

# VALUATION REPORT

Of

**MR. DILIP RAM KAMAL MISHRA**

Property at

Flat No. 402, 4<sup>th</sup> Floor,  
"New Link Avenue" CHS Ltd.,  
S. No. 434, Hissa No. 2, CTS No. 1162A,  
Opp. Green Diet, Off. Link Road,  
Malad (W), Mumbai – 400 064.

BY

**BASAVARAJ MASANAGI & CO.**

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Govt. Approved Valuers, Chartered Engineers,  
Surveyor & Loss Assessors

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302, Arenja Arcade, Sector – 17, Vashi, Navi Mumbai – 400 703.

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Ref. No.: 25895/2018-19/400/Vijaya-Goregaon-W

Date : 30/01/2019

**VALUATION REPORT**

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

Branch Entrustment Letter No.	-	
Name of Valuer	<b>M/s. Basavaraj Masanagi &amp; Co. Partner-Mr. Basavaraj Masanagi</b>	
Date of Inspection	28 <sup>th</sup> January 2019	
Name & Address of Branch	VIJAYA BANK, Goregaon (W) Branch, Mumbai.	
Purpose of Valuation	To assess fair market value for Bank loan purpose	
Person/s accompanying/available at the site at the time of visit/inspection/ valuation	Mr. A. K. Singh (Manager ) Mr. Rahul Mishra	
Name of the Borrower / Customer	<b>Mr. Dilip Ram Kamal Mishra</b>	
Name of Developer of the Property (in case of developer built properties, Submit all approvals and Regd. No.)	-	
<b>Physical characteristics of the asset</b>		
1	Property Location and directions with small direction map	Google map attached
	Boundaries	North : Road then Shiv Gauri Apartment South : Shiv Manthan Apartment East : Renis Apartment West : Shiv Shakti then Link Road
2	Type of the property – Whether a) Agricultural b) Industrial c) Residential (Flat/Apartment) (any restrictive clauses for sale etc. to be furnished) d) Commercial e) Institutional f) Others (specify)	Residential flat



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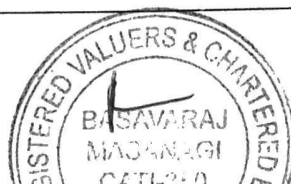
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3	If the property is industrial- a) State for what type of activity industry the premises is well suited b) Sanctioned / connected power load c) Type of activity presently going on at the premises	Not applicable
4	Whether the Property is Residential Flat/Apartment – If so, state a) When the Building was constructed b) Whether full consideration has been paid. Proper title documents obtained and procedure for verification? c) Type of activity presently going on at the premises d) In which floor/storey flat is located	Property is Residential apartment Year 2004 N. A. Resident 4 <sup>th</sup> floor
5	If the Property is of a Commercial type State: a) For what Purpose the same is well Suited (Office Purpose/ Business etc.) b) The Present activity/Business being conducted	Not applicable
6	If the property is agricultural – State a) Whether dry or wet lands b) Irrigation facilities available c) Type of crops grown and annual yield/income in the previous years	Not applicable
7	Whether the building/property is constructed strictly according to the sanctioned plan – Details of variation noticed if any and effect of the same on the valuation to be dealt with specifically	Yes, As per Occupancy Certificate Issue by BMC No. CHE/7841/BP(WS)/AP dated 08/06/2004.
8	Municipal Ward No.	-
9	Postal Address of The property valued	Flat No. 402, 4 <sup>th</sup> Floor, “New Link Avenue” CHS Ltd., S. No. 434, Hissa No. 2, CTS No. 1162A, Opp. Green Diet, Off. Link Road, Malad (W), Mumbai – 400 064.



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10	Area of the plot/Land(Supported by a Plan)	Not applicable
11	Layout plan of Layout in which the asset is located	Available with owner
12	Details of Roads abutting the asset	Sunder Nagar Road & Off. New Link Road
13	Demarcation of the asset under Valuation on a neighborhood layout map	N. A.
14	Description of adjoining properties	Residential area
15	Survey No., if any	S. No. 434, Hissa No. 2, CTS No. 1162A
16	Details of the building/buildings and other improvement in terms of area, height, no of floors, plinth area floor wise, year of construction etc.	G + 7 storied RCC building is constructed in app. Year 2004 (See Annexure I)
17	Making alteration/additional Constructions with details, full details of specifications to be appended along with buildings plans and elevations	Not applicable
18	Any other aspect	No
<b>Town planning parameters (If applicable)</b>		
1	Master plan provisions related to the Property in terms of Land use and Sanction No.	N. A.
2	Planning area / zone	Municipal Corporation of Greater Mumbai
3	Development Controls	Municipal Corporation of Greater Mumbai
4	Zoning regulations	Municipal Corporation of Greater Mumbai
5	FAR/FSI permitted and Consumed	Details not available
6	Ground Coverage	Details not available
7	Transferability of development rights if any, building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	Details not available
8	Comment on surrounding land uses and adjoining properties in terms of usage	Residential use
9	Comment on unauthorized constructions if any	No
10	Comment on demolition proceedings if any	No
11	Comment on compounding /regularization proceedings	No
12	Comment on whether OC has been issued or not	Yes As per Occupancy Certificate Issue by BMC No. CHE/7841/BP(WS)/AP dated 08/06/2004
13	Any other aspect	No

