

KACPL/SBI/NH/JB/MG/19-20/MB3139

February 26, 2020

**VALUATION REPORT
IN RESPECT OF FLAT**

FOR

Mrs. Tejal Jaideep Shah.

PROPERTY ADDRESS

**Flat No. 3, Ground Floor, Plot No. 310, Goregaon Yogiraj Society, Road No. 16,
Jawahar Nagar, Goregaon (West), Mumbai – 400 062.**



STATE BANK OF INDIA
Goregaon (W) Branch, Mumbai.

KACPL/SBI/NIH/JB/MG/19-20/MB3139

February 26, 2020

To,
State Bank of India,
Branch : Goregaon (W).
 Show Room No. 11, Rustomjee Ozone,
 Goregaon Mulund Link Road,
 Goregaon (W), Mumbai – 400 062.

VALUATION REPORT (IN RESPECT OF FLATS)
 (To be filled by the Approved Valuer).

I.	GENERAL	
1.	<i>Purpose for which the valuation is made</i>	To ascertain market value of the Residential Flat No. 3, Ground Floor, Plot No. 310, Goregaon Yogiraj Co-op. Hsg. Soc. Ltd., Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 062.
2.	a) <i>Date of inspection</i> b) <i>Date on which the valuation is made</i>	February 25, 2020. February 26, 2020.
3.	<i>Document produced for perusal</i>	<ol style="list-style-type: none"> 1. Gift Deed dated January 09, 2020 executed between the Donar Dr. Manjula Sureshchandra Shah and the Donee – Mrs. Tejal Jaideep Shah. 2. Registration Receipt No. 479 and Registration No. 4-440-2020 dated January 09, 2020 indicating purchase price Rs. Nil/- and market value Rs. 47,59,500/- 3. Index II dated January 09, 2020, indicating area of the flat as 45.07 sq. mtr. 4. Share Certificate No. 2 in the name of Dr. Manjula Sureshchandra Shah holder of 5 shares for Rs. 50/- each distinctive bearing Nos. 06 to 10 in the Goregaon Yogiraj Co-op. Hsg. Soc. Ltd.
4.	<i>Name of the Donee(s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership)</i>	Mrs. Tejal Jaideep Shah. Flat No. 3, Ground Floor, Plot No. 310, Goregaon Yogiraj Co-op. Hsg. Soc. Ltd., Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 062.
	<i>Name of the Donor of the property</i>	Dr. Manjula Sureshchandra Shah.

5.	<i>Brief description of the property</i>	The said flat is located on Ground Floor of the building known as Goregaon Yogiraj Co-op. Hsg. Soc. Ltd., which is approx. 0.5 km on western side of Goregaon railway station. The said flat consists of Bedroom – 1, Hall – 1, Kitchen – 1, Bath – 1, WC – 1.
6.	<i>Location of property</i> a) <i>Plot No./ Survey No./ CTS No.</i> b) <i>Door No.</i> c) <i>T.S. No. / Village</i> d) <i>Ward / Taluka</i> e) <i>Mandal / District</i>	Plot No. 310, CTS No. 428 Flat No. 3. Village Pahadi Goregaon west. Taluka Borivali. District: Mumbai Suburban.
	f) <i>Date of issue and validity of layout of approved map/plan</i> g) <i>Approved map/plan issuing authority</i> h) <i>Whether genuineness or authenticity of approved map/plan is verified</i> i) <i>Any other comments by our empaneled valuers on authentic of approved plan</i>	Approved plan not provided for our verification. Not applicable. Not applicable. No comments.
7.	<i>Postal address of the property</i>	Flat No. 3, Ground Floor, Plot No. 310, Goregaon Yogiraj Co-op. Hsg. Soc. Ltd., Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 062.
8.	<i>City / Town</i> <i>Residential Area</i> <i>Commercial Area</i> <i>Industrial Area</i>	Yes. No. No.
9.	<i>Classification of the area</i> i). <i>High / Middle / Poor</i> ii). <i>Urban / Semi Urban / Rural</i>	Middle. Urban.
10.	<i>Coming under Corporation limit / Village Panchayat / Municipality</i>	MCGM.
11.	<i>Whether covered under any State /Central Govt. enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.</i>	Not apparent from documents shown.
12.	<i>Boundaries of the property</i> <i>North</i> <i>South</i> <i>East</i> <i>West</i>	Mangal Moorthi Building. Plot No. 309. Residential Building. Road.

