

**Thite Valuers & Engineers Pvt. Ltd**

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**THITE®**

**VALUERS & ENGINEERS**

**SINCE 1983**

**Corporate Valuer  
Chartered Surveyor**

• Valuation • Chartered Engineer • Lender's Independent Engineer • TEV Consultants

**Over Three Decades of Trust**

**BANK COPY**

Ref. No.:02/MJN21-105/VBS/LMS

Date: 15/07/2021

To,  
The Branch Manager,  
**State Bank of India**  
Branch: Commercial,  
Sir P M Road, Fort, Mumbai

**Sub: Valuation Report for Fair Market Value of property for Mortgage Loan Proposal.**

**Client Name : M/s. Bhavya Stainless Private Limited**

Dear Sir,  
Please find enclosed herewith the subject Valuation Report.

Description of the property : Flat No. 1101, 11th Floor, G - Wing (Tower-7), The Springs Co-Operative Housing Society Limited, (Society Regn No.NBOM/CIDCO/HSG(TC)/5667/JTR/2014-15), Plot No.4, Sector 20,Near State Bank Of India, The Spring Road, Roadpali, Village Kalamboli, Taluka Panvel, District Raigad, Navi Mumbai, Maharashtra, 410218.

**Fair Market Value of property as on date : ₹ 1,20,40,000/- (Rupees One Crore Twenty Lakh(s) Forty Thousand Only)**

**Realisable Sale Value as on date : ₹ 1,08,36,000/-**

**Forced / Distress Sale Value as on date : ₹ 96,32,000/-**

This report contains 35 sheets (Including Photographs + location map + Sale advertisement).

Kindly acknowledge.

Thanking you,

Yours faithfully,  
For Thite Valuers & Engineers Pvt. Ltd.

(L. M. SARVAIYA)  
(CHIEF ENGINEER)



  
(S. L. THITE)  
PANEL VALUER  
STATE BANK OF INDIA

**Format - C**  
**VALUATION REPORT**  
**(IN RESPECT OF FLAT)**  
(To be filled in by the Approved Valuer)

**I GENERAL**

1. Purpose for which the valuation is made : Mortgage Loan purpose
2. a) Date of inspection : 29/06/2021  
b) Date on which the valuation is made : 15/07/2021
3. List of Documents produced for perusal (Photo copies)

- ☐ Agreement to Sale between Vendor M/s Atharva Developers and Purchaser Mr. Arvind Kumar K. Shah and Index II bearing Sr. No. 9266 dated 20/12/2009 registered at Sub Registrar Office Panvel 3 for agreement price (consideration) ₹ 23,10,000.00 Govt. value (Ready reckoner rate for stamp duty) as per extract of Index II
- ☐ City & Industrial Development Corporation of Maharashtra Ltd. commencement certificate No. CIDCO/ATPO/770 dated 10/04/2007
- ☐ City & Industrial Development Corporation of Maharashtra Ltd. Occupancy certificate No CIDCO/BP-2949/ATPO(NM&K)/2012/908 dated 10/10/2012 .
- ☐ Electricity consumer no. 028650528753 bill for the June 2021 month amount 4260.00 in the name of Mr. Arvind Kumar K. Shah.
- ☐ Society maintenance bill for three months July, August, September 2021 is amount ₹14,311/- on the name of Mr. Arvind Kumar k. Shah.

It is assumed that the information revealed through above documents is final and complete.

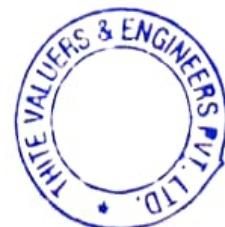
4. a) Party interested in valuation : M/s. Bhavya Stainless Private Limited  
b) Name of the owner(s) and his / their address (es) with Phone No. (details of share of each owner in case of joint ownership) address (es) with Phone No. : Mr. Arvind Kumar K Shah  
Single ownership
5. Brief description of the property : This property is in the form of 03 BHK flat on 11th floor, G-Wing (Tower 7) situated in Middle class locality in residential area.
6. Location of the property.
  - a) Plot No. / Survey No.
  - b) Door No.
  - c) T.S. No. / Village
  - d) Ward / Taluka
  - e) Mandal / District

Flat No. 1101, 11th Floor, G - Wing (Tower-7), The Springs Co-Operative Housing Society Limited, (Society Regn No.NBOM/CIDCO /HSG(TC)/5667/ JTR/2014-15), Plot No.4, Sector 20,Near State Bank Of India, The Spring Road, Roadpali, Village



Kalamboli, Taluka Panvel, District Raigad, Navi Mumbai, Maharashtra, 410218.

