

Vendor PRAN 013882

6261/143

PRANJAL BHAGWATI

(B.E., P.G.D.M., M.I.E., F.I.V.)

Tel.: 022-28959899

Mob.: 91670 08049

98207 36505

CHARTERED ENGINEER, SURVEYOR, LOSS ASSESSOR, REGD. VALUER

IRDA CATEGORY : Fire "B", Motor "B", Miscellaneous "B"

Valuer I.T. Regn. No. CAT-I / 29 / 06-07 • Lic. No. : SLA 42433

Head Office : G-1, "B" Wing, Gayatri Krupa Bldg., L.T. Road, Babhai Naka, Borivali (W), Mumbai - 400 091.

Ref : PB/BOI/BOR/005/2019-20

बैंक ऑफ इंडिया PRAN OF INDIA 620518
बोरीवली खुदा कारोबार केंद्र
Borivali Retail Business Centre
25th September 2019

To,
MR. SALIM SHAIKH

PROFESSIONAL BILL
अंतरण / TRANSFER

VALUATION REPORT FOR RESIDENTIAL PREMISES BELONGING, MR. SALIM SHAIKH,
FLAT NO. 001, -GROUND FLOOR, MIRA SMRUTI CHSL, NAYA NAGAR, MIRA ROAD EAST,
DIST. THANE - 401 107, MAHARASHTRA

SR. NO.	FEES & EXPENSES	AMOUNT (Rs.)
	Normal Technical @ Rs.1250/- (SAC - 998399 Other professional technical and business services N.E.C.)	1250/-
	SGST @ 9%	112.5
	CGST @ 9%	112.5
	Total Net Amount	1475.00

FOR PRANJAL BHAGWATI

R. Bhagwati
AUTHORISED SIGNATORY



Rs./ रु. 1475/-
Sanctioned / संस्वीकृत
कृते बैंक ऑफ इंडिया
For Bank of India

[Signature]
वरिष्ठ प्रबंधक / Senior Manager
बोरीवली खुदा कारोबार केंद्र
BORIVALI R.B.C.
दिनांक : 29/01/2020
Date :

VENDOR
30/01/2020
S 3679970
03/02/2020

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DESKTOP VALUATION REPORT

Ref : PB/BOI/BOR/005/2019-20

25th September 2019

TO THE BRANCH MANAGER, BANK OF INDIA, BORIVALI BRANCH VALUATION REPORT FOR FLAT NO. 001, GROUND FLOOR, MIRA SMRUTI CHSL, NAYA NAGAR, MIRA ROAD EAST, DIST. THANE – 401 107, MAHARASHTRA.

1.	Name of the Bank / Branch	TO THE CHIEF MANAGER, BANK OF INDIA, BORIVALI BRANCH
2.	Purpose of which valuation is made	To Ascertain Current Fair Market Value
3.	Date of Visit	24.09.2019
4.	Name of the Owner	-----
5.	Name of Purchaser	Mr. Salim Ismail Azad
6.	If the Property is under joint ownership / co-ownership, share of each such purchaser are the shares undivided	Single Ownership
7.	Brief description of the property	Residential
8.	Property Address	Flat No. 001, Ground Floor, Mira Smruti CHSL, Naya Nagar, Mira Road East, Dist. Thane – 401 107, Maharashtra.
9.	Society details	-----
10.	Survey / Plot No. of land	Village Bhayander, Old Survey No. 518, New Survey No. 59, Plot No. 02, Hissa No. 6, 7, 8
11.	Is the property situated in residential / commercial / mixed area / industrial	Residential
12.	Classification of locality high class	Middle Class
13.	Proximity to civic amenities, like schools, hospitals, offices, market, cinemas	Civic amenities available
14.	Means and proximity to surface communication by which the locality is served	Buses, Taxi, Auto Rickshaw, Train Approximately 0.1 km distance from Mira Road East Railway Station



