

T&D Valuers

IOV Registered Valuer

Bank of Baroda

Branch – CPC SME MMWR, Vile Parle W, Mumbai

Valuation Report of
M/S. SWASTIK CONSTRUCTIONS.

ADDRESS

Land at CTS No. 304A, Village Poisar, Near Bank of Baroda, S. V. Road,
Kandivali (W), Mumbai – 400067

Land mark – Near Bank of Baroda

Valuation done by

Ar.TrishaPatel, T&D Valuers, Shop no. 02, Daffodils CHSLkandarpada, link road,
Dahisar west Mumbai-400068

Tel: 9819180433 / 8451870239 Mail:tndvaluers@gmail.com



T&D Valuers

Office No. 02, Daffodils CHSL, Kandarpada, Off Link Road, Dahisar West, Mumbai 400068

Ph: 9819180433 / 8451870239 E-mail: tndvaluers@gmail.com

Ar. Trisha Patel: - Land & Building Valuer /Er. DhawalPatel:- Plant & Machinery Valuer

Ref: TND/BOB/2022-23/28

Date: 19.04.2022

The Chief Manager,
Bank of Baroda
CPC SME MMWR, Vile Parle W,
Mumbai

VALUATION CERTIFICATE

Valuation Report No.	TND/BOB/2022-23/28
Name of Owner of Property	M/S. SWASTIK CONSTRUCTIONS.
Location of Property	Land at CTS No. 304A, Village Poisar, Near Bank of Baroda, S. V. Road, Kandivali (W), Mumbai – 400067 Land mark – Near Bank of Baroda Co-ordinates : N19.205442, E72.849710
Fair Market value as on date	Rs. 15,70,00,000/-
Realisable value as on date	Rs. 14,13,00,000/-
Forced/Distress Sale value as on date	Rs. 12,56,00,000/-
Guideline value as on date	Rs. 10,36,56,609/-
Value for Insurance of property	Nil

Declaration: We hereby declare that

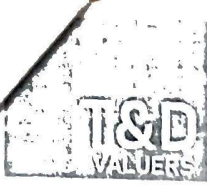
- We do not have any direct/indirect interest in the above property.
- The information furnished herein is true and correct to the best of our knowledge and belief.
- We confirmed that we have inspected right property for valuation.
- We have not checked the legal title of the property.
- This report is to be referred to only for the purpose mentioned herein above.
- Finding might be altered if conditions are varied.
- Land area/Built-up area has been taken from copy of agreements/plans provided to us.

For T & D Valuers

(Ar. Trisha Patel)

Partner





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Ar. Trisha Patel: - Land & Building Valuer / Er. Dhawal Patel: - Plant & Machinery Valuer

VALUATION REPORT OF IMMOVABLE PROPERTY

Ref: TND/BOB/2022-23/28

Date: 19.04.2022

S. No.	Particulars	Content
i.	General	
1	Name & address of the Valuer	Ar. Trisha Patel IOV No. A-24412 Shop No 03 Daffodils CHSL Off Link Road Kandarpada Dahisar West Mumbai 400068
2	Purpose for which the valuation is made	To ascertain current fair market value
3	a) Date of inspection/visit of site for valuation of IP	19.04.2022 (Property Identified by Vijay - Caretaker)
	b) Date on which the valuation is made	19.04.2022
	c) Valuation required for Bank/ Branch	Bank of Baroda, CPC SME MMWR, Vile Parle W, Mumbai.
4	List of documents produced for perusal	1. Regd. Conveyance Deed dated. 08.04.2008 Regd. Vide No. BDR-6/03117/2008. 2. Name Change Certificate. 3. PR Card for CTS No. 304A. 4. Property Tax Receipt.
5	a) Name of the owner/owners	M/S. SWASTIK CONSTRUCTIONS.
	b) Address.	Land at CTS No. 304A, Village Poisar, Near Bank of Baroda, S. V. Road, Kandivali (W), Mumbai – 400067 Land mark – Near Bank of Baroda Co-ordinates : N19.205442, E72.849710
	c) detail of property is under joint owner ship/co ownership share of each owner in case of joint ownership	Company Ownership
6	Brief description of the property	
	Type of Property	Residential cum Commercial Property
	Uses of property	Vacant Plot
	The cited property is situated in predominantly Residential cum Commercial area with High class locality. It is at a distance of about 1 KM from Kandivali railway station and 13 Km form Bank of Baroda, CPC SME MMWR, Vile Parle W, Mumbai. All the area is well developed and having basic infrastructure facilities & services like water, electricity, transportation like Buses, Auto rickshaw and Taxies, Telecommunications, sewage and storm water drainage system, street lighting and other public services. The area is well connected to all parts of Mumbai and other areas with good network of roads and railways.	



