

Date : 09/04/2019

VALUATION REPORT

At the request of the Manager of Punjab National Bank, RACPC Branch, Fort, Mumbai the Residential Flat Goregaon (W), Mumbai was inspected to assess its value and the details are as furnished below:

1 Customer Details		:	
a	Application No.	:	-
b	Name of the Owner / Owners (As per MHADA)	:	Mr. Manishkumar Rajaram Pal
c	Name of the Seller	:	Mumbai Housing & Area Development Board
d	Case Type	:	-
e	Date of Inspection	:	8 th April 2019
f	Purpose of Valuation	:	To assess fair market value
2 Asset Details		:	
a	Address of the property valued	:	Flat No. 1504, 15 th Floor (Refugee Floor), "Siddhartha Nagar - 4", MHADA Project, Building No. 1, Code No. 339, Goregaon (W), Mumbai - 400 104.
b	Latitude & Longitude of the property	:	N - 19.160147 / E - 72.840854
c	Nearest Landmark	:	Siddharth Hospital & Goregaon West View Building
d	Nearest Bus Stop	:	Siddharth Hospital Bus Stop
e	Location	:	Situated at app. 2 kms From Goregaon Railway Station
3 Document Details		:	
a	Layout Plan (Yes/No)	:	No

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b Building Plan (Yes/No)	:	No
c Construction Permission (Yes/No)	:	No
d Legal Documents (Yes/No)	:	No
e List of Documents	:	1. Xerox copy of First Intimation Letter of Allotment of Tenement for Lottery 2017 by MHADA dated 12/01/2018. 2. Xerox copy of Provisional Offer Letter by MHADA dated 28/02/2019
f Physical Details	:	
g Adjoining Properties	:	East : Road & Bldg. No. 35 (New Shastri Nagar) West : MHADA Building North : Building (Janseva) South : Siddharth Hospital
h Matching of Boundaries	:	Yes
i Plot Demarcated	:	Yes
j Approved land use	:	Residential
k Type of Property	:	Residential Flat
l No. of rooms	:	One bedroom, living room, kitchen, bath & toilet
m Total no. of Floors	:	G + 22 storied building
n Roof	:	RCC
o Flooring	:	Marbonite & Ceramic flooring
p Doors & Window	:	Wooden Doors & Aluminium Sliding Windows
q Kitchen	:	Black granite kitchen platform with sink & tiling
r Bath / WC	:	IWC & Bath with concealed plumbing & full tiling
s Electrical wiring	:	Concealed wiring



	Fittings	:	Good
	Floor Finishing	:	Good
h	Floor on which the property is located	:	15 th Floor
i	App. Age of the property	:	1 Years (App. 2017-18)
j	Residual age of the property	:	59 years
k	Type of structure-RCC framed/ stone/BB masonry	:	R.C.C. Framed Structure
5	Tenure/ Occupancy Details	:	
a	Status of Tenure	:	Owner Occupied
b	No. of years of OCCUPANCY	:	N. A.
c	Relationship of tenant to owner	:	N. A.
6	Stage of Construction	:	
a	Status Of Tenure	:	Completed
b	If under construction, extent of completion	:	N. A.
	Violation if any observed	:	N. A.
7		:	
a	Nature and extent of violations	:	N. A.
8	Area Details of the Property	:	N. A.
a	Site Area	:	N. A.
b	Plinth area	:	N. A.
c	Carpet area (As per measurement)	:	478 Sq. ft. (44.41 Sq. m.)
d	Carpet area (As per MHADA)	:	479 Sq. ft. (44.46 Sq. m.)
e	Built up area (479 Sq. ft. X 1.2)	:	575 Sq. ft. (53.42 Sq. m.)
f	Remarks	:	