- f) Date of issue and validity of layout of approved map / plan : Building Sanctioned plan from competent authority was not made available for our perusal at the time of inspection. Hence, few assumptions are made. However building has obtained City & Industrial Development Corporation of Maharashtra Ltd. Occupancy certificate No CIDCO/BP-2949/ATPO(NM&K)/2012/908 dated 10/10/2012 .
- g) Approved map / plan issuing authority : --
- h) Whether genuineness or authenticity of approved map / plan is verified : --
- i) Any other comments by our empaneled valuers on authentic of approved plan : --
7. Postal address of the property : Same No. above 6
8. City / Town : --
- Residential Area : Yes
- Commercial Area : No
- Industrial Area : No
9. Classification of the Area : --
- i) High/Middle/Poor : Middle Class
- ii) Urban/Semi Urban/Rural : Urban
10. Coming under Village Panchayat/ Municipality. : Navi Mumbai 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 : Actual
- |       |                         |
|-------|-------------------------|
| East  | By Roadpali Main Road   |
| West  | By Kalamboli Link Road  |
| South | By The Spring Road      |
| North | By Monarch Brookefields |
13. Dimensions of the site : --
- |       | A               | B       |
|-------|-----------------|---------|
|       | As per the Deed | Actuals |
| East  | --              | --      |
| West  | --              | --      |
| South | --              | --      |
| North | --              | --      |
14. Extent of the site : Please refer below table -



Particulars	Area as per Agreement (sft)		Measured area (sft)		Area Considered for valuation (sft)***
	Carpet	Built up*	Carpet**	Built up*	
Flat No. 1101	909	1091	1050	1260	1091 } 1289 sft
Att. Terrace	--	198	--	--	198 }
*Adding 20% for Built Up Area (As per guidelines provided by Govt. Of Maharashtra in the Ready Reckoner for stamp duty purpose)					
** Measured Carpet Area As per the provisions of Maharashtra municipalities act 1965					
***All the above areas are within +/- 10% of the Agreement area. The above calculations and detail measurements taken by us prove that the Agreement area is not exorbitantly inflated. Hence, valuation is based on the Agreement area.					

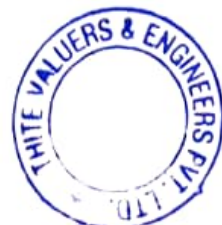
- 14.1 Longitude / Latitude and coordinates of flat : Longitude : 73.089258 E  
Latitude : 19.037524 N
15. Extent of the site considered for valuation : Same as above Sr. No. 14
16. Whether occupied by the owner/tenant? : The flat is given on leave and license  
If occupied by tenant, since how long?  
Rent received per month

## II. Apartment Building

1. Nature of Apartment : Residential Building
2. Location : Flat No. 1101, 11th Floor, G - Wing  
T.S. No. : (Tower-7), The Springs Co-Operative  
Block No. : Housing Society Limited,  
Ward No. : (Society Regn No.NBOM/CIDCO/  
Village/Municipality/Corporation : HSG(TC)/5667/ JTR/2014-15), Plot  
Door. No. , Street or Road (Pin Code) : No.4, Sector 20,Near State Bank Of  
India, The Spring Road, Roadpali, Village  
Kalamboli, Taluka Panvel, District Raigad,  
Navi Mumbai, Maharashtra, 410218.
3. Description of the Locality Residential / Commercial/Mixed : Residential
4. Year of Construction : About 2012
5. Number of Floors : Stilt + 18th Upper floors
6. Type of Structure : RCC
7. Number of Dwelling units in the building : --
8. Quality of construction : Good
9. Appearance of the Building : Good
10. Maintenance of the Building : Good
11. Facilities available :  
Lift : Yes  
Protected Water Supply : Yes  
Underground Sewerage : Yes  
Car Parking – Open / Covered : Yes  
Is compound wall existing ? : Yes