7	Location of property	Land at CTS No. 304A, Village Poisar, Near Bank of Baroda, S. V. Road, Kandivali (W), Mumbai - 400067	
	a) Plot No. /Survey No.	CTS No. 304A	
	b) Door No.	CTS No. 304A	
	c) T.S. No / Village	Village Poisar.	
	d) Ward / Taluka	Taluka Borivali	
	e) Mandal / District	Mumbai Suburban	
	f) Date of issue of layout, approved map / plan	N. A. (Plot is Vacant)	
	g) Approved map / plan issuing authority		
	h) Whether genuineness or authenticity of approved map / planes verified		
	i) Any other comments on authentic of approved plan		
8	Postal address of the property		
9	City / Town	Mumbai	
	Property situated in Residential Area/ Commercial Area/ Industrial Area	Residential cum Commercial Area	
10	Classification of the area		
	I) High class / Middle class / poor class	High Class	
	II) Metro/Urban / semi Urban / Rural	Urban	
11	Coming under Corporation limit / Village Panchayat /Municipality	MCGM.	
12	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area/ cantonment area	N. A.	
13	Boundaries of the Property	As Per Deed	As Per Actual
	North	CTS No. 303	Sarla Avenue
	South	CTS No. 305	Under Construction Bldg
	East	S V Road	S V Road
	West	CTS No. 306	Dhanesha B Wing
15	Extent of the site	As per Deed area of Plot Area is 436.1 sq. mtr. Equivalent to 4694 sq. ft.	
16	Extent of the site considered for valuation	Plot Area is 436.1 sq. mtr.	
17	Whether occupied by the owner / tenant. If occupied by tenant since how long.	Vacant	
ii	APARTMENT BUILDING	-	
1	Name of the Apartment	Nil	
2	Description of the locality Residential / Commercial / Mixed	Residential cum Commercial Area	



3	Year of Construction	Nil
4	Number of floors	Nil
5	Number of Dwelling units on the floor	Nil
6	Type of structure	Nil
7	Quality of Construction	Nil
8	Appearance of the Building	Nil
9	Maintenance of the Building	Nil
10	Facilities Available	
	Lift	Nil
	Protected water supply	Nil
	Underground sewerage	Nil
	Car parking-open covered	Nil
	Does compound wall exist?	Compound wall exist.
	Is pavement laid around the building	Yes

iii	LAND	
8	What is the undivided area of land as per Sale Deed?	100%
9	What is the plinth area of the Unit?	Nil
10	What is the floor space index (app.)	As per DC Rule.
11	Is it Posh / I class /Medium / Ordinary?	Nil
12	Is it being used for Residential or Commercial purpose?	Residential cum Commercial (Proposed)
13	Is it Owner-occupied or let out?	Under owner's possession
14	If rented, what is the name of tenant and monthly rent?	N. A.
15	Weather it is Freehold or Leasehold	Freehold Land.
16	Land Details	Earlier there was an old Building Names Sita Sadan which is Demolished and now the plot is vacant. The plot is situated at S V Road.

