

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : Mr. Alok M. Todi

Residential Flat No. A/702, 7th Floor, "**Bhagya Laxmi**", The Rehabilitation Co-Op. Hsg. Soc. Ltd., Kennedy Bridge, Low Level, Opera House, Girgaum, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India.

### Valuation Done for:

**Janseva Sahakari Bank  
Borivli (West) Branch**

"Giriraj" , Dr. D. G. Palkar Marg, Borivli (West), Mumbai - 400 092,  
State - Maharashtra, Country - India.

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**Vastukala Consultants (I) Pvt. Ltd.**

**Mumbai · Delhi NCR · Aurangabad · Nanded**



Vastu/Mumbai/11/2018/013326/28966

15/03-72-S

Date: 15.11.2018

## VALUATION OPINION REPORT

The property bearing Residential Flat No. A/702, 7th Floor, "**Bhagya Laxmi**", The Rehabilitation Co-Op. Hsg. Soc. Ltd., Kennedy Bridge, Low Level, Opera House, Girgaum, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India. belongs to **Mr. Alok M. Todi**

Boundaries of the property :

North	Lallubhai Devidas Apartment
South	Phoenix Building
East	Kennedy Bridge
West	Railway Track

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI purpose at **₹ 1,77,10,000.00 (Rupees One Crore Seventy Seven Lac Ten Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report



### Mumbai

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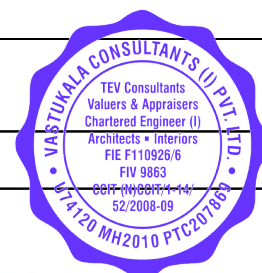
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**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1	Date of inspection	22.10.2018
2	Purpose of valuation	As per request from Janseva Sahakari Bank, Borivli (West) Branch to assess Fair Market Value of the property under reference for Banking purpose
3	Name and address of the Valuer	<b>Sharad B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4	List Of Documents Handed Over To The Valuer By The Bank	1 Copy of Agreement For Sale dated 21.10.1989 (4 pages from documents) 2 Copy of Deed of Release dated 20.03.2007
5	Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
8	Present/Expected Income from the property	₹ 37,000.00 Expected rental income per month.
<b>Property Details</b>		
9	Name(s) of the Owner and Postal address of the property under consideration.	<b>Mr. Alok M. Todi</b>
		Residential Flat No. 702, 7th Floor, Wing - A, " <b>Bhagya Laxmi</b> ", The Rehabilitation Co-Op. Hsg. Soc. Ltd., Kennedy Bridge, Low Level, Opera House, Girgaum, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India.
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Sole Ownership
11	Brief description of the property.	Residential Flat The property is a Residential Flat located on 7 floor. The composition of Residential Flat is Bedroom + Living Room + Kitchen + WC + Bathroom. The property is at 700 Mtr. from nearest railway station Charni Road.
	<b>If under construction, extent of completion</b>	N.A.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	C.T.S. No. 1648/101 Girgaon Division
13	<b>Boundaries</b>	<b>As on site</b> <b>As per documents</b>
	North	Lallubhai Devidas Apartment      Details not provided

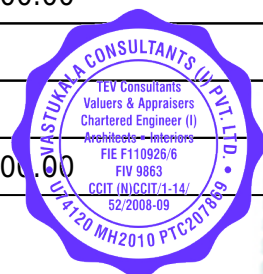
	South	Phoenix Building	Details not provided
	East	Kennedy Bridge	Details not provided
	West	Railway Track	Details not provided
14	Matching of Boundaries		N.A.
15	Route map		Enclosed
16	Any specific identification marks		Near Kennedy Bridge
17	Whether covered under Corporation/ Panchayat/ Municipality.		Municipal Corporation of Greater Mumbai
18	Whether covered under any land ceiling of State/ Central Government.		No
19	Is the land freehold/ leasehold.		Free Hold
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.		As Per Agreement
21	Type of the property		Residential
22	Year of acquisition/ purchase.		21.10.1989
23	Purchase value as per document		₹ 4,61,000.00
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.		Vacant- Bank Possession Occupied
25	Classification of the site		
	a. Population group		Urban
	b. High/ Middle/ Poor class		Higher Middle Class
	c. Residential/ Non-residential		Residential
	d. Development of surrounding area		Developed
	e. Possibility of any threat to the property (Floods, calamities etc.).		No
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).		All available near by
27	Level of the land (Plain, rock etc.)		Plain
28	Terrain of the Land.		leveled
29	Shape of the land (Square/ rectangle etc.).		Irregular
30	Type of use to which it can be put (for construction of house, factory etc.).		Residential
31	Whether the plot is under town planning approved layout?	No	
32	Whether the building is intermittent or corner?	Intermittent	
33	Whether any road facility is available?	Yes	
34	Type of road available (B.T/Cement Road etc.).	B.T. Road	