9	Valuation	:	
a	Replacement cost for insurance purpose	:	= Built up area X Cost of construction = 575 Sq. ft. X ₹ 3,000/- Sq. ft. = ₹ 17,25,000/- = ₹ 17,30,000/-
b	Summary of Valuation	:	The Valuation of the Flat is based on the prevalent rate in the area. The Unit market rate of ₹ 16,000/- Sq ft. is considered for assessment.
c	Fair market value of Flat	:	= Built up area X Market rate = 575 Sq. ft. X ₹ 16,000/- Sq. ft. = ₹ 92,00,000/- (Rupees Ninety Two Lakhs Only)
	Realizable Value of the property (10 % less than the Market Value)	:	= ₹ 82,80,000/-
e	Distress Value of the property (15 % less than the Market Value)	:	= ₹ 78,20,000/-
10	Assumptions /Remarks/	:	-
11	Declaration	:	

I, hereby declare that:

- The information furnished above is true and correct to the best of my knowledge and belief;
- I have no direct or indirect interest in the property being valued;
- I have / our representative has personally inspected the property on 08/04/2019.
- My registration with State Chief Commissioner of Income Tax is Valid as on date.
- The legal aspects were not considered in this valuation.

Basavaraj Masanagi.

Signature and seal of Registered Valuer


 B.E (C), M.I.E, F.I.V.
 Chartered Engineers, Valuers,
 Surveyor & Loss Assessor.

On the Bank's Panel

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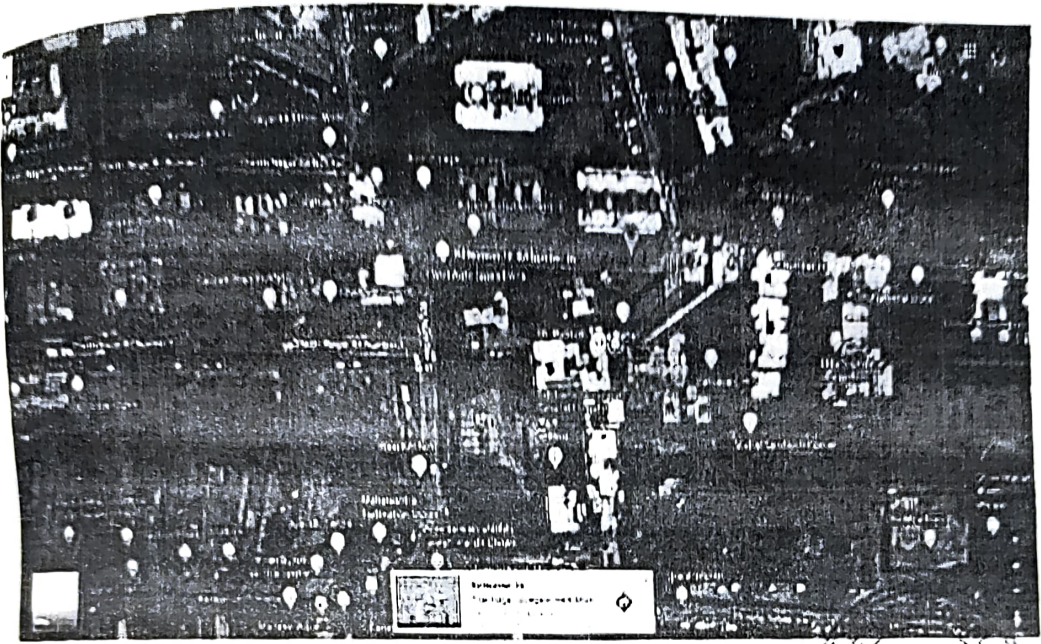