13.	<i>Dimensions of the site</i>	A	B
		As per the Deed	Actuals
	North	N. A.	N. A.
	South		
	East		
	West		
14.	<i>Extent of the site</i>	Not applicable.	
14.1	<i>Latitude, Longitude & Co-ordinates of property</i>	19°09'24.1"N 72°50'51.2"E.	
15.	<i>Extent of the site considered for valuation (least of 14a & 14b)</i>	As identified in Point No. 11 of Part 3 (Flat).	
16.	<i>Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.</i>	Tenanted to third Party. -	
II. APARTMENT BUILDING:			
1.	<i>Nature of Apartment</i>	Residential flat.	
2.	<i>Location</i> T.S. No. Block No. Ward No. Village/ Municipality/ Corporation Door No., Street or Road (Pin Code)	Not applicable. Not applicable. Details not available Village Pahadi Goregaon west, Municipality Municipal Corporation of Greater Mumbai. Flat No. 3	
3.	<i>Description of the locality Residential / Commercial/ Mixed</i>	Mixed.	
4.	<i>Year of construction</i>	1978 as mentioned in the agreement schedule on page no. 4	
5.	<i>Number of floors</i>	Ground + 3 upper floors.	
6.	<i>Type of structure</i>	RCC framed Structure with brick wall masonry.	
7.	<i>Number of dwelling units in the Building</i>	Details not available.	
8.	<i>Quality of construction</i>	Good.	
9.	<i>Appearance of the building</i>	Good.	
10.	<i>Maintenance of the building</i>	Good.	
11.	<i>Facilities available</i> Lift Protected water supply Underground Sewerage Car Parking - Open/Covered Is compound wall exiting. Pavement around the building	Nil. Available. Available. Open car parking facility is available in the compound of the said building. Yes. Cement concrete.	

III	FLAT	
1.	<i>The floor in which the flat is situated</i>	Ground Floor.
2.	<i>Door number of the flat</i>	Flat No. 03.
3.	<i>Specification of the flat</i> <i>Roof</i> <i>Flooring</i> <i>Doors</i> <i>Windows</i> <i>Fittings</i> <i>Finishing</i>	RCC roofing. Mosaic. Plywood. Aluminum Sliding window. Standard. Standard.
4.	<i>House Tax Assessment No.</i> <i>Tax paid in the name of</i> <i>Tax amount</i>	Details not available.
5.	<i>Electricity service connection number</i> <i>Meter Card is in the name of</i>	Details not available.
6.	<i>How is the maintenance of the flat?</i>	Good.
7.	<i>Sale Deed executed in the name of</i>	Mrs. Tejal Jaideep Shah.
8.	<i>What is the undivided area of land as per sale?</i>	N.A.- Valuation is only for flat.
9.	<i>What is the plinth area of the flat</i>	485 sq. ft.
10.	<i>What is the floor space index (App.)?</i>	As per local norms.
11.	<i>What is the area of the flat?</i> <i>Flat No. 03</i>	<i>As per agreement/ Index II</i> 485 sq. ft. (Built up) <i>As per measurements</i> 404 sq. ft. (Carpet)
	<i>Area calculation for valuation</i> <i>Flat No. 03</i>	<i>Carpet Area in sq. ft.</i> <i>Built up area in sq. ft.</i> 404 485
12.	<i>Is it Posh/I Class/Medium/ Ordinary</i>	Medium.
13.	<i>Is it being used for residential or commercial purpose?</i>	Residential.
14.	<i>Is it owner occupied or let out?</i>	Tenanted to third Party.
15.	<i>If tenanted, what is the monthly rent?</i>	Details not provided.

VI. MARKETABILITY.

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

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? (Along with details / reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)	Rs. 17,000/- to Rs. 19,000/- per sq. ft. on Built up						
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)	Rs. 18,000/- per sq. ft. on Built up.						
3.	Break-up for the rate Building + Services i) Land + others	Rs. 2,000/- per sq. ft. Rs. 16,000/- per sq. ft.						
4.	Guideline rate obtained from the Registrar's office - Stamp Duty Ready Reckoner Rate 2019-20 (an evidence thereof to be enclosed) Guideline Value (Agreement area)	Rs. 1,29,400/- per sq. mtr. i.e. Rs. 12,022/- per sq. ft. on built up. <table border="1"> <thead> <tr> <th>Built-up Area in sq. ft.</th> <th>Unit Rate Rs./sq. ft.</th> <th>Total Value Rs.</th> </tr> </thead> <tbody> <tr> <td>485</td> <td>12,022</td> <td>58,30,670</td> </tr> </tbody> </table>	Built-up Area in sq. ft.	Unit Rate Rs./sq. ft.	Total Value Rs.	485	12,022	58,30,670
Built-up Area in sq. ft.	Unit Rate Rs./sq. ft.	Total Value Rs.						
485	12,022	58,30,670						

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate Replacement cost of flat with Services(v(3)i) (Insurable Value) Age of the building Life of the building estimated Depreciation percentage assuming the salvage value as 10% Depreciated Ratio of the building	Rs. 2,000 – Rs. 740 = Rs. 1,260/- per sq. ft. Rs. 2,000/- x 485 sq. ft. = Rs. 9,70,000/- 42 Years as per agreement. 18 years depending on the regular preventive maintenance of the building. 63% 37%
b.	Total Composite rate arrived for valuation Depreciated Building rate VI(a) Rate for Land & other V(3) ii Total Composite Rate	Flat – Rs. 18,000/- per sq. ft. on Built up area. Rs. 1,260/- per sq. ft. Rs. 16,000/- per sq. ft. Rs. 17,260/- per sq. ft. on built-up area. However, we have considered Rs. 18,000/- per sq. ft. for valuation purpose.

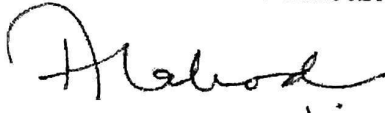
VIII. DETAILS OF VALUATION.

Sl. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1.	<i>Present value of the Flat (incl. car parking, if provided)</i> (Built up)	485	18,000	87,30,000
2.	<i>Wardrobes</i>			
3.	<i>Show cases</i>			
4.	<i>Kitchen arrangements</i>			
5.	<i>Superfine finish</i>			
6.	<i>Interior decorations</i>			
7.	<i>Electricity deposits/ electrical fittings, etc.,</i>			
8.	<i>Extra collapsible gates / grill works etc.,</i>			
9.	<i>Potential value, if any</i>			
10.	<i>Others</i>			
<p>Valuation Methodology</p> <p>The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the valuer. Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on Built up area for the premises, which is an increase of 20% over that of its carpet area.</p> <p>The realizable value of the said residential premises is considered at 85% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 75% of its present market value.</p>				
<p>Remarks:</p> <ul style="list-style-type: none"> ➤ The said property is 1 BHK residential flat. ➤ All the civic amenities are available within the proximity of the said building. ➤ We observe that the guideline value of the said flat is significantly less as compared to its market value. ➤ We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity. 				

As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Flat No. 3, Ground Floor, at Plot No. 310, Goregaon Yogiraj Co-op. Hsg. Soc. Ltd., Road No. 16, Jawahar Nagar, Goregaon (West), Mumbai – 400 062, in its present prevailing condition with aforesaid specifications is as under:

<i>Market Value (MV)</i>	Rs. 87,30,000/-	(Rupees Eighty seven lakh thirty thousand only)
<i>Realizable Value (85% of MV)</i>	Rs. 74,21,000/-	(Rupees seventy four lakh twenty one thousand only)
<i>Distress Sale Value (75% of MV)</i>	Rs. 65,48,000/-	(Rupees sixty five lakh forty eight thousand only)
<i>Book Value</i>	Nil.	

For KAKODE ASSOCIATES CONSULTING PRIVATE LIMITED.



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

Place : Mumbai



ASHOK S. AKERKAR
Associate Director & Govt. Approved Valuer
CCIT/PNJ/4(3)-Tech/2005-06

Date : February 26, 2020

The undersigned has inspected the property detailed in the Valuation Report dated February 26, 2020 on We are satisfied that the *fair and reasonable market value* of the property is **Rs. Rs. 87,30,000/- (Rupees Eighty seven lakh thirty thousand only)**.

Signature
(Name of the Branch Manager with Office Seal).

PHOTOGRAPHS



VIEW OF BUILDING



VIEW OF ENTRANCE OF BUILDING



VIEW OF MAIN DOOR



VIEW OF LIVING ROOM



VIEW OF BEDROOM



VIEW OF KITCHEN

GOOGLE MAPSTAMP DUTY READY RECKONER RATE 2019-20

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

Year 2019/2020 Language English

Selected District मुंबई(उपनगर)

Select Village पहाडी-गोंरगाव पश्चिम (गोंरीवली)

Search By Survey No Location

Enter Survey No 128 Search

57/267-भूभाग उर्नरम गावार्ची हद्द, पूर्वम म्त्र गाईम, दक्षिणम गावार्ची सीमा व पश्चिमम म्बानी विवेकानंद रोड	69900	129400	160000	196200	129400	चौरम मीटर	सि टी एस नगर
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