

VALUATION REPORT

OF

RESIDENTIAL FLAT OF

Mr. Nurul Hasan Mohd Idrees Khan.

Flat No. B-102, 1st Floor, B Wing,
"AL - Taj Apartment", at 4th Nizampura,
Bhiwandi, Thane 421 302.

FOR

Bank of Baroda

MMER BHANDUP BRANCH

M/s SANMATI VALUER PRIVATE LIMITED

Shop no. 9, Lavender Shopping,
Garden Cross, Bhandup II,
Kanti park, Bhiwandi,
Barvelli Street, Thane - 401002



SANMATI
VALUER
PRIVATE
LIMITED

SVPL

The Branch Manager,
Bank of Baroda
MMER Bhandup Branch

Subject : Valuation Report for Fair Market Value of the Property.

Client Name : Mr. Nurul Hasan Mohd Idrees Khan.

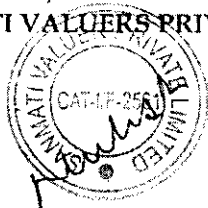
Dear Sir,

Please find enclosed herewith the valuation Report of the subject property.

Location of the Property	Flat No. B-102, 1 st Floor, B Wing, "AL - Taj Apartment", Situated at 4 th Nizampura, Bhiwandi, Thane 421 302.	
Flat Area	: 436 Sq. Ft. CA	
Work Completion	100% Work Completion Status	70% Work Completion Status
Fair Market Value	: Rs. 17,44,000/-	Rs. 12,20,800/-
Realizable Value	: Rs. 15,69,600/-	Rs. 10,98,720/-
Distress Value	: Rs. 13,95,200/-	Rs. 9,76,640/-
Government Value	: Rs. 15,04,674/- (Index II Dated: 24-05-2022)	
Insurance Value	: Rs. 8,72,000/-	
Registered Value	: Rs. 16,50,000/- (Index II Dated: 24-05-2022)	

This report Contains 15 Pages (Including Photographs)
Kindly Acknowledge

Thanking You,
SANMATI VALUERS PRIVATE LIMITED



Director
PLACE : MUMBAI
DATED: 23-06-2022

SEEN & NOTED
देखा और नोट किया

Shashank Patil
For BANK OF BARODA officer
कृते बैंक ऑफ़ बडौदा
SMS, MMER
एस.एम.एस., एम.एम.ई.आर
E.C. 60303

SANMATI VALUER PRIVATE LIMITED (Formerly Known as Jain Valuers Pvt Ltd) CINNo: U74120MH2012PTC227859
Registered Office : 504, Rainbow Chambers, Near MTNL Exchange, S. V. Road, Kandivali (W) Mumbai-67
Branch Office: Shop no.9, Lavender Shopping, Garden Groove Phase -II, Kanti park, Chikuwadi, Borivali (W) Mumbai-92
Contact Person: Mr. Nilesh Kulkarni (9610001731) E-MAIL ID: sanmativaluer@gmail.com Website: www.sanmativaluer.com

ASSIGNMENT OVERVIEW

1. Scope

Assessment of ---

- Property Value – Fair Market Value
- Realizable Value with Appropriate Discount on FMV
- Distress Value based on discount factors, associated risks, etc.

2. Basis

- Onsite visit along with details provided by Institute.
- Reliance is also placed on ready reckoner, discussions with Experts and recent Sale transaction in the area.
- Database maintained by our company
- On Enquiry with Local property brokers & Real estate websites.

3. Methodology

- Physical inspection is done, wherever allowed and discussions with local property dealers were carried out.
- Photographs were also taken, wherever permitted.
- Valuation of assets was carried out as to fair market value (FMV), replacement value, Realizable value and distress value on the basis of the above supplements and details/ description.
- Expected time frame for realization, cost involved in realization and various risks involved in acquisition and disposal of assets were estimated so as to assign appropriate discount/premium over the value of assets.



**VALUATION REPORT
PART I - QUESTIONNAIRE**

Ref. No: SVPL/BOB/2022-23/06/75

Date: 23-06-2022

I. WORK ASSIGNMENT DETAILS

01	Assigned By	Advances Department
02	Representative of	Bank of Baroda, MMR Bhandup Branch
03	Assigned on date	15-06-2022
04	Date of Inspection	22-06-2022
05	Date on which valuation is made	23-06-2022
06	Fresh Valuation/ Revaluation	Fresh Valuation
07	Purpose of Valuation	Home Loan
08	Applicant Name	Mr. Nurul Hasan Mohd Idrees Khan.
9	Contact Details	80802 61571
10	Address Of the Property	Flat No. B-102, 1st Floor, B Wing, "AL - Taj Apartment", Situated at 4th Nizampura, Bhiwandi, Thane 421 302.
11	Landmarks	Near Bhasin Riviera CHS
12	S. No./CTS No.	Survey No. 32, Hissa No. 1, 3, 4, Survey No. 98, Hissa No. A/5 CTS No. 4020, 4021 & 4045 of Village Nizampura
13	Ward Name & No.	-
14	Pin Code	402 104

II. DOCUMENTS

01	Name Of the Customer / Owner as per Documents	Mr. Nurul Hasan Mohd Idrees Khan.
03	Documents Provided	
3(a)	Copy Of Agreement / Title Deed	Agreement for Sale Sr. No. 7304/2022 Dated: 24-05-2022
3(b)	Index II	Index II Sr. No. 7304/2022 Dated: 24-05-2022
3(c)	Share Certificate	Building is Under Construction
3(d)	If property is joint ownership then share of each owner	No
3(e)	Occupancy Certificate/Possession Letter	Building is Under Construction
3(f)	Commencement Certificate	Commencement Certificate B. P. No. 59/2019-2020 Javak No. NRV/3530 Dated: 16-12-2019 for 942.52 Sq. Mt. area Ground + 4 th Upper Floor issued by Bhiwandi Nizampur City Municipal Corporation
3(g)	Approved Building Plan	Approved Plan B. P. No. 59/2019-2020 Javak No. NRV/3530 Dated: 16-12-2019 for Ground + 4 th Upper Floor issued by Bhiwandi Nizampur City Municipal Corporation
3(h)	RERA No.	P51700023548
3(k)	Other Documents	NA
3(l)	Land Holding Type (Leaschold / Freehold/ Gaathan/others)	As per legal report



III. CUSTOMER RELATED SITE VISIT REPORT

01	Name of the Person met at site	Mr. Shadab
02	Contact no. of person met at site	7249226112
03	Relationship of person met at site with the Customer	Site Supervisor
04	Property occupied /vacant	Under Construction Building
05	Name of the Occupant	
06	Relationship of the Occupant with the Customer	
07	Occupied since	
08	Name displayed on Door	
09	Name displayed on society board	

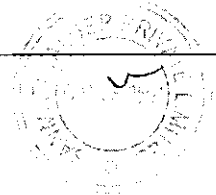
IV. DESCRIPTION OF THE LOCALITY

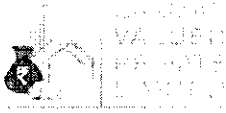
1	Proximity to civic amenities- Distance from nearest:		
		Distance (in Kms)	From (specify name)
	School	1.6 Km	Sharad Preprimary and primary School
	Hospital	1.9 Km	Central Hospital
	Railway Station / Bus Stop	6.3 Km	Bhiwandi Railway Station
2	Residential Area/ Commercial/ Industrial	Residential	
3.	Classification of Area		
	i) High/Middle/Poor	Middle Class	
	ii) Developed / Developing /Gaothan	Developing	
4.	Coming under Corporation limit/ Village Panchayat/ Municipality.	Bhiwandi Nizampur City Municipal Corporation	
5.	Infrastructure Surrounding Area	Average	
6.	Condition & Width of Approach Road	Average	
7.	Whether covered under any State/Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area.	NA	
8.	In Case it is an agriculture land, any conversion to house site plots is contemplated.	NA	
9	Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification	NA	



V. DESCRIPTION OF THE PROPERTY - PART A

1.	Completed/ under construction	Under Construction	
2.	% of completion	70%	
3.	Type Of Property	Under Construction Building	
4.	Usage	Under Construction Building	
5.	Type of Structure	RCC	
6.	Number of Wings	2 Wing (A & B Wing)	
7.	Number of floors	Ground + 4 th Upper Floor	
8.	Society Registration Number	Under Construction Building	
9.	Flats per floor / Position	04 Flats each floor	
10.	Maintenance of the Building	Building is Under Construction	
11.	Year of construction	Building is Under Construction	
12.	Age of the building	0 Years	
13.	Life of the building estimated	60 years after completion (Total life of the building is estimated as 60 years subject to proper repairs and maintenance)	
14.	% Depreciation	NA	
	Facilities Available		
15.	Lift	1 Lifts (Proposed)	
	CCTV/ Firefighting	Under Construction	
	Amenities (Gym / Swimming Pool/ Club house / Amphi theatre / Garden /Banquet/Others)	Under Construction	
16.	Car Parking - Open/Covered	Under Construction	
17.	Protected Water Supply	Under Construction	
18.	Underground Sewerage	Yes	
19.	Does Compound wall exist?	Under Construction	
20.	Is pavement laid around the Building?	Under Construction	
21.	Boundaries of the property	As Per Documents	As per Site Inspection
	North	Not mentioned in the Documents	Open Land
	South		Taj Heights
	East		Internal Road
	West		Road
Boundaries of the Flat (as per sale plan)			
North	Not mentioned in the Documents	Lift	
South		Flat No. 101	
East		Flat No. 103	
West		Wall	
22.	What is the undivided area of land as per Sale Deed?	N.A.	





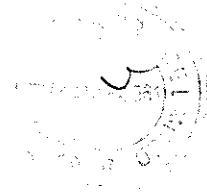
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VI. DESCRIPTION OF THE PROPERTY - PART B

1.	The floor in which the Property is situated	1 st Floor
2.	Flat No.	102
3.	Accommodation	1 BHK Flat
4.	Single Property/ merged Property / Independent Property	Type
5.	Specifications	
5(a)	Exterior	Under Construction Building
5(b)	Interior	
5(c)	Furnished / Unfurnished	
5(d)	Flooring	
5(e)	Doors	
5(f)	Windows	
5(g)	Fittings	
5(h)	Kitchen Platform	
6.	Violations	-

VII. MARKETABILITY

1.	How is the Marketability?	The Marketability of the property is Good based on following factors- <ul style="list-style-type: none">• Transportation facilities such as Buses, Rickshaw are available.• The property in this area is well connected to all parts of Mumbai, Thane, Navi Mumbai by good network of roads & railways.
2.	What are the factors favoring for an extra Potential Value?	<ul style="list-style-type: none">• Education Institute, Hospitals, Mall, Commercial Store are nearby to this property
3.	Any negative factors are observed which affect the market value in gene	<ul style="list-style-type: none">• Nil



PART II - VALUATION

VIII. DETAILS OF VALUATION

A. Value by Comparison Method (INR)

1	Carpet Area as per Agreement	338 Sq. Ft. CA & 97.31 Sq. Ft. Usable area
2	Carpet area As per approved plan	-
3	Carpet area as per physical measurement	410 Sq. Ft. CA
4	Carpet Area Consider For valuation	436 Sq. Ft. CA
5	Loading	--
6	Built up area for valuation	--
7	Rate per sqft adopted	Rs. 4,000/- per Sq. Ft. on CA
8	Value by Comparison Method (INR)	Rs. 17,44,000/-
9	Nos Of Covered Car parking	--
10	Value of Car parking (Rs)	--
11	Other one-time cost	--
12	Final Value by Comparison Method INR	Rs. 17,44,000/-

B. Value by Comparison Method (INR) For Land & Building

I	Valuation by Land	NA
1	Land Area as per Agreement	NA
2	Land area As per approved plan	NA
3	Land Area Consider For valuation	NA
4	Land Rate	NA
5	Land value (INR)	NA
II	Valuation of construction Area	NA
1	Constructed area As per Agreement	NA
2	Constructed area as per Plan	NA
3.	Constructed area as per Physical measurement	NA
4	Construction Area (Built up) Consider for valuation	NA
5	Construction Rate per sq ft Built up	NA
6	Construction Value	NA
7	Total Value by Land & Building Method (INR) (I+II)	NA

