

**VALUATION REPORT FOR STATE BANK OF INDIA  
BTI BRANCH, VASAI (EAST)**



**FLAT NO.103, 1<sup>ST</sup> FLOOR,  
SHREE SANTOSHI SADAN BUILDING  
GEETA NAGAR, NEAR OLD PETROL PUMP  
MIRA-BHAYANDER ROAD, MIRA ROAD (EAST)  
TALUKA & DISTRICT: THANE – 401 107  
MAHARASHTRA**

**BORROWER**

**M/S. SAI SERVICE CENTRE**



# DEEPAK KUMAR SHRIVASTAV

(C/O. SJA TECHNICAL CONSULTANCY PVT. LTD)  
GOVT. REGD. VALUER, CAT-1/421 OF 1988  
CHARTERED ENGINEER & LICENSED STRUCTURAL ENGINEER

SJA-SBI-75-2021-22

Dated: 12.07.2021

## Format-B

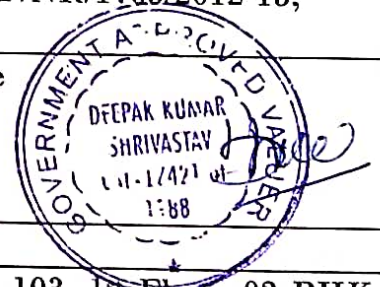
Valuer Name	:	Deepak Kumar Shrivastav (C/o SJA TECHNICAL CONSULTANTS PVT. LTD)
Address	:	Office No. 17, 2 <sup>nd</sup> Floor, Saraswati Bhavan, Near Petrol Pump, Ganjawala Lane, Borivali (West), Mumbai – 400 068

To,  
The Chief Manager,  
State Bank of India,  
BTI Branch,  
Vasai (East)

### VALUATION REPORT (IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

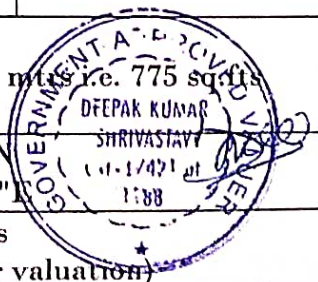
I. GENERAL		
1	Purpose for which the valuation is made	Fair Market value for Bank Loan Purpose
2	a) Date of inspection	: 10.07.2021
	b) Date on which the valuation is made	: 12.07.2021
3	List of documents produced for perusal	
	i) Agreement copy	: TNN4-7000-2014, dated: 15.12.2014
	ii) Other Documents	: ---
	iii) Conveyance Deed	: C.C. No. J.K-MB/MNP/NR/1763/2012-13, Dated: 15.01.2013
4	Name of the owner(s)/ Purchasers and his/ their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Sai Service Centre
	Name of seller	: -
5	Brief description of the property	: Valuation of Flat No.103, 1 <sup>st</sup> Floor, 02 BHK Flat in Shree Santoshi Sadan, Near Old Petrol Pump, Mira-Bhayander Road, Mira Road (East) The Building is located developing locality. Nearest Railway Station Mira Road at abouts 2-3 Km distance from the building.



Mumbai Office:-  
Office No. 17, 2nd Floor, Saraswati Bhavan, Near Petrol Pump,  
Ganjawala Lane, Borivali (West), Mumbai 400 092.  
E-mail: hitechdahisar@gmail.com | Contact No.: 9321245537

Kalyan Office :-  
A-2/ 413, Parijat - Lokvatika Hsg. Soc. Ltd. Netivali,  
Kalyan (East), Thane - 421 306 | E-mail: deepak1.sri@gmail.com  
Contact No.: 98207 52898 | 91677 76227