	Is Pavement laid around the building	: Yes
<b>III</b>	<b><u>Flat</u></b>	
1.	The floor on which the flat is situated	: 11 <sup>th</sup> floor
2.	Door No. of the Flat	: Flat No.1101
3.	Specifications of the Flat	
	Roof	It is a Stilt + 18 Upper Floors storey usual RCC framed structure with RCC slab having Vitrified flooring, Dry Distemper internally, Concealed electrification, Concealed plumbing, Ceramic flooring in bathroom with dado upto Full' height, TW Door Frame with Solid Core Flush Door, Aluminium Sliding windows. Kitchen platform is of Granite top with dado upto Full' height etc. Overall appearance of the Flat is Good. Architectural quality of the building is Good. Internal height is 9'. Special amenities such as Lift, Parking, Garden, Security, Internal Roads etc. have been provided.
	Flooring	
	Doors	
	Windows	
	Fittings	
	Finishing	
4.	House Tax Assessment No. Tax Paid in the name of Tax Amount	
5.	Electricity Service Connection No. Meter Card in the name of	: 028650528753 Mr. Arvind Kumar K. Shah
6.	How is the maintenance of the flat ?	: Good
7.	Sale Deed executed in the name of	: Mr. Arvind Kumar K. Shah
8.	What is the undivided area of land as per Sale Deed ?	: Details not provided
9.	What is the Plinth area of flat ?	: Refer Point No. 1(14) above
10.	What is the floor space index (app) ?	: --
11.	What is the carpet area of the flat?	: Refer Point No. 1(14) above
12.	Is it posh/I Class / Medium / Ordinary	: Medium
13.	Is it being used for residential or commercial purpose ?	: Residential purpose
14.	Is it owner – occupied or let out	: The flat is given on leave and license
15.	If rented, what is the monthly rent ?	: --
<b>IV</b>	<b><u>MARKETABILITY</u></b>	
1.	How is the marketability	: Good
2.	What are the factors favouring for an extra potential value ?	: It is good residential area
3.	Any negative factors are observed which affect the market value in general ?	: --



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? (Alongwith details / reference of atleast two latest deals / transactions with respect to adjacent properties in the areas)

**Basis of Valuation**

The valuation opinion given below is based on method of 'Sale Comparison Technique'. This method is based on the principle that a well informed purchaser will not pay more for a particular property, than the cost of a substitute (i.e. comparable) property having practically same utility and attraction.

The courts in the country have directed in various case laws that, valuation – opinions based on untested information, gossips, casual visits and without analysis are risky and unreliable.

In following case laws this method is emphasized

- i. **Mehta R. A. & Others Vs. State of Gujrat – 1989 – 4 SCC 250**
- ii. **LAO Vs. Pannalal Ghosh 2004 – 1 SCC – 467**
- iii. **Prabhu Dayal Vs. Union of India, A. I. R. 1984 Del. 406**

Hence while arriving at the Value – opinion we have followed the following procedure –

- i. Genuine and Comparable transactions were obtained from Govt. offices.
- ii. Appropriately hedonic factors of time, distance, size, etc. were applied to the rate of comparable property, so as form the opinion about the value of the subject property.
- iii. The market enquiry was conducted.

**COMPARABLE SALE INSTANCE**

(Details of Sale transaction of a nearby property)

Name of the purchaser	: Abhishek Maheshwari & Nikita
Name of the vendor	: Ashish A Ahuja & Deepa A Ahuja
Location of the property	: Flat No. 101, First Floor, F - Wing, Tower - 6, In Building Known As The Spring Co-Operative Housing Society Limited, Plot No. 04, Sector 20, Roadpali, Kalamoli, Navi Mumbai.
Area	: Carpet Area 991 sft i.e. 189 sft Built Up Area 240 sft Terrace Area/3= 80 sft
Sale consideration	: ₹ 1,40,00,000/-



Rate per sft : ₹ 11,032/- per sft  
Documents referred : Extract of Index II dated 26/03/2021 Sr  
No. 5708/2021 at Sub Registrar Office  
Panvel 2

**COMPARABLE SALE INSTANCE II**

(Details of Sale transaction of a nearby property)

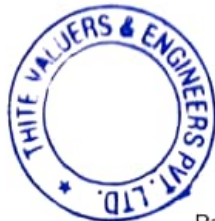
Name of the purchaser : Reena Eiknath Dudhe  
Name of the vendor : Saket Agrawal  
Location of the property : Flat No. 1701, Seventeenth Floor, C -  
Wing, Tower -3, In Building Known As The  
Spring Co- Operative Housing Society  
Limited, Plot No.04, Sector 20, Roadpali,  
Kalamoli, Navi Mumbai.  
Area : Carpet Area 909 sft  
i.e. 1091 sft Built Up Area  
204 sft Terrace Area / 3 = 68 sft  
Sale consideration : ₹ 1,18,00,000/-  
Rate per sft : ₹ 10,181/- per sft  
Documents referred : Extract of Index II dated 25/02/2021 Sr  
No. 2518/2021 at Sub Registrar Office  
Panvel-4

The average rate between the above two sale instance property is ₹ 10,606.50/- per sft  
However we have to also consider the influence of various positive and negative  
factors associated with the said property. The local enquiry is also given due  
importance. In my opinion the reasonable rate for the subject property will be  
₹ 10,500/- per sft

Market Rate Enquiry : Enquiry was made in the neighbourhood  
and also on the internet. Following sale  
advertisement is obtained from a well  
known website.

1) 99acres  
2 BHK Flat For Sale In Crown Imperial  
Tower, Sector 20, Roadpali, Kalamoli,  
Navi Mumbai  
Built Up Area : 890 sft  
Built Up Area Price : ₹ 90,00,000.00  
Rate : ₹ 10,112.00  
Posted on : 09/03/2021

2) 99acres  
2 BHK Flat For Sale In Sidhivinayak The  
Orient , Sector, 20, Roadpali, Kalamoli,  
Navi Mumbai  
Built Up Area :  
795 sft Carpet Area I.e. 954 Sft Built Up  
Area  
Price : ₹ 98,00,000.00 Rate : ₹ 10,272.00  
Posted on : 23/06/2021



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 (give details) : ₹ 9,500/- to ₹ 11,500/- per sft
3. Break up for rate :  
 i. Building + Services : ₹ 10,500/- per sft  
 ii. Land + Others : --
4. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) : For stamp duty purpose the Govt of Maharashtra has fixed the rate for flat in this area is ₹ 75,200.00 sqm. This building is 9 years old. Considering 10 % depreciation, rate is ₹ 67,680.00 sqm i.e. ₹ 6,288.00 per sft. It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property **Vis-à-Vis** its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.
- 1289 sqft x  
= 0.81

**VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION**

- a. Depreciated building Rate : ₹ 10,500/- per sft  
 Replacement cost of flat with services (v (3)i) : ₹ 3,500/- per sft  
 Age of the building : The building is 9 years old  
 (This is based on City & Industrial Development Corporation of Maharashtra Ltd. Occupancy certificate no CIDCO/BP-2949/ATPO (NM&K)/2012/908 dated 10/10/2012)
- Life of the building estimated : About 66 years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property
- Depreciation percentage assuming the salvage value as 10% : Adopted Depreciated Market Rate for valuation.
- Depreciated Ratio of the building : --
- b. Total Composite rate arrived for valuation :  
 Depreciated building rate VI(a) : ₹ 10,500/- per sft  
 Rate for Land and other V (3)ii : --





Total Composite Rate : ₹ 10,500/- per sft

1. Fair Market value of premises : Built up Area of the flats = 1091 sft &  
Area of Att. Terrace = 198 sft

Factors Considered: The Location, Internal condition of the flat & amenities & facilities available, grade & age of building, current demand & supply etc,

(Prevailing Market Rates for Flat aving similar amenities & loading factor are in the Range of ₹ 9,500/- to ₹ 11,500/- per sft)

For the same premises rates on Carpet area basis are highest, on **Super Built Up Area** basis they are lowest & on Built Up Area basis they are in-between.

**Note : About the Per Sft Rate  
Adopted Vis-à-vis the Saleable Area**

Regarding area, there are different terminologies in vogue in the real estate market. e.g. Carpet Area, Built Up Area (BUA) Super Built Up Area (SBUA), Saleable Area etc. For the same property the per sft rate is different depending upon for what type of area the rate is specified. The only measurable area is Carpet Area where as the Built Up Area (BUA) or Super Built Up Area (SBUA) etc are "Calculated Area". Using a factor called "Loading Factor" (percentage increase), the Carpet Area is inflated to get the Built Up Area or Super Built Up Area or Saleable Area for a particular premises. There is no regulatory body to control such a loading factor, which differs from Builder to Builder and project to project. Generally the loading factor is related to amenities provided in a particular project. Under such circumstances, the Valuer's job becomes very challenging. The Market Rate obtained during local enquiry for neighbouring properties, may be on Carpet or Built Up Area or Super Built Up Area basis. The Loading factor differs from building to building. Thus the rates obtained in Local enquiry are generally NOT applicable directly to the 'subject property'



In view of this, when we are giving opinion to the bank regarding **Value of the Security**, for us the **intrinsic value of the property** is relevant. Our emphasis is on "Value" of the Security and not on "Built Up Area" or "Super Built Up Area" etc. Hence the Per Sft Rate is judiciously adopted keeping in mind the characteristics such as the amenities provided, the loading factor adopted etc.

Market Rate Adopted=₹ 10,500/- per sft for flat & ₹ 3,000/- per sft for Att. Terrace (Supporting documents in the form of sale advt. obtained from reputed websites are enclosed.)

Hence, Fair Market Value of premises as on date is as below

Sr. No.	Particulars	Built Up Area (sft)	Market Rate Adopted (₹)	Fair Market Value (₹)
1	Flat No. 1101	1091	10,500/-	1,14,55,500/-
2	Att. Terrace	198	3,000/-	5,94,000/-
			Total	1,20,49,500/-
			Say	1,20,40,000/-

## 2. Fair Market Value as on date

The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are –

- It is a free will sale.
- It is an estimated amount and not a predetermined or an actual sale price.
- It is time-specific as on the given date.
- It depends on 'purpose of valuation.
- Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.



= ₹ 1,20,40,000/-

(Rupees One Crore Twenty Lakh(s)  
Forty Thousand Only)

3. Realisable Sale Value as on date :

The value realizable by the bank is generally less than the Market value because of various facts such as limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between Realisable Value and Market Value depends on various factors such as urban or rural property, user and location of the property etc. Considering characteristics of the 'subject property' we are adopting discounting factor of 10% in this case.

Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

Hence Realisable value as on date

= Fair Market Value as on date x 0.90

= ₹ 1,20,40,000/- x 0.90

= ₹ 1,08,36,000/-

(Rupees One Crore Eight Lakh(s) Thirty Six Thousand Only)

4. Forced / Distress Sale Value :

It means the amount which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Due to this we are discounting the above fair market value by 20 %.

Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.



Hence, Forced / Distress Sale value as on date

= Fair Market Value as on date x 0.80

= ₹ 1,20,40,000/- x 0.80

= ₹ 96,32,000/-

(Rupees Ninety Six Lakh(s) Thirty Two Thousand Only)

5. Replacement cost of construction :

Built up Area of the flat = 1091 sft

Considering the type & quality of construction & specification of the building materials used, height of the structure, amenities provided Replacement Rate of ₹ 3,000/- per sft is adopted.

Hence, Replacement Cost for insurance purpose.

= Built Up Area x Replacement Rate

= 1091 sft x ₹ 3,000/-

= ₹ 32,73,000/-

#### DETAILS OF VALUATION

Sr. No.	Description	Qty.	Rate per unit [per sft] in ₹	Estimated Value in ₹
1.	Present value of Flat		Refer above No. 1 (Fair Market Value)	
	Attached terrace			
	Top terrace			
	Garden / Open space			
	Parking			
			Sub Total	1,20,40,000/-
2.	Wardrobes	--	--	--
3.	Showcases	--	--	--
4.	Kitchen Arrangements	--	--	--
5.	Superfine Finish	--	--	--
6.	Interior Decorations	--	--	--
7.	Electricity Deposits / Electrical fittings	--	--	--
8.	Extra collapsible gates/grill works, etc.	--	--	--
9.	Potential value, if any	--	--	--
10.	Others	--	--	--
			Total	1,20,40,000/-

#### Remarks:

- The valuation is based on the site visit. The documents & information given by the borrower were also considered.
- Building Sanctioned plan from competent authority was not made available for our perusal at the time of inspection. Hence, few assumptions are made.
- The valuation is subject to clear and marketable title & adequacy of engineering design.



- This valuation report will remain valid only for the purpose for which it is made. The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London).
  - Past performance of Real Estate Market need not necessarily indicate the future trends.
  - Emphasis of this report is on the value of the property and not on the title verification or legal aspects of the property.
  - The encumbrance on the asset due to any other loan, lien, government dues, duties, other rights if any etc. is not considered in this valuation. In fact we have treated the assets as free of encumbrances.
  - The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
  - Documents such as Sanctioned Plan, Share Certificate are not provided for our perusal. Hence this valuation is based on few assumptions.
  - The impact of the Covid-19 crisis on the attitude of market participants and therefore prices will not be exactly known in its immediate aftermath.
  - The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings has some limitations.
- As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is as below –

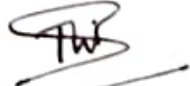
<b>Fair Market Value of property as on date</b>	<b>: ₹ 1,20,40,000/- (Rupees One Crore Twenty Lakh(s) Forty Thousand Only)</b>
Realisable Sale Value as on date	: ₹ 1,08,36,000/-
Forced / Distress Sale Value as on date	: ₹ 96,32,000/-

Visited by : Mr. Vishwas Shinde  
(Sr. Engineer)  
Verified by : Mr. Lalit Sarvaiya  
(Chief Engineer)  
Entered by : Mr. Dinesh Bhatia

FOR THITE VALUERS & ENGINEERS PVT. LTD.

Place : Mumbai  
Date : 15/07/2021



  
(S. L. THITE)  
PANEL VALUER  
STATE BANK OF INDIA

For: M/s. Bhavya Stainless Private Limited  
Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure V)

**ANNEXURE - I**

**Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original and inform discrepancy if any**

1. Copy of Index II
2. Copy of Few pages of Agreement
3. Copy of Commencement Certificate
4. Copy of Electricity Bill
5. Copy of Market Rate Inquiry
6. Copy of Govt. Guideline Rate
7. Copy of Index II of nearby Sale Transaction
8. Copy of Location Map
9. Copy of Occupancy Certificate











**मुची क :**

कर्मचारी मानव संसाधन विभाग  
 ए.सी.ओ. (गैर) 2018/2021  
 मुची 30  
 ₹ 500

**मुची का नाम :** कर्मचारी  
 ए.सी.ओ. (गैर) 2018/2021  
 मुची 30

1	वृत्त	११५००००	1) अधिकारी मानव संसाधन म म पा शाखा कर्मचारी मानव संसाधन विभाग, स.सी.ओ. (गैर) 2018/2021 मुची 30 का 1/11/2021 को जारी किया गया है। 2) 1/11/2021 को जारी किया गया है। 3) 1/11/2021 को जारी किया गया है। 4) 1/11/2021 को जारी किया गया है। 5) 1/11/2021 को जारी किया गया है।
2	वृत्त	१५००००	2) 1/11/2021 को जारी किया गया है। 3) 1/11/2021 को जारी किया गया है। 4) 1/11/2021 को जारी किया गया है। 5) 1/11/2021 को जारी किया गया है।
3	वृत्त	१५००००	3) 1/11/2021 को जारी किया गया है। 4) 1/11/2021 को जारी किया गया है। 5) 1/11/2021 को जारी किया गया है।
4	वृत्त	१५००००	4) 1/11/2021 को जारी किया गया है। 5) 1/11/2021 को जारी किया गया है।
5	वृत्त	१५००००	5) 1/11/2021 को जारी किया गया है।
6	वृत्त	१५००००	6) 1/11/2021 को जारी किया गया है।
7	वृत्त	१५००००	7) 1/11/2021 को जारी किया गया है।
8	वृत्त	१५००००	8) 1/11/2021 को जारी किया गया है।
9	वृत्त	१५००००	9) 1/11/2021 को जारी किया गया है।
10	वृत्त	१५००००	10) 1/11/2021 को जारी किया गया है।



**Govt Rate**



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
साधारणपत्र दर पत्रक

Valuation Rules User Manual

Class Feedback

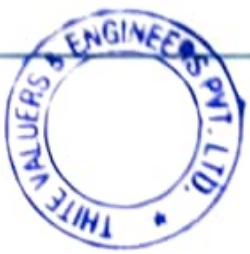
**Annual Statement of Rates**

Year  
2021/2022

Language  
English

Selected District:   
 Select Taluka:   
 Select Village:   
 Search By:  Survey No  Location

Select	अनुक्रम	वर्गीकरण	किंमत दर	क्षेत्र	सेवा	क्षेत्र	एम्.पी.ए.
Select	3/15/1-अवंगेची गावे क्र 1	37800	84500	88800	108000	88800	शे.टी.ए.
Select	3/15/20-अवंगेची गावे क्र 20	30100	79700	98700	98700	79700	शे.टी.ए.
Select	3/15/21-अवंगेची गावे क्र 21	18800	49200	56800	67300	56800	शे.टी.ए.
Select	3/15/22-अवंगेची गावे क्र 22	18300	47200	54100	62900	54100	शे.टी.ए.
Select	3/15/23-अवंगेची गावे - 23	24100	55500	68200	79400	68200	शे.टी.ए.



**Sale Advertisement**

Home > All Residential > Type Location or Project/Society or Keyword

15 APR 21

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**₹98 Lac** @ 12,327 per sq ft

Estimated ESI: ₹78,273

**2BHK 2Baths**

Residential Apartment for Sale

11 Siddhant The Orion Sector 20 Road, Park Garden Main Road

[View Details](#) [View Photos](#) [View Floor Plan](#)

**₹98 Lac** + Govt Charges & Tax @ 12,327 per sq ft (approx)

**2 Bedrooms, 2 Bathrooms, 2 Balconies**

**Address:** Siddhant The Orion Sector 20 Road, Park Garden Main Road

**Configuration:** 2 Bedrooms, 2 Bathrooms, 2 Balconies

**Area:** Carpet area: 795 sq ft (73.86 sq m)

**Price:** ₹98 Lac + Govt Charges & Tax @ 12,327 per sq ft (approx)

**Floor Number:** 15<sup>th</sup> of 20 Floors

**Location:** Park Garden Main Road

**Age:** 5 to 10 Year Old

**Ownership:** Co-operative S.

**Warranty:** Warried

**Furnishing:** Furnished

₹98 Lac (₹/sq ft)

Why should you consider this property?

[View Photos](#) [View Floor Plan](#) [Search Nearby](#)

Transaction Type: **R resale**



**Sale Advertisement**

[Home](#) / [Buy](#) / [All Residential](#) / Type Location or Project/Society or Keyword

[Home](#)

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**₹ 90 Lac** @ 7,200 per sq. ft.

Estimated EMI ₹ 71,883

Market estimated price ₹ 79,301.

**2BHK 2Baths**

Residential Apartment For Sale

Project Name: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Location: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Name: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Location: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Status: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Type: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Size: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Age: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Amenities: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Features: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Details: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Price: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Terms: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Recommendations: "New Sector 20 Roadpal" Mumbai, Maharashtra

Project Price Trends: "New Sector 20 Roadpal" Mumbai, Maharashtra

**Area**

Super Built up area 1250 sq.ft. (156.53 sq.m.)

Built up area: 890 sq.ft. (82.68 sq.m.)

**Price**

₹ 90 Lac + Govt Charges & Tax

₹ 7,200 per sq.ft.

**Floor Number**

5<sup>th</sup> of 12 Floors

**Configuration**


2 Bedroom, 2 Bathroom, 3+ Balconies with Others

**Amenities**

Crown Imperial Tower Sector 20 Roadpal, Mumbai New

**Project's Age**

1 to 5 Year Old



₹ 90 Lac (1/18)

Why should you consider this property?

[View to Register](#) [View to Market](#) [View to Sell](#)

Property Ownership: **Freehold**

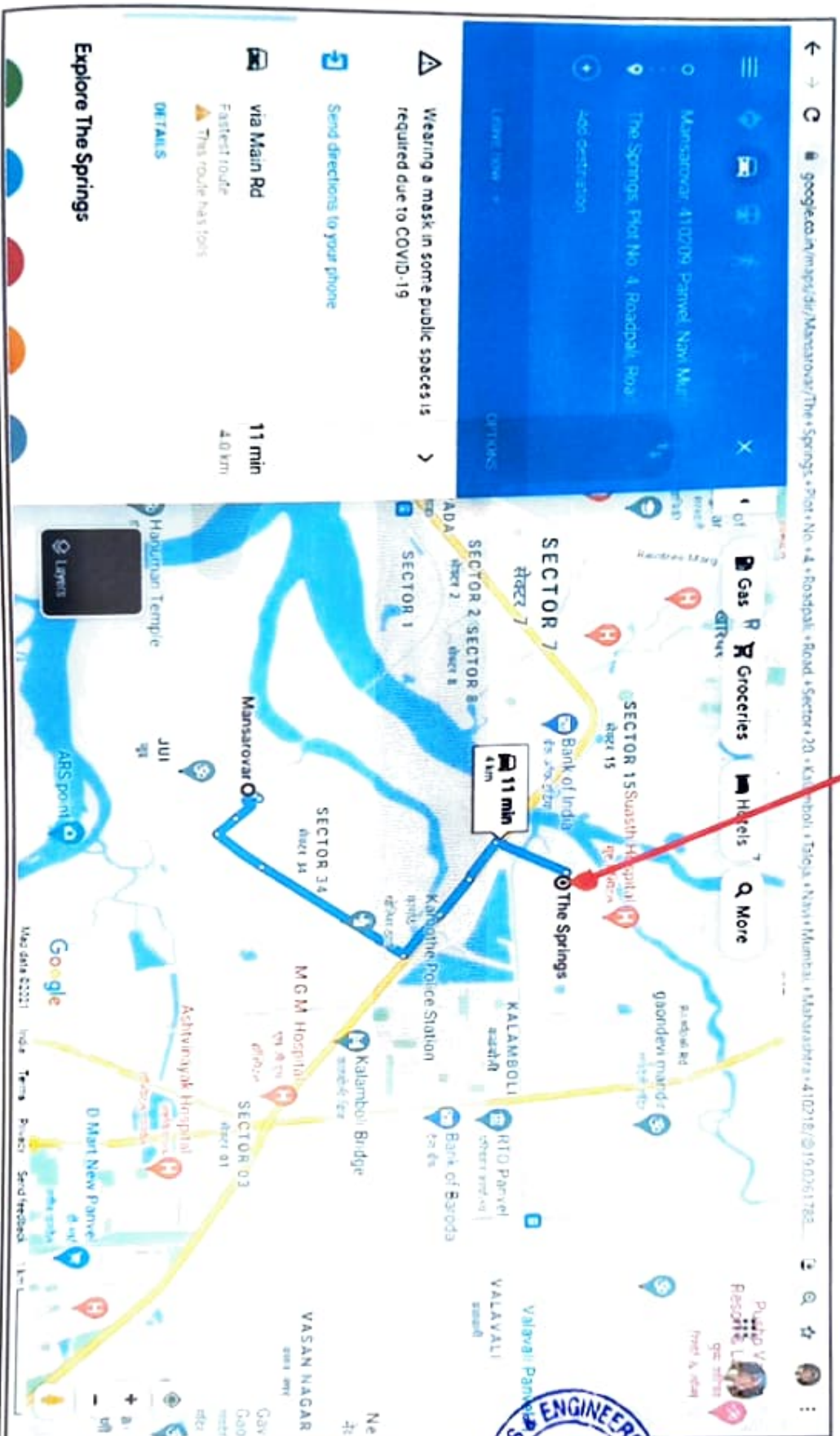
Furnishing: **Semi-furnished**

Parking: **1 Covered**

Waiting for a address? [addresstodirect.com](#)



**Location Map of the Property**



Satellite Map