IV	MARKETABILITY	
1	How is the marketability?	Good
2	What are the factors favouring for an extra Potential Value?	All basic amenities available around the vicinity. It is suited for Commercial development
3	Any negative factors are observed which affect the market value in general?	None

V	RATE	
1	After analysing the comparable sale instances, what is the composite rate for a similar Property with same specification in adjoining locality? - (Along with details/reference of at least two latest	The rate prevailing in the area for Residential N. A. Land is from 3,50,000/- to 3,70,000/- per sq. mtr. We have inquired from local property agents and online search on various property trading sites.



	deals/ transaction with respect to adjacent properties in the areas	We have considered value of the Land at the rate of Rs. 3,60,000/- per sq. mtr.
VI	COMPOSITE RATE ADOPTED AFTER DEPRICIATION	
a	Depreciated building rate	Nil
	Replacement cost of Property with service (v(3)I)	Nil
	Age of the building	Nil
	Life of the building estimated	Nil

DETAIL OF VALUATION:

Plot Area is 436.1 sq. mtr., which was considered for valuation.

Sr.No.	Description	Rate per unit	Estimated
		Rs.	Value Rs.
1	PRESENT MARKET VALUE Total Area of Premises X Market Rate adopted		
A	LAND: = 436.1 Sq. mtr. X Rs. 3,60,000/- per sq. mtr.	Rs. 3,60,000/-	Rs. 15,69,96,000/- Rs. 15,70,00,000/-
	TOTAL (ROUNDED OFF)		
2	REALISABLE VALUE OF PROPERTY Fair Market Value as on date X 0.90 = Rs. 15,70,00,000/- x 0.90 = Rs. 14,13,00,000/-		Rs. 14,13,00,000/-
3	Forced/Distress Sale Value as on date Fair Market Value as on date X 0.80 = Rs. 15,70,00,000/- X 0.80 = Rs. 12,56,00,000/-		Rs. 12,56,00,000/-
4	GUIDELINE VALUE FOR LAND: We have taken the guideline value from the stamp duty Ready Reckoner of 2021-22. Plot area is 436.1 Sq. mtr. Guideline Rate (Land) =Rs. 79,230/- per sq. mtr. for FSI 1.00 Guideline Rate (Land) =Rs. 2,37,690/- per sq. mtr. for FSI 3.00 Guideline Value of Land= Rs. 10,36,56,609/-		Rs. 10,36,56,609/-
5	Value for Insurance Area X Cost of construction (Depreciated)		Nil

(Valuation: Here, the approved Valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purpose, sub merging & applicability of CRZ provisions (distance from sea-coast / tidal level must be incorporated) and their effect in i) salability II) likely rental value in future and III) and likely income it may generated may be discussed.