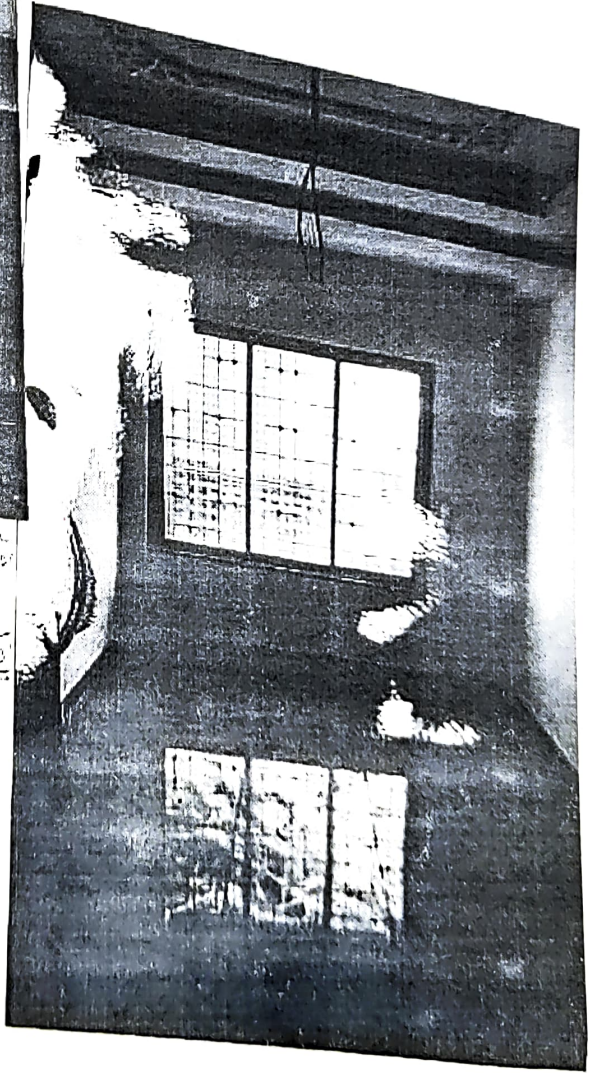
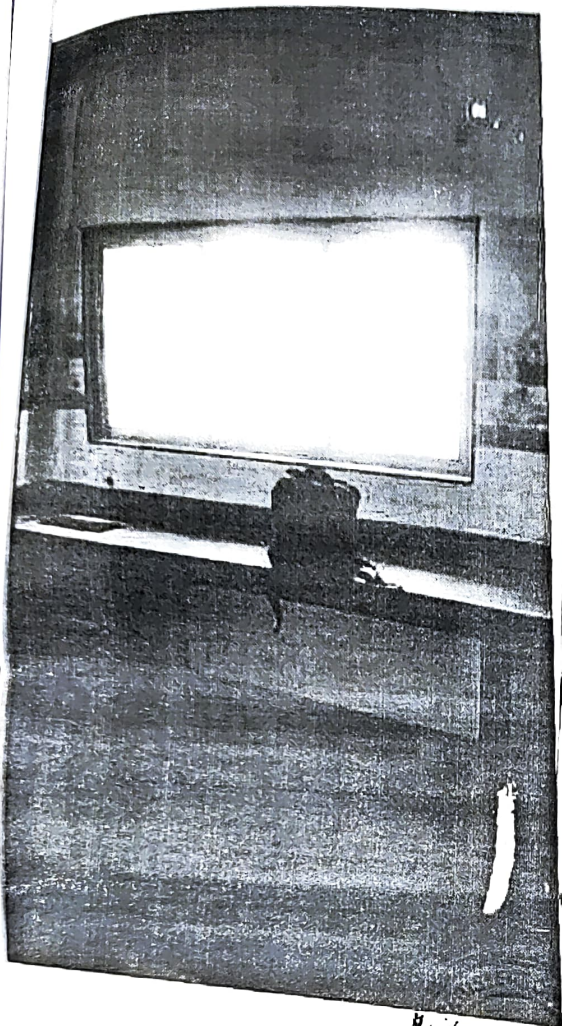
Carpet area (As per Measurement)

Description	Length in ft.	Width in ft.	Area in Sq. ft.
Living Room	20.58	9.83	202.30
Kitchen Room	10.58	10.08	106.65
Bedroom	11.58	10.08	116.73
Bath	5.75	3.75	21.56
W.C.	4.00	3.25	13.00
Passage	5.75	3.17	18.23
			478.46
			478.00



Location Map





Masayraj Masanagi & Co.



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