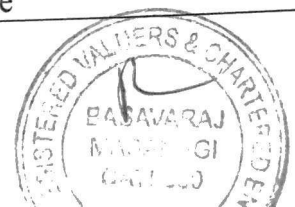


## Legal Aspects

1	Ownership Documents	<ol style="list-style-type: none"><li>1. Xerox copy of Agreement for sale made between Mr. Kamlesh Sharma (Vendor) and Mr. Dilip Ram Kamal Mishra (Purchaser) dated 25/01/2019</li><li>2. Xerox copy of Registration Receipt No. 1218 Dated 25/01/2019 &amp; Index II</li><li>3. Xerox copy of Occupancy Certificate Issue by BMC No. CHE/7841/BP(WS)/AP dated 08/06/2004</li><li>4. Xerox copy of Property Tax Bill</li><li>5. Xerox copy of Share Certificate No. 22 dated 10/11/2005</li></ol>
2	Name of the Owner (S)	<b>Mr. Dilip Ram Kamal Mishra</b>
3	Title verification	N. A.
4	Details of leases if any,	-
5	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold land
6	Agreements of easements if any,	N. A.
7	Notification for acquisition if any,	No
8	Notification for road widening if any,	No
9	Heritage restrictions if any,	N. A.
10	All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	Available with the owner
11	Comment on transferability of the property ownership	Transferable
12	Comment on existing mortgages / charges / encumbrances on the property if any	Details not available
13	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available
14	Building plan sanction, illegal constructions if any done without plan sanction/violations	Yes, As per Occupancy Certificate Issue by BMC No. CHE/7841/BP(WS)/AP dated 08/06/2004



<b>Economic aspects</b>		
1	Is the property Self-Occupied or tenanted, if tenanted, a. Name of the Tenant/s b. Contact No c. Since how long he is occupying the house/building d. Monthly rent e. Copy of rent agreement/Lease agreement (Mandatory)	Seller Possession
2	Taxes and other outgoings	Not applicable
3	Property insurance	Details Not Available
4	Monthly maintenance charges, Security charges etc.	Details Not Available
5	Is this a disputed property, if yes details	No
6	Any other aspect	No
<b>Socio – cultural aspects</b>		
1	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	The property is located in developed area of Malad (W), Mumbai.
<b>Functional and utilitarian aspects</b>		
1	Description of the functionality and utility of the asset in terms of: a. Space allocation b. Storage spaces c. Utility of spaces provided within the building d. Any other aspect	Three Bedrooms, Living room, kitchen, bath & toilet. Yes Details not available No
<b>Infrastructure Availability</b>		
1	Description of aqua infrastructure availability in terms of: a. Water supply b. Sewerage/sanitation c. Storm water drainage	Yes Yes Details not available



2	Description of other physical Infrastructure facilities viz. a. Solid waste management b. Electricity c. Roads and public transportation Connectivity d. Availability of other public utilities nearby	Details Not Available Yes Situating at app. 2.5 kms from Malad Railway station  Yes
3	Social infrastructure in terms of a. Schools b. Medical facilities c. Recreation facilities in terms of parks and open spaces	Available

## Marketability

1	Analysis of the market for the property in terms of	
	Locational attributes	Good
	Scarcity	No
	Demand and supply of the kind of subject property	Good
	Comparable sale prices in the locality	Range between ₹ 22,000/- per Sq. ft. to ₹ 24,000/- per Sq. ft. on built up area for residential property

## Engineering and technology aspects

1	Description of engineering and technology aspects to include	
	A. Type of construction	R. C. C. framed structure
	B. Materials and technology used	Standard quality materials & technology used
	C. Specifications	G + 7 storied Building
	D. Maintenance issues	No
	E. Age of the building	14 Years
	F. Total life of the building	60 Years with proper maintenance
	G. Extent of deterioration	Well maintained
	H. Structural safety	Yes, with proper maintenance
	I. Protection against natural disasters viz. earthquakes	Details Not Available
	J. Visible damage in the building if any	No
	K. Common facilities viz. lift, water pump, lights, security systems, etc.	Available
	L. System of air-conditioning	No
	M. Provision for fire fighting, Copies of plans and elevations of the building to be included	Yes



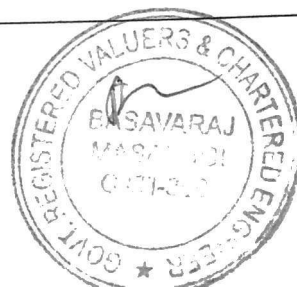


Environmental Factors		
1	Use of environment friendly building materials, Green building techniques if any,	Standard technology used
2	Provision for rain water harvesting use of solar heating and lighting systems, etc., Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
Architectural and Aesthetic Quality		
1	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain Looking Building
VALUATION		
1	Replacement cost for insurance purpose	= Built up area X Cost of Construction = 1411 Sq. ft. X ₹ 5,000/- Sq. ft. = ₹ 70,55,000/-
2	Basis for the adopted rate	Market survey
3	Whether the adopted rates are commensurate with the rates adopted by the registrar's office? In case of wide variation, please specify reasons	Yes
4	Whether the adopted rates have any relationship with those adopted by the IT Department	Yes
5	Whether the rates are based on prevalent rates in the area, If so the basis for accepting the same	The rates are based on Prevalent rates in the area. The property is located at App. 2.5 kms from Malac Railway Station & Basic civic amenities like School College & Hospital are within reach
6	Value of property as per guidance/ circle value/approved Govt. Rate.	₹ 1,61,200/- per Sq. m. (₹14,976/- per Sq. ft.)