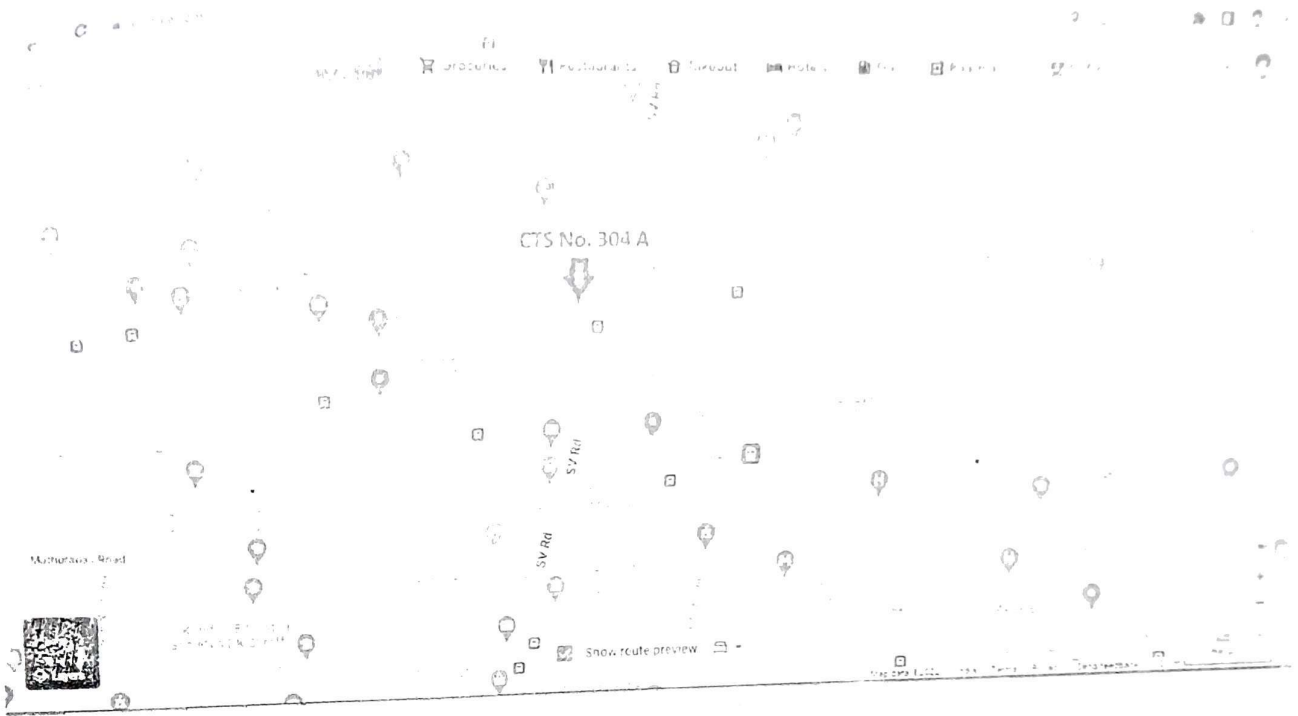
Place: Mumbai
Date: 19.04.2022

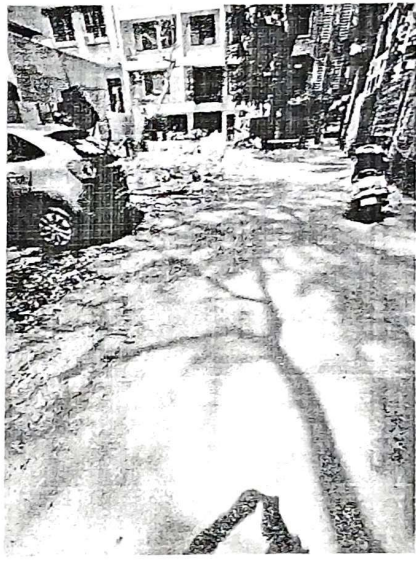
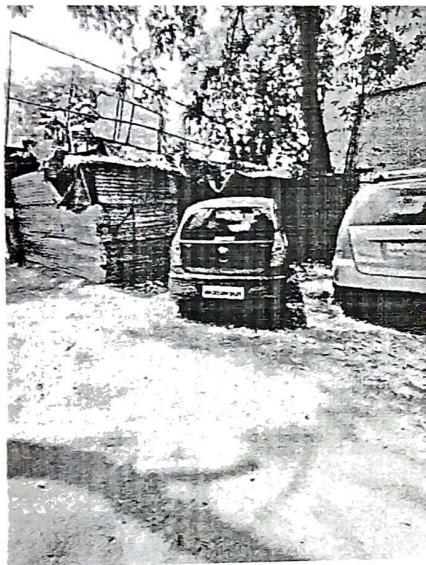


for T & D Valuers

(Signature)
(Ar. Trisha Patel)
Partner

Renovable Residential Property at Land at CTS No. 304A, Village Poisar, Near Bank of Baroda, S. V. Road, Kandivali (W), Mumbai – 400067
Land mark – Near Bank of Baroda





DIVISION/VILLAGE: POISAR
Commence From 1st April 2021 To 31st March 2022

Type of Area	Urban	Local Body Type	Corporation Class A
Local Body Name	Municipal Corporation of Greater Mumbai		
Land Mark	Road: Swami Vivekanand Road (S. V Road).		

Zone	Sub Zone	Land	Rate of Land + Building in ₹ per sq. m. Built-Up			
			Residential	Office	Shop	Industrial
78	78/345	79230	137920	153120	193600	137920

C. T. S. No. 6, 7, 8, 9, 12, 14, 16, 18, 20, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 187, 188, 189, 190, 191, 200, 203, 209, 211, 212, 213, 216, 217, 218, 220, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 257, 258, 292, 293, 294, 295, 296, 297, 298, 302, 303, 304, 305, 308, 310, 311, 312, 313, 319, 320, 321, 322, 346, 347, 348, 349, 350, 351, 379

Compare With Previous Year