6	Location of property		
	a)	Plot No. / Survey No.	: Survey No. 66, Hissa No. 10
	b)	Door No.	: Flat No.103, 1 <sup>st</sup> Floor
	c)	C. T. S. No. / Village	: Village: Bhayander
	d)	Ward / Taluka	: Ward-J1, Taluka:- Thane
	e)	Mandal / District	: Thane
	f)	Date of issue and validity of layout of approved map / plan	: C.C. No. J.K-MB/MNP/NR/1763/2012-13, Dated: 15.01.2013
	g)	Approved map / plan issuing authority	: Issued by MBMC
	h)	Whether genuineness or authenticity of approved map / plan is verified	: It is issued by Mira-Bhayander Municipal Corporation
i)	Any other comments by our empanelled valuers on authentic of approved plan	: None	
7	Postal address of the property		: Flat No.103, 1 <sup>st</sup> Floor, Shree Santoshi Sadan Building Geeta Nagar, Near Old Petrol Pump, Mira-Bhayander Road, Mira Road (East), Taluka & District: Thane – 401 107 Maharashtra
8	City / Town		
		Residential Area	: Yes
		Commercial Area	: Yes
		Industrial Area	: No
9	Classification of the area		
	i)	High/ Middle/ Poor	: Middle
	ii)	Metro/ Urban/ Semi Urban/ Rural	: Urban
10	Coming under Corporation limit/ Village Panchayat/ Municipality		: Mira- Bhayander Municipal Corporation
11	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area		: No.
12	Boundaries of the property:		
		North	: Open Space
		South	: Open And Seema Regency
		East	: Road
		West	: Open Parking
13	Dimensional area		
		A	B
		As per the Deed	Actual
	North	Carpet Area: 646 sq ft Built Up area 72.04 sq. mtrs i.e. 775 sq.fts	Measured Carpet Area: 588 sq.fts (2 BHK Flat)
	South		
	East		
	West		
14.1	Extent of the site.		: Carpet Area: 646 sq ft Built Up area 72.04 sq. mtrs i.e. 775 sq.fts (As per Agreement)
14.2	Latitude, Longitude and Coordinates of the site		: Latitude: 19°17'25.95"N Longitude: 72°51'45.98"E
15	Extent of the site considered for valuation (least of 13A & 13 B)		: Built Up area 775 sq.fts (which is considered for valuation)



16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Lying Vacant Under Owner Possession
<b>II. APARTMENT BUILDING</b>			
1	Name of the Apartment	:	Flat No.103, 1 <sup>st</sup> Floor,
2	Location	:	
	C.T. S. No. / Survey No.	:	Survey No. 66, Hissa No. 10
	Block No.	:	--
	Ward No.	:	--
	Village/ Municipality / Corporation	:	Bhayander Village,
	Door No., Street or Road (Pin Code)	:	Flat No.103, 1 <sup>st</sup> Floor, Pin code: 401 107
3	Description of the locality Residential / Commercial / Mixed	:	Residential + Commercial Locality
4	Year of Construction	:	2017
5	Number of Floors	:	Stilt + 07 Storied Building
6	Type of Structure	:	R.C.C. structure
7	Number of Dwelling Flat s in the building	:	03 No. Flat on 1 <sup>st</sup> Floor
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available	:	
	Lift	:	01 No lift
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking- Open/ Covered	:	Stilt + Open Parking
	Is Compound Wall existing?	:	Yes.
	Is pavement laid around the building	:	Yes.
<b>III. FLAT</b>			
1	The floor on which the Flat is situated	:	1 <sup>st</sup> Floor
2	Door No. of the Flat	:	Flat No.103, 1 <sup>st</sup> Floor,
3	Specifications of the Flat	:	
	Roof	:	RCC Roofing
	Flooring	:	Vitrified Flooring
	Door	:	Wooden Doors
	Windows	:	Aluminum Windows
	Fittings	:	Concealed Fitting
	Finishing	:	Distemper
	House Tax	:	
	Assessment No.	:	Details not provided
4	Tax paid in the name of	:	Details not provided
	Tax amount	:	Details not provided
5	Electricity Service Connection no.	:	Details not provided
	Meter Card is in the name of	:	Details not provided
6	How is the maintenance of the Flat?	:	Satisfactory
7	Sale Deed executed in the name of	:	M/s. Sai Service Centre
8	What is the undivided area of land as per Sale Deed?	:	--
9	What is the plinth area of the Flat?	:	Carpet Area: 646 sq ft Built Up area 72.04 sq. mtrs i.e. 775 sq.fts (As per Agreement)
10	What is the floor space index (app.)	:	Within permissible limit.
11	What is the Carpet Area of the Flat?	:	Carpet Area: 646 sq ft



**DETAILS OF VALUATION:**

Sr. No	Description	Area	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat	Built up Area: 775 Sq.fts	Rs.10,000/-	Rs.77,50,000/-
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.,			
8	Extra collapsible gates / grill works etc			
9	Potential value, if any			
10	Others			

(Valuation: Here, the approved valuer should discuss in details 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, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the **realizable value** of the above property in the prevailing condition with a fore said specifications is **Rs.69,75,000/- (Rupees Sixty Nine Lakhs Seventy Five Thousand Only)**

**Distress Value** of the above property in the prevailing condition with afore said specifications is **Rs.65,87,500/- (Rupees Sixty Five Lakhs Eighty Seven Thousand Five Hundred Only)**

Insurance Value: Rs.2,000/- X Built Up Area: 775 sq.fts = ~~Rs.15,50,000/-~~

Date: 12.07.2021

Place: Mumbai.