7	Summary of Valuation	The Valuation of the property is based on the prevalent rate in the area. The unit market rate of ₹ 23,000/- Sq. ft. is considered after taking depreciation for assessment.
8	Market value of Property	= Built up area X Market rate = 1411 Sq. ft. X ₹ 23,000/- Sq. ft. = ₹ 3,24,53,000/- = ₹ 3,25,00,000/-  <b>(Rupees Three Crore Twenty Five Lakh Only)</b>
9	Value of property based on recently sale transaction(not more than 6 months) for similar property in the same location.	Details Not Available
10	Please verify the value of property available in public domain and real estate portal such as: (Minimum two sites to be verified)	Details Not Available
11	Confirmation that the property has independent access and not land locked	Public road access
12	Geo location with longitude and latitude of the property with photographs	Google map attached
13	In case of increase in present valuation over the previous valuation, then furnish the specific reasons, basis for the increase in value and the details of variation	N. A.
14	Whether the building is insured, if so a. For what value b. Against what risks c. date of expiry of insurance	N. A.
15	In case the bank were to sell the property what would be the approximate realistic value (forced sale value) (10% Less than market value)	= ₹ 2,92,50,000/- = ₹ 2,93,00,000/-
16	Sources of information for arriving at forced sale value	Market Survey



17	Whether the said property was valued Earlier? If so, a. Date of Valuation b. Name and address of the Valuer c. Whether in the approved panel of the bank d. Purpose of earlier valuation e. Basis of valuation f. Also submit/enclose a copy of earlier valuation report	N. A.
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**ANNEXURE - I**

1.	No of floors	: G + 7 Storied Building
2.	Year of construction	: 08/06/2004
3.	Estimated future life	: 46 Years
4.	Carpet area (As per Measurement) Carpet area (As per Agreement) Built up area (As per Agreement)	: 1115 Sq. ft. (103.62 Sq. m.) : 1175 Sq. ft. (109.16 Sq. m.) : 1411 Sq. ft. (131.04 Sq. m.)
5.	Type of construction – load bearing walls/R.C.C. frame/Steel frame	: R.C.C. framed structure
6.	Description about the Property	: Three bedrooms, living room, kitchen, bath & toilet.
7.	Walls	: Brick walls
8.	Door and Windows	: Wooden flush door & aluminum sliding windows
9.	Flooring	: Marble Flooring
10.	Kitchen	: Modular kitchen platform with steel sink & full tiling
11.	Master Bedroom	: Three Bedrooms with attached EWC, Bath with concealed plumbing & full tiling
12.	Bath & WC	: EWC, Bath with concealed plumbing & full tiling
13.	(i) Internal wiring - Surface or conduit (ii) Class of fittings: Superior/ordinary/poor	: Concealed wiring : Good
14.	No. of lifts	: One Lift



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15.	Basic Amenities	: Water, electricity and drainage were available
16.	Construction (Completed / Under Construction)	: Completed

## Declaration :


I hereby declare that:

- the information furnished above is true to the best of my knowledge and belief
- I have no direct and indirect interest in the property valued
- I inspected the property personally on 28/01/2019 in the address provided by you and mentioned in the document (sale deed, agreement for sale, copy of Floor plan etc.) I hereby confirm that the relative property requested for valuation by you is located in the said address provided by you and I am herewith providing the sketch of route map of the property for identification of the location as requested for.
- I hereby certify that the residual economic life of the above property valued by me on 28/01/2019 as adduced from the present condition of the property inspected is 46 years with proper maintenance.
- I have not been found guilty of misconduct if my professional capacity

Date : 30/01/2019

Place : Vashi

For Basavaraj Masanagi & Co.

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



**Carpet area as per Measurement :-**

Description	Length in m.	Width in m.	Carpet Area in Sq. m.
Living Room	6.45	4.30	27.74
Kitchen	5.10	2.10	10.71
Dining	2.55	1.95	4.97
Master Bedroom	4.43	2.50	11.08
Attached Bath & W.C.	1.40	1.20	1.68
	1.61	0.70	1.13
Passage	6.33	1.10	6.96
Master Bedroom	4.56	3.26	14.87
Attached Bath & W.C.	4.65	1.70	7.91
Master Bedroom	4.10	3.13	12.83
	0.80	0.50	0.40
Attached Bath & W.C.	2.30	1.46	3.36
<b>Total</b>			<b>103.62 Sq. m. (1115 Sq. ft.)</b>

