

miltec
CONSULTANCY SERVICES



A/12, Kamdar Park, Off Gokhale Road (South), Dadar, Mumbai 400 028.
Tel. : 2437 7945, 2422 0717 • Email : miltec@mtnl.net.in • miltec.con@gmail.com

May 20, 2015

Branch Manager,
Cosmos Bank,
Goregaon E Branch,
Mumbai

Dear Sir,

Valuation Report: Flat No. 517 Wing B, Sai Prasad CHS, MIDC, Andheri E, Mumbai 400093

As desired by you we enclose Valuation Report No. 045/2015-16 of Valuation of Flat No. 517 Wing B, Sai Prasad CHS, MIDC, Andheri E, Mumbai 400093, belonging to Anil B. Kharate.

Photographs of the property are attached to the Report.

In case you need any clarifications we shall be glad to provide the same.

Yours truly,

Milind V. Joshi.

Encl : As above.

VALUATION REPORT

Sub: Valuation of Flat 517 Wing B, Sai Prasad CHS, MIDC, Andheri E, Mumbai 400093.

1.0 General Information about Property:

- 1.1 Purpose Of Valuation : As per instructions from Cosmos Bank, Goregaon E Branch
- 1.2 Date of inspection and valuation : May 19, 2015
- 1.3 Name Of the Owner(s)/Purchaser : Mr. Anil Baldeorao Kharate
- 1.4 Gala/Flat No. & Floor No. : Flat no. 517 B Wing on 5th floor
- 1.5 Name of the Building : Sai Prasad CHS
- 1.6 Brief Description of the Property : Low cost residential building under rehabilitation program'
- 1.7 Location, Street and Ward No. : Pocket no. 10, Road no. 7, MIDC, Near Akruiti Trade Center, Andheri E. K Ward.
- 1.8 S. No. Plot No. and CTS No. : CTS no. 32, 33(pt), 34 (pt) Village Kondivita, Tal Andheri, Sub district Bandra
- 1.9 Type Of Area : Mainly industrial and commercial
- 1.10 Classification Of Locality : Residential - Lower Middle. Commercial - Higher and High Middle Class locality
- 1.11 Proximity to Civic Amenities like school, market, college, hospital, office etc. : All the amenities are available within periphery of 2-3 kms from the property.
- 1.12 Nearest Railway Station and distance from the Property : Andheri Railway Station on Western Railway. Dist approx 4 to5 km.
- 1.13 Modes of transport to the property : Rail, Buses, Taxis, and Autos
- 1.14 Name Of Road for Access : From East by JVLR via Andheri Seepz Road and West by WEH via Andheri Seepz Road
- 1.15 Area of land and other details : NA
- 1.16 Land freehold or leasehold, term of lease, period expired, balance and lease rent : Presumably Leasehold
- 1.17 Drawings of the property available : Available as a part of the agreement
- 1.18 Approvals of authorities/ULC clearance/FSI available And balance for occupation certificate Future use/FSI from TDR : Presumed to have been obtained. O/c dated 21/05/2003 from MIDC.
- 1.19 Name of the Co-Operative Society Registration No. of the Society. No. of shares held and certificate No. : Sai Prasad CHS MUM/WK(East)/HSG/TC/12974/05-06 dt 31/05/2005 Share Certificate no. 107, 5 shares of Rs 50 each Distinctive no. 531 to 535
- Outgoings per year : NA



| | | | |
|------------|---|---|--|
| 2.0 | <u>Details of Structure and Specifications</u> | : | |
| 2.1 | Year of construction of Building | : | 2001 |
| 2.2 | Age of the Building and anticipated future life | : | Age 14 yrs; Balance life 36 yrs. (Building life assumed as 50 yrs since it Slum Rehabilitation Low Cost Housing Project) |
| 2.3 | Present Condition of the building And any last repairs done and painting done, immediate repairs require and cost of the same | : | Visibly satisfactory |
| 2.4 | Type of construction | : | RCC framed structure |
| 2.5 | No. of floors and flats on each floor | : | Ground + 7 floors. |
| 2.6 | Wall plaster and painting | : | Masonry walls having sand face plaster with cement paint from outside; oil bound distemper from inside. |
| 2.7 | No. of Lifts Capacity and type | : | 1 it was not operational |
| 2.8 | Type of underground, overhead tanks and pumps | : | RCC underground water tank and overhead tanks with pump room to distribute water to all flats |
| 2.9 | Flooring in open spaces and stilts and staircase | : | Ceramic flooring in staircase and passages. |
| 2.10 | Compound wall , gates and security | : | No Compound wall, gate or security. |
| 2.11 | Building elevation | : | Standard elevation. |
| 2.12 | Other amenities and special amenities and features | : | Not much of open space. No special amenities. No vehicle parking. |
| 2.13 | General comments on specifications | : | Mediocre. |
| 3.0 | <u>Details of Flat under reference</u> | : | |
| 3.1 | Doors and windows | : | Plywood board main door, and Bakelite board internal doors. Windows aluminium framed sliding type with MS grill. |
| 3.2 | Type of Flooring in rooms, skirting cladding | : | Hall and passage has ceramic tiles, kitchen has vitrified tiles. |
| 3.3 | Flooring in toilet, WC/ Bath Dado | : | Kota in bathroom, glazed in WC, both have glazed tiles dado of about 3 feet. |
| 3.4 | Kitchen Platform type