35	Front Width of the Road?	12 Mt. Wide Road
36	Source of water & water potentiality.	Municipal Water Supply
37	Type of Sewerage System.	Connected to Municipal Sewerage System
38	Availability of power supply.	Yes
39	Advantages of the site.	Located in developed area
40	Disadvantages of the site.	No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	As per Sub-Registrar of Assurance records
<b>Valuation of the property :</b>		
42	Total area of the Residential Flat	
		Carpet Area = 371.00 (Area as per site measurement)
		<b>Built up area in Sq. Ft. = 506.00 (Area as per Agreement )</b>
43	Prevailing market rate.	₹ 35,000.00 per Sq. Ft.
44	Floor Rise Rate per Sq. Ft.	₹ 0.00
45	PLC Rate per Sq. Ft.	₹ 0.00
46	Total Rate per Sq. Ft.	₹ 35,000.00
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	₹ 2,87,490.00 per Sq. M. i.e. ₹ 26,708.00 per Sq. Ft.
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate	₹ 2,75,865.00 per Sq. M. i.e. ₹ 25,628.00 per Sq. Ft.
48	Value of the property	₹ 1,77,10,000.00
49	The realizable value of the property	₹ 1,50,53,500.00
50	Distress value of the property	₹ 1,23,97,000.00
51	Insurable value of the property	₹ 13,66,200.00
<b>Technical details of the building :</b>		
52	Type of building (Residential/ Commercial/Industrial).	Residential
53	Year of construction.	1978 (Approx)
54	Future life of the property.	20 years Subject to proper, preventive periodic maintenance and structural repairs..
55	No. of floors and height of each floor including basement.	Ground+7 upper floors.7 <sup>th</sup> Floor is having 6 Residential Flats. The wing is having 1 Lift.
<b>Type of construction</b>		
56	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure



<b>Condition of the building.</b>		
57	External (excellent/ good/ normal/ poor)	Normal
58	Internal (excellent/ good/ normal/ poor).	Normal
59	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	Approved Building plans were not provided and not verified.
	Remark	
60	<b>Specifications of Construction :</b>	
<b>sr.</b>	<b>Description</b>	<b>7<sup>th</sup> Floor</b>
a	Foundation	R.C.C. Foundation
b	Basement	Not Provided
c	Superstructure	R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	Teak wood door frame, Flush doors shutters, Aluminum Sliding Windows
e	RCC Work	R.C.C. Framed Structure
f	Plastering	Cement Plastering + POP finish
g	Flooring, Skirting	Ceramic Tile Flooring
h	Pantry Platform	Granite Kitchen Platform.
i	Whether any proof course is provided?	Yes
j	Drainage	N.A.
k	Compound Wall(Height, length and type of construction)	5.6" Height
l	Electric Installation (Type of wire, Class of construction)	Casing Capping
m	Plumbing Installation (No. of closets and wash basins etc.)	Concealed
n	Bore Well	Not Provided
o	Wardrobes, if any	No.
p	Development of open area	Open Parking. Chequered tile in open spaces, etc.
	<b>Valuation of proposed construction/ additions/ renovation if any :</b>	
61	<b>SUMMARY OF VALUATION :</b>	
	Part I Land	₹ 0.00
	Part II Building	₹ 1,77,10,000.00
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	<b>TOTAL</b>	<b>₹ 1,77,10,000.00</b>