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15.	Property Bounded As	East: Kumar Building West: Status Arkade North: Siddhi Vinayak Building South: Internal Building/Railway track
16.	Landmark	Near Janata Diary
17.	Area of property	Built Up Area – 750 sq. ft. (as per agreement) Carpet Area 600 sq. ft. (as per our measurement) Super Built Up Area – 840
18.	Whether owner occupied or Tenant occupied	Not Known
19.	Roads, Streets or Lanes on which the land abutting.	-----
20.	Is it freehold of lease hold land	Not Known
21.	If lease-hold, the name of lessor /lessee, nature of lease, dates of commencement and terms of renewal of lease i) Initial premium ii) Ground rent payable per annum. iii)Unearned increase payable to the lessor in the event of sale or transfer	N.A
22.	Is there any restrictive covenant in regard to use of land? If so attach a copy of the covenant.	N.A
23.	Are there any agreements of easements? If so attach copies.	N.A
24.	Does the land fall in an area included in any Town Planning Scheme or any Development plan of Government or any statutory body? If so, given particulars.	Falls in MBMC limits
25.	Has any contribution been made towards development or is any demand for such contribution still outstanding?	N.A.



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26.	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	N.A.
27.	Attach a dimensioned site plan.	Photographs taken at site is enclosed herewith
	IMPROVEMENTS	
28.	Attach plans and elevations of all structures standing on the land and lay-out plan	N.A.
29.	Document inspected & Perused	-----
Per mi 30.	What is the Floor Space Index permissible and percentage actually utilized?	N.A.
	RENTS	
31.	i) Names of tenants / lessees / licenses etc.	N.A.
	ii) Portions in their occupation	N.A.
	iii) Monthly or annual rent / compensation / license fee, etc. paid by each	N.A.
32.	Are any of the occupants related to, or close business associates of the owner?	N.A.
33.	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for service charges? If give details.	N.A.
34.	Give details of water and electricity charges, if any, to be borne by the owner	Owner bear the cost
35.	Has the tenant to bear the whole or part of the cost of repairs and maintenance? particulars	Owner bear the cost



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36.	If a lift is installed, who has to bear the cost of maintenance and operation owner or tenant?	Owner bear the cost
37.	If a pump is installed, who has to bear the cost of maintenance and operation owner or tenant?	Owner bear the cost
38.	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc. – owner or tenant?	Owner bear the cost
39.	What is the amount of property tax? Who is to bear is? Give details with documentary proof.	Owner bear the cost
40.	Is the building insured? If so, give the policy no., amount for which it is insured & the annual premium.	N.A.
41.	Is any dispute between landlord and tenant regarding rent pending in a court of law.	N.A.
42.	Has any standard rent been fixed for the permission under any law relating to the control of rent?	N.A.
VALUATION		
43.	Comparable sale value (in the vicinity)	Rs.6500/- to Rs.7500/-
44.	Estimated fair market rate	Rs.7250/-
45.	Estimated fair market value	840 sq. ft. x Rs.7250/- = Rs.60,90,000/- (Rupees Sixty Lakhs Ninety Thousand Only)
46.	Estimated realizable / distress value	Rs.60,90,000/- x 90% = Rs.54,81,000/- (Rupees Fifty Four Lakhs Eighty One Thousand Only)
47.	Estimated distress value	Rs.60,90,000/- x 80% = Rs.48,72,000/- (Rupees Forty Eight Lakhs Seventy Two Thousand Only)
48.	Reinstatement Value of the flat for insurance purposes only	Built Up Area x Reinstatement Value 720 sq. ft. x Rs.1900/- = Rs.13,68,000/- (Rupees Thirteen Lakhs Sixty Eight Thousand Only)
49.	Current government approved value	Built Up Area 720 sq. ft. x Rs.6949/- = Rs.50,03,280/- (Rupees Fifty Lakhs Three Thousand Two Hundred Eighty Only)
50.	Rental Value	Rs.12600/- (Rupees Twelve Thousand Six Hundred Only)



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ANNEXURE TO FORM 01

	Technical details	
1	No. of floors	Ground + 3 rd Upper Floor
2	No. of lift	-----
3	Floor in which the flat is situated	Ground Floor
4	Type of flat	3 BHK
5	Year of Construction	1992
6	Age of Building	27 years (as per site information)
7	Estimated future life	33 years (subject to proper care & maintenance)
8	Value purchase price paid	-----
9	No. of flats	-----
10	Type of construction	RCC Frame Structure
11	Amenities / Extra fittings	-----
12	Remark	No. visit was permitted in this case. Hence we couldn't conduct physical inspection of the said property. The subject Desktop Valuation report is issued by us solely on the basis of property details obtained by us from previous Valuation Report No. YCA/MUM/RE/2015/0313. Dtd. 23.03.2015. Mr. Salim Ismail Azad

