

To,

State Bank of India,  
SMECC Borivali (West) Branch,  
Landmark Building,  
Near Petrol Pump,  
S.V Road, Borivali (W),  
Mumbai – 400 092

**VALUATION REPORT**  
(IN RESPECT OF INDUSTRIAL UNIT)

1.	<i>Purpose for which the valuation is made</i>	To ascertain the Market Value of Unit No. 6, 1 <sup>st</sup> floor, Building No. 1, House No. 264/20, Manish Compound, Anjur phata, Village Rahanal, Taluka Bhiwandi, District Thane – 421 302
2.	a) <i>Date of inspection</i>  b) <i>Date on which the valuation is made</i>	June 23, 2021  June 24, 2021
3.	<i>Document produced for perusal:</i>	<ol style="list-style-type: none"> <li>1. Agreement for sale dated December 12, 2014, executed between the Vendors – Mr. Ramesh D. Thakkar and the Purchasers – Mrs. Kokila Dhiren Shah, Mrs. Roshni Parimal Shah &amp; Miss Twinkle Keyur Shah</li> <li>2. Registration Receipt Bearing No. 8523 and Registration No. BVD2-6170-2014 dated December 12, 2014, indicating Purchase Price INR 6,06,000 and Market Value INR 5,83,500</li> <li>3. Index II dated December 12, 2014, indicating Built-up area 31.30 sq. mtr.</li> </ol>
4.	<i>Name of the owner(s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership)</i>	Mrs. Kokila Dhiren Shah, Mrs. Roshni Parimal Shah & Miss Twinkle Keyur Shah  Address : C – 406, Guru Nanak Apartment, Shankar Lane, Kandivali (W), Mumbai – 400 067  Mob. 9324291175 ✓
5.	<i>Brief description of the property</i>	The said unit is on 1 <sup>st</sup> floor of Building No. 1, House No. 264/20 which is approx. 6 km from Bhiwandi bus depot.





	Appearance of the building	Good
10.	Maintenance of the building	Good
11.	Facilities available	
	Lift	No
	Protected water supply	Available
	Underground Sewerage	Available
	Car Parking - Open/Covered	No
	Is compound wall existing?	Yes
	Pavement around the building	Cement concrete
1.	The floor in which the unit is situated	1 <sup>st</sup> floor
2.	Door number of the unit	Unit No. 6
3.	Specification of the unit	
	Roof	RCC roof
	Flooring	Mosaic tiles
	Doors	Plywood doors
	Windows	Aluminium Sliding windows
	Fittings	Standard
	Finishing	Standard
4.	House Tax	
	Assessment No.	Details not provided
	Tax paid in the name of	-
	Tax amount	-
5.	Electricity service connection number	
	Meter Card is in the name of	Details not provided
6.	How is the maintenance of the unit?	Good
7.	Sale Deed executed in the name of	Mrs. Kokila Dhiren Shah, Mrs. Roshni Parimal Shah & Miss Twinkle Keyur Shah
8.	What is the undivided area of land as per sale?	N.A.- Valuation is only for unit
9.	What is the <b>plinth area</b> of the unit	280.6 sq. ft. Carpet area (As per agreement)
10.	What is the floor space index (App.)?	As per local norms



What is the area of the unit?			
Unit No. 6		280.6 sq. ft. (Carpet Area)	280 sq. ft. (Carpet Area)
Area calculation for valuation			
Unit No. 6		280	335
12.	Is it Posh/I Class/Medium/ Ordinary	Medium	
13.	Is it being used for residential or industrial purpose?	Godown	
14.	Is it owner occupied or let out?	Owner occupied	
15.	If tenanted, what is the monthly rent?	If rented, it may fetch a rent in the range anywhere between INR 3,000 to 5,000 per month	

1.	How is the marketability	Good
2.	What are the factors favouring for an extra potential value?	Nil
3.	Any negative factors observed which affect the market value in general	Nil


1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Along with details / reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)	INR 4,000 to INR 6,000 per sq. ft. on Built up area
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)	INR 5,000 per sq. ft. on Built up area
3.	Break-up for the rate Building + Services  i) Land + others	INR 2,000 per sq. ft.  INR 3,000 per sq. ft.

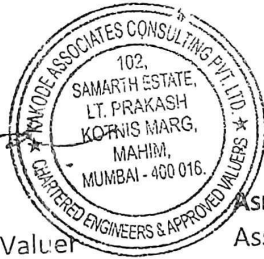


As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Unit No. 6, 1<sup>st</sup> floor, Building No. 1, House No. 264/20, Manish Compound, Anjur phata, Rahanal, Taluka Bhiwandi, District Thane – 421 502, in its present prevailing condition with aforesaid specifications is as under:

	Value in INR	
	15,45,600	(Rupees fifteen lakh forty five thousand six hundred only)
	13,14,000	(Rupees thirteen lakh fourteen thousand only)
	11,60,000	(Rupees eleven lakh sixty thousand only)
	6,06,000	(Rupees six lakh six thousand only)

For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED

  
ANIL B. PAI KAKODE  
Director & Govt. Approved Valuer  
Wealth Tax Regn. No. CAT VII-20 of 1988





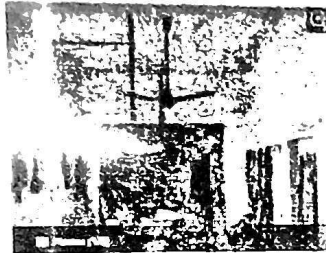
ASHOK S. AKERKAR  
Associate Director & Govt. Approved Valuer  
CCIT/PNJ/4(E)-Tech/2005-06

Place : Mumbai

Date : June 24, 2021

16 Lac

16,00,000



+

16,00,000

300

5,333

Instances	Price (INR)	Built-up Area (in sq. ft.)	Rate INR /sq. ft.
1	16,00,000	300	5,333



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- ❖ Valuation of Land, Building, Plant, Machinery & Stock
- ❖ Lenders Independent Engineer
- ❖ Techno-Economic Viability Reports
- ❖ Feasibility Reports
- ❖ Detailed Project Reports
- ❖ Chartered Engineer Certifications
- ❖ Cost Validation Reports
- ❖ Technical Due Diligence
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