<b>Calculation:</b>		
<b>1</b>	<b>Construction</b>	
1.01	Built up Area of Residential Flat	506.00 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 2,700.00
1.03	Cost of Construction = (1.01x1.02)	₹ 13,66,200.00
<b>2</b>	<b>Value of property</b>	
2.01	Built Up Area of Residential Flat	506.00 Sq. Ft.
2.02	Rate per Sq. Ft.	₹ 35,000.00
2.03	Floor Rise Rate per Sq. Ft.	₹ 0.00
2.04	PLC Rate per Sq. Ft.	₹ 0.00
2.05	Total Rate per Sq. Ft.	₹ 35,000.00
2.06	Value of Residential Flat = (2.01x2.05)	₹ 1,77,10,000.00
<b>3</b>	<b>The value of the property.</b>	<b>₹ 1,77,10,000.00</b>

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I certify that,

I/ my authorized representative, has inspected the subject property on 22.10.2018. Mr. Vimal Soni (Bank Staff Mobile No. 7977761831) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 15.11.2018 is 1,77,10,000.00 (Rupees One Crore Seventy Seven Lac Ten Thousand Only).

Date: 15.11.2018

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Director

**Sharad B. Chalikwar**

Govt. Reg. Valuer

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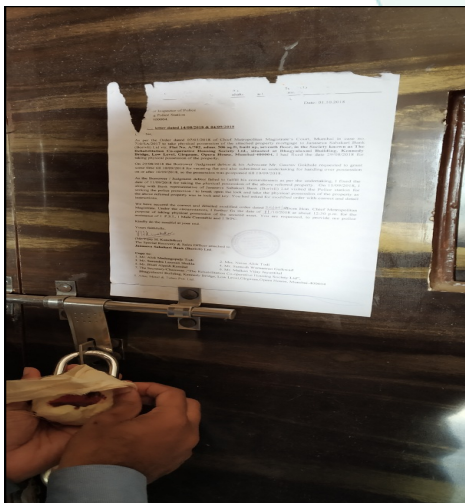
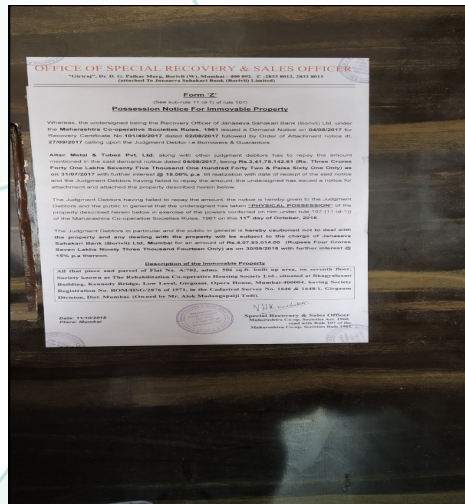
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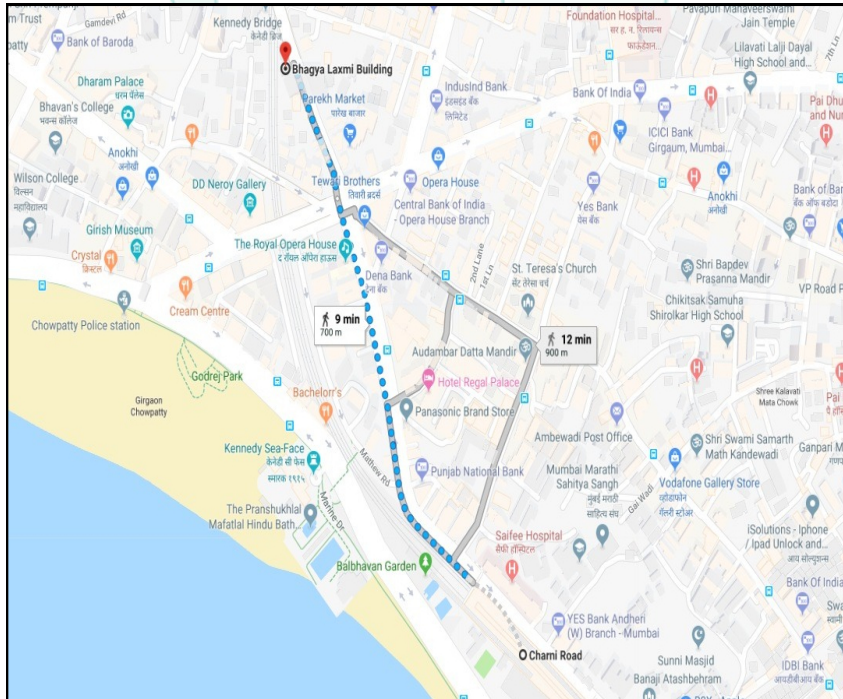


