: Middle	
ii) Urban / Semi Urban / Rural	: Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	: V.V.C.M.C.
11	A) Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	N.A.
B) Impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions	: N.A. Property is a Freehold land having flats on Ownership basis	

12	Boundaries of the property	:		
	North	:	Sarvodaya Sakshi Bldg.	
	South	:	Bungalow	
	East	:	Umesh Patil Bungalow	
	West	:	Kala Kutir Bldg.	
	Latitude	:	19.466380	
	Longitude	:	72.827790	
13	Dimensions of the site	:	A	B
		:	As per the Deed 37.17 sq. mtr. 400 sq. ft. Built Area (As per Agreement Copy)	Actual 281 sq. ft. Carpet Area (On Physical Measurement)
14	Extent of the site	:	N.A.	
15	Extent of the site considered for Valuation (West of 13a & 13b)	:	N.A.	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner	
II. APARTMENT BUILDING				
Sr. No	Description	:	Remarks	
1	Nature of the apartment	:	Residential Flat	
2	Location	:	S. No. 130	
	T.S. No.	:	Village – Naringi	
	Block No.	:	Taluka - Vasai	
	Ward No.	:	Dist – Palghar	
	Village / Municipality / Corporation	:	V.V.C.M.C.	
	Door No., Street or Road (Pin Code)	:	M/s. Shree Duttaguru Apartment, Flat No. 02, Ground Floor, House No. 901, Opp. Kala Kutir Bldg., Dongri Pada, Pati Ali, Virar (West), Dist. Palghar - 401303	
3	Description of the locality Residential / Commercial / Mixed	:	Mixed Area	
4	Year of Construction	:	2016	
5	Number of floors	:	Ground + 4 Upper Floors	
6	Type of structure	:	R.C.C.	
7	Number of Dwelling Flats in the building.	:	Applicant to Advice	
8	Quality of Construction	:	Good	
9	Appearance of the Building	:	Good	
10	Maintenance of the Building	:	Good	
11	Facilities available	:		
	Lift	:	N.A.	
	Protected Water Supply	:	N.A.	
	Underground Sewerage	:	Connected to Public Sewer	
	Car Parking – Open / Covered	:	Open parking	
	Is Compound wall existing?	:	N.A.	
	Is pavement laid around the Building?	:	Pavers Block	
III. FLAT				
	The floor in which the Flat is situated	:	Ground Floor	



2	Door No. of the Flat	:	02
3	Specifications of the Flat	:	1 BHK Flat
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Tiles Flooring
	Doors	:	Teakwood Door
	Windows	:	Aluminum Sliding Windows with External Grills
	Fittings	:	Satisfactory
	Finishing	:	Satisfactory
4	House Tax	:	
	Assessment No.	:	Applicant to Advice
	Tax paid in the name of	:	Applicant to Advice
	Tax amount	:	Applicant to Advice
5	Electricity Service connection No.	:	Applicant to Advice
	Meter Card is in the name of	:	Applicant to Advice
6	How is the maintenance of the Flat?	:	Applicant to Advice
7	Sale Deed executed in the name of	:	Mr. Sandeep Vasant Bharmal Mrs. Samruddhi Sandeep Bharmal
8	What is the undivided area of land as per Sale Deed?	:	Land belong to Society
9	What is the plinth area of the Flat?	:	400 sq. ft. B.U.A.
10	What is the floor space index (app.)	:	1:1
11	What is the Carpet Area of the Flat?	:	281 sq. ft. Carpet Area
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
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 favouring for an extra Potential Value?	:	Fast developing area in Palghar district
3.	Any negative factors are observed which affect the market value in general?	:	N.A.
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?	:	Prevailing Rate of the Flat in the locality is Rs. 4,200/- to Rs. 4,800/- 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 specifications and other factors with the Flat under comparison (given details).	:	Rs. 4,500/- per sq. ft. Enquiry in the Market
3	Break – up for the rate	:	
	i) Building + Services	:	Rs. 1,750/-
	ii) Land + others	:	Rs. 2,750/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Government Stamp Duty Rate for such Flat is Rs. 3,257 /- per sq. ft.



VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate
	Replacement cost of Flat with Services (v(3)i)
	Age of the building
	Life of the building estimated
	Depreciation percentage assuming the salvage value as 10%
	Depreciated Ratio of the building
b	Total composite rate arrived for valuation
	Depreciated building rate VI (a)
	Rate for Land & other V (3) ii
	Total Composite Rate
	Approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit Rs.	Estimated value Rs.
1	M/s. Shree Duttaguru Apartment, Flat No. 02, Ground Floor, House No. 901, Opp. Kala Kutir Bldg., Dongri Pada, Pati Ali, Virar (West), Dist. Palghar - 401303	400 sq. ft. B.U.A.	Rs. 4,421.25	Rs. 17,68,500/-
Fair Market Value of the Property.				Rs. 17,68,500/-
Realizable value of the Property (90% F.M.V.)				Rs. 15,91,650/-
Distress value of the Property (80% F.M.V.)				Rs. 14,14,800/-
	Value as per Stamp Duty Ready Recknor for Flat	Area 400 sq. ft. B.U.A.	Rate Rs. 3,257/-	Rs. 13,02,800/-
Value for Insurance Purpose (See Annexure "A")				Rs. 7,00,000/-

Declaration: -

I hereby declare that: -

- The information furnished above is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property being valued.
- We have valued the right Property as reflected in the Report.
- Our representative has personally inspected the property.
- My registration with State Chief Commissioner of Income Tax is valid as on date.
- This valuation report will remain valid for 3 months from the date of the Report as the property market is fluctuating day by day also valid for the purpose for which it is made and



for party to whom it is addressed. It will not hold Good / Valid for any other parties or Bank to whom it is not addressed.

- g) I have not been convicted of any offence and sentenced to term of imprisonment.
- h) I have not been found guilty of misconduct in my professional capacity.
- i) We shall not be held responsible in any event and liable for consequential damages/lost of due to this Report.
- j) The Valuer is not required to give testimony or to appear in Court by reason of this Report.
- k) Our report doesn't cover check of ownership, title clarification or legality. This report is based mainly on documents, information provided and the subject property identified by the applicant / Borrower. The valuer shall not be held responsible at anytime, if any variation / discrepancy is observed later on out of such documents / information. The bank is advised to verify all such documents / information provided by the borrower / Applicant from concerned agency / legal agency appointed for that purpose. This valuation is purely an opinion has no legal or contractual obligation on our part. The rates are based on current market conditions and may vary with time.

Place : Mumbai

Date : 20.03.2019

ISSUED WITHOUT PREJUDICE
For YOUNG INDIA ENGINEERS & SURVEYORS


(SURVEYORS & VALUERS)

Branch Manager Certificate

1. Details of Property Visited:
2. Date of Visit: Time of Visit:
3. Name & Designation of Visiting Official:
4. Remarks if any: -----

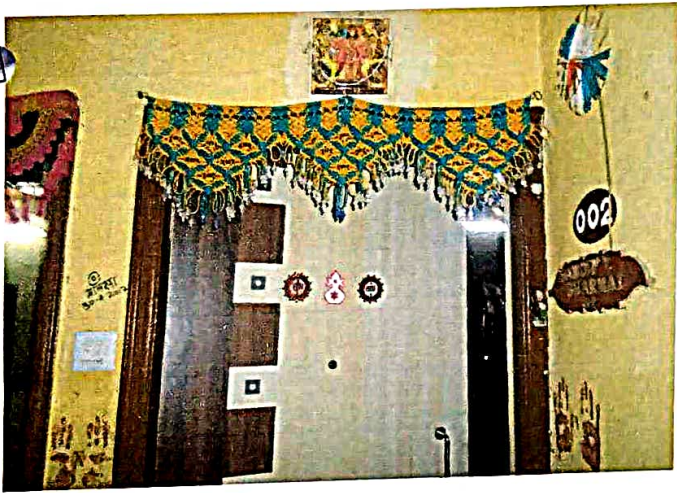
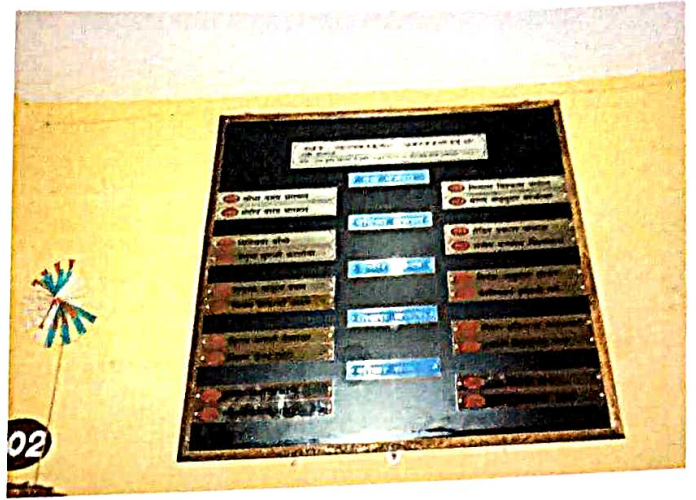
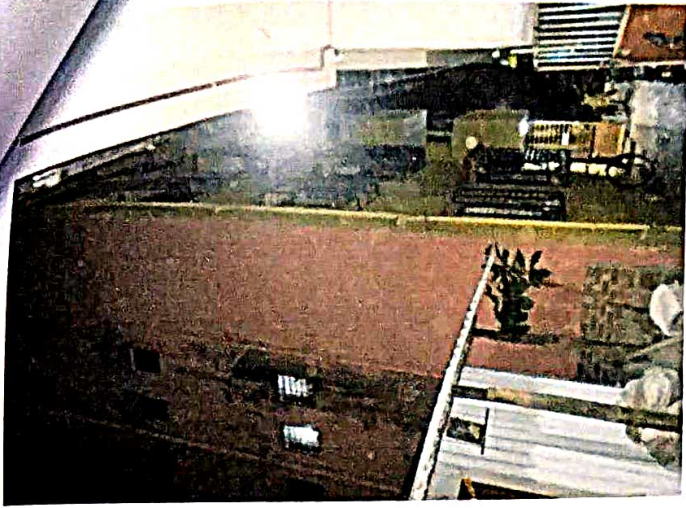
The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____ . We are satisfied that the fair & reasonable market value of the property is Rs. _____/- (Rupees. _____).

Date:

Signature:

Countersigned:

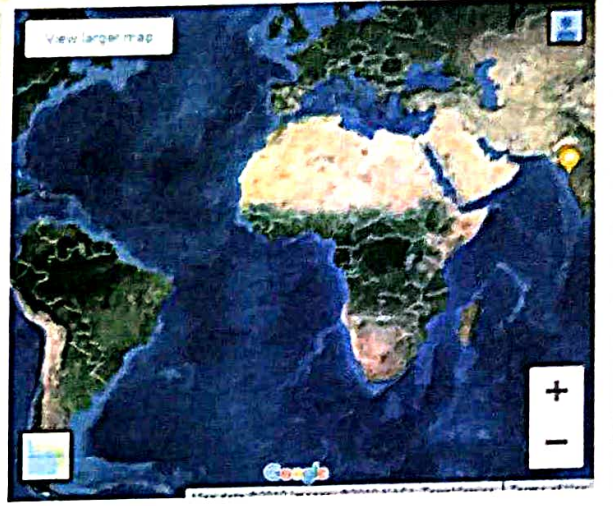
(Branch Manager)



Name: Vasai Pada Virar West 401303 **Find**

Latitude: 19.466380 Longitude: 72.827790

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नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Year: 182019

Selected District: पालघर
 Select Taluka: वसई
 Select Village: मौजे [गांव] नारिंगी
 Search By: Survey No Location
 Enter Survey No: 130 **Search**

उपविभाग	भूती नमीन	निवासी मदनिका	बॉडीस	दुकाने	वैचोरिक	एकक (रि.०)	Attribute
10-डोंगरी	4520	29000	36900	44300	36900	चौ. मीटर	सध्हे नंबर
6-नारिंगी क्रमांक 2 मुल्यदर विभाग फ.	9030	35300	43700	51300	43700	चौ. मीटर	सध्हे नंबर