*Deepak Kumar Shrivastav*

Deepak Kumar Shrivastav  
(C/o SJA TECHNICAL CONSULTANTS PVT. LTD)

Govt. Regd. Valuer  
CAT-1/421 of 1988

The undersigned has inspected the property detailed in the Valuation Report dated on \_\_\_\_\_  
We are satisfied that the fair and reason able market value of the property is \_\_\_\_\_ Rupees

Date:

Signature  
(Name of the Branch Manager with office Seal)

- r. 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.
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	Immoveable Property
2	purpose of valuation and appointing authority	Official of State Bank of India to ascertain fair market value.
3	Identity of the valuer and any other experts involved in the valuation;	--
4	disclosure of valuer interest or conflict, if any;	--
5	i) date of appointment, ii) valuation date & date of report	10.07.2021 12.07.2021
6	inspections and/or investigations undertaken;	Photographs of the property with data collection.
7	nature and sources of the information used or relied upon;	Based on our site visit & the information collected at site.
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per standards.
9	restrictions on use of the report, if any;	-
10	major factors that were taken into account during the valuation;	Nil
11	major factors that were not taken into account during the valuation;	Nil
12	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.	-

Date: 12.07.2021

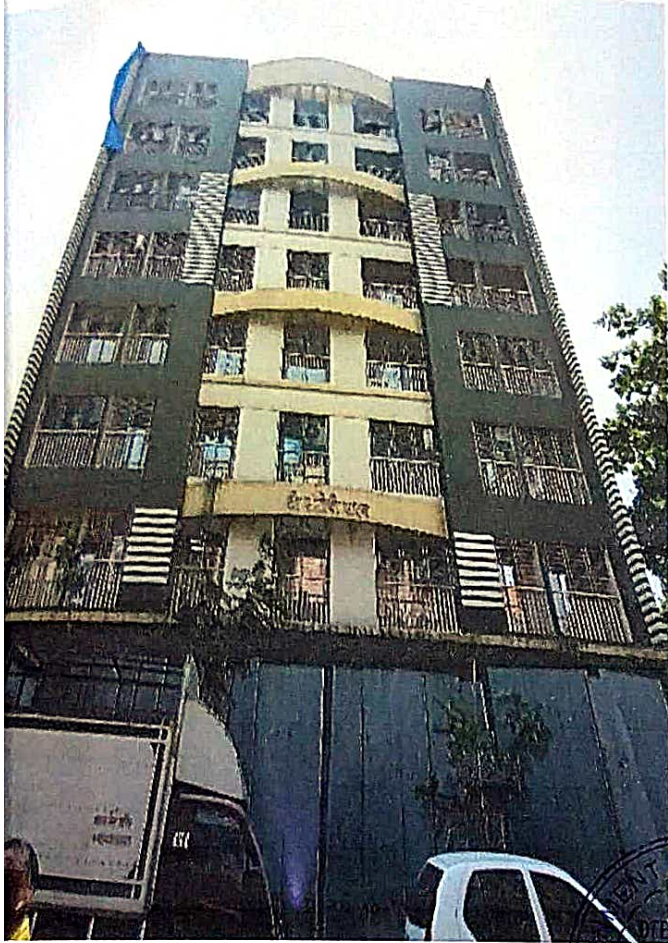
Place: Mumbai.



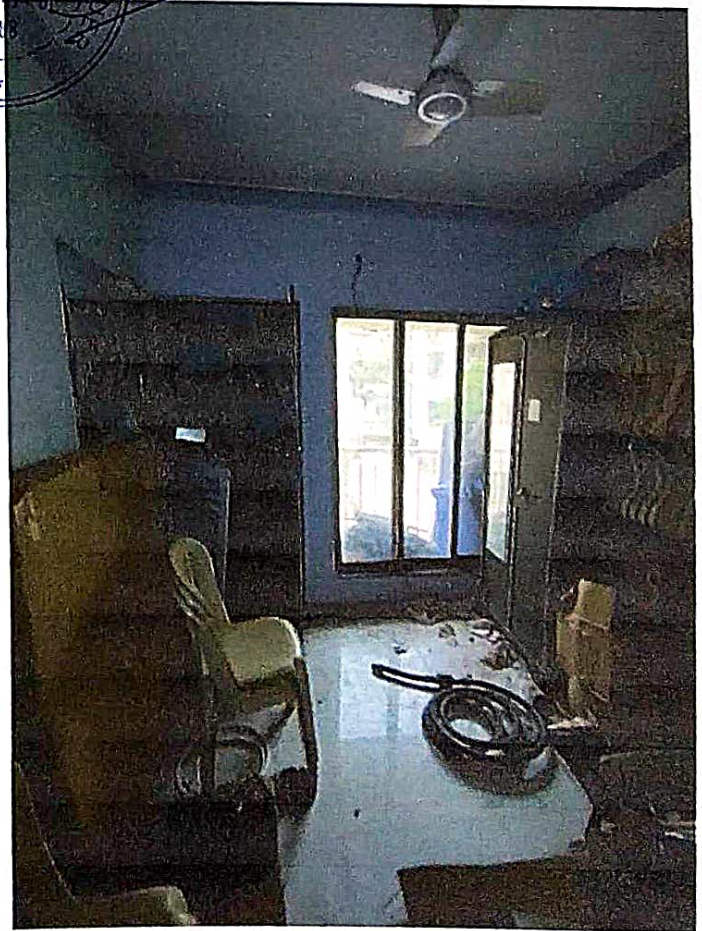
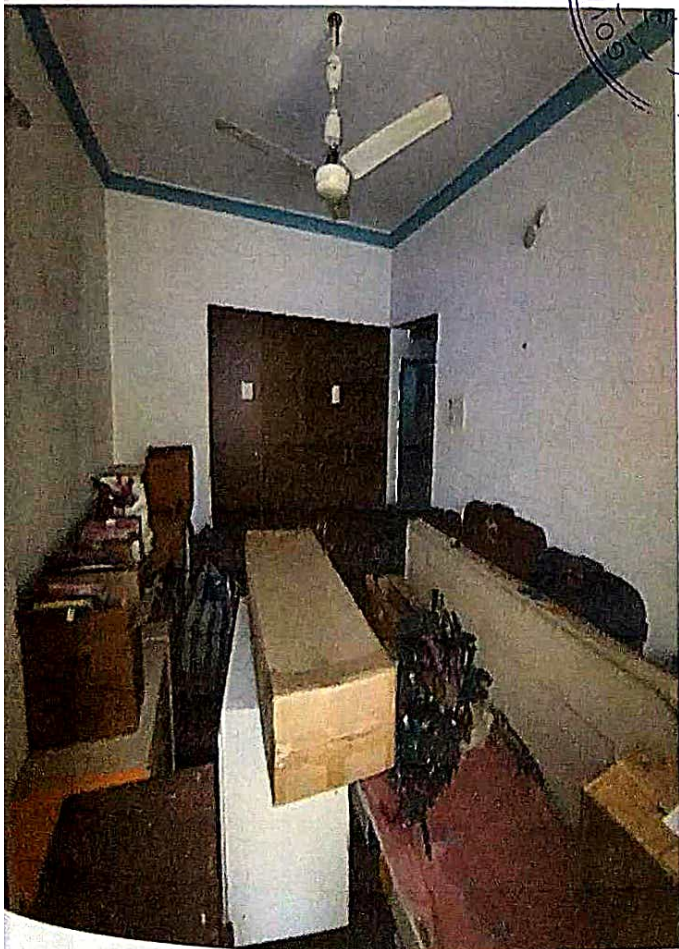
*Deepak Kumar Shrivastav*

Deepak Kumar Shrivastav  
(C/o SJA TECHNICAL CONSULTANTS PVT. LTD)  
Govt. Regd. Valuer  
CAT-1/421 of 1953

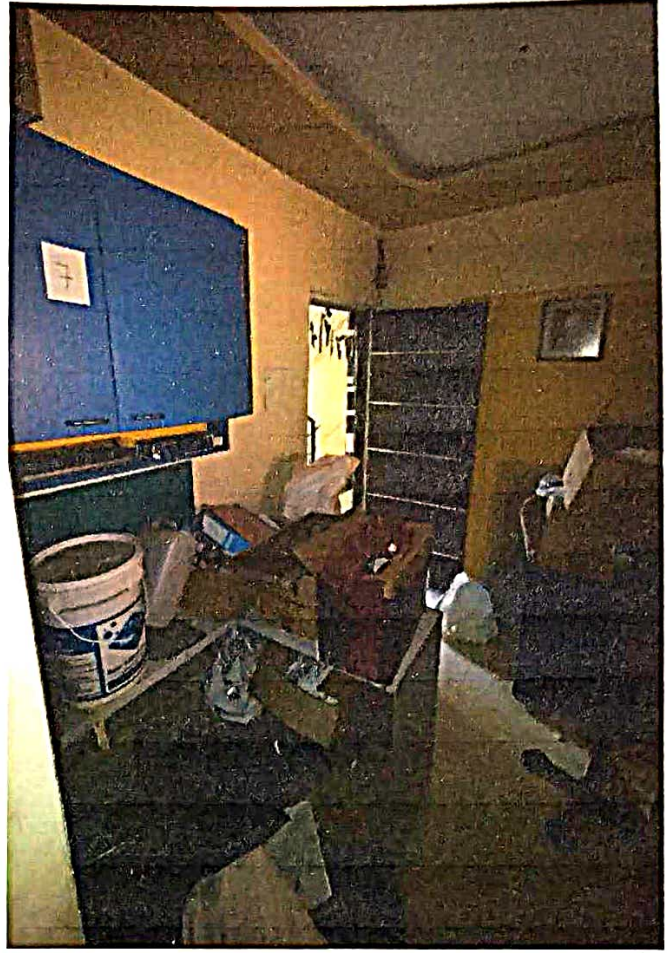
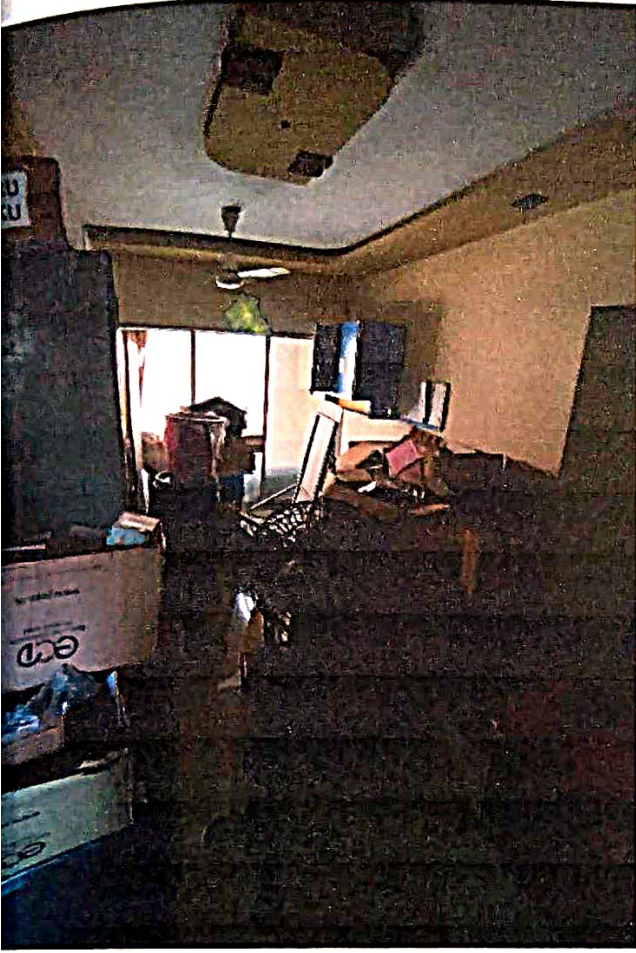
Photos of Building & Flat No.103, 1<sup>st</sup> Floor, Shree Santoshi Sadan Building, Geeta Nagar, Near Old Petrol Pump, Mira-Bhayander Road, Mira Road (East), Taluka & District: Thane - 401 107, Maharashtra



PROPERTY OF SHRI. A. P. SHIVJI  
DEEPAK KUMAR SHRIVASTAVI  
10/09/2020



Photos of Flat No.103, 1<sup>st</sup> Floor, Shree Santoshi Sadan Building, Geeta Nagar, Near Old Petrol Pump, Mira-Bhayander Road, Mira Road (East), Taluka & District: Thane - 401 107, Maharashtra



vt. Ready Reckoner Rate:



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

Home	Valuation Rules	User Manual	Close	Feedback	
Year 2021/2022	Annual Statement of Rates			Language English	
Selected District	ठाणे				
Select Taluka	ठाणे				
Select Village	मोजे [गाव] भाईंदर				
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location				
Enter Survey No	66	Search			
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)	Attribute
1/14-जे-1) भू-भाग जे मधील मिळकती बगळता इतर सर्व मिळकती सर्व्हे क्रं	23840	67900	69200 87900 69200	चौ. मीटर	सर्व्हे नंबर



Location MAP of Shree Santoshi Sadan Building, Geeta Nagar, Near Old Petrol Pump, Mira-Bhayander Road, Mira Road (East), Taluka & District: Thane – 401 107, Maharashtra



Google MAP of Shree Santoshi Sadan Building, Geeta Nagar, Near Old Petrol Pump, Mira-Bhayander Road, Mira Road (East), Taluka & District: Thane – 401 107, Maharashtra