### Actual Site Photographs



## Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 18°57'29.7"N 72°48'53.4"E

Note: The Blue line shows the route to site from nearest railway station (Charni Road – 700 Km.)



### Price Indicator

**99acres** Buy ▾ Property Type ▾ Type Location or Project/Society or Keyword SEARCH

Home > Property in Mumbai > Charni Road > Apartments > 1 BHK > 90 Lac to 1 Cr > Below 400 Sq.Ft. Posted on Nov 14, 2018 | Ready to move

**1 Cr** @ 34,483 per Sq.Ft. **1BHK 1Bath** [Contact Owner FREE](#)

Estimated EMI ₹ 79,870 Residential Apartment for Sale  
in ataram, Charni Road, Mumbai South, Mumbai [Shortlist](#)

**REERA STATUS** NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in>

Overview Owner Details Recommendations

**PROPERTY (0)**

**Area**  
Super Built up area 290 Sq.Ft. ▾  
Built up area: 270 Sq.Ft.  
Carpet area: 250 Sq.Ft.

**Configuration**  
1 Bedroom , 1 Bathroom , No Balcony

**Price**  
1 Crore (All inclusive, Negotiable)  
@ 34,483 per Sq.Ft.

**Address**  
ataram  
Charni Road, Mumbai South

**Floor Number**  
2<sup>nd</sup> of 4 Floors

**Property Age**  
10+ years old

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Home > Property for Sale in mumbai > Flats for Sale in mumbai > Flats for Sale in girgaon > 1 BHK Flats for Sale in girgaon > 937 Sq-ft Property ID: 37972033

**3.0 Cr** **1 BHK 937 Sq-ft Flat/Apartment for S...** [Owner Charusheela Arond...](#) [Contact Now](#)

[See Other Charges](#) for sale in Girgaon, Mumbai [What's Nearby](#)

**PROPERTY DETAILS** LOCALITY DETAILS OWNER DETAILS 4 DISCUSSIONS Posted on: Nov 12, '18

**Bedroom**  
1

**Bathrooms**  
2

**Super area**  
937 sqft ▾  
= 32,017/sqft

**Carpet area**  
750 sqft ▾  
= 40,000/sqft

**Loading**  
19%

**Status**  
Ready to Move

**Transaction type**  
New Property

**Floor**  
4 (Out of 4 Floors)

**Car parking**  
None

**Furnished status**  
Unfurnished



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **SARFAESI** purpose as on dated **15<sup>th</sup> November 2018**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

## UNDERLYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Director

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## **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 1,77,10,000.00 (Rupees One Crore Seventy Seven Lac Ten Thousand Only)**.

## **STATEMENT OF LIMITING CONDITIONS**

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Director

**Sharad B. Chalikwar**

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15/03-72-S

Date: 15.11.2018

## STRUCTURAL STABILITY REPORT

Stability Report for building Residential Flat No. 702, 7th Floor, Wing - A, "**Bhagya Laxmi**", The Rehabilitation Co-Op. Hsg. Soc. Ltd., Kennedy Bridge, Low Level, Opera House, Girgaum, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India. Belongs to **Mr. Madan Gopal H. Todi**

Our Engineer has visited & inspected visually the building at the above address on 15<sup>th</sup> November 2018.

The building consists of +Ground+7 upper floors. It is reportedly constructed in the 1978 which is 40 years of age. The remaining life of the building will be about 20 years subject to proper preventive maintenance & structural repairs.

The quality of construction is Normal.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director

**Sharad B. Chalikwar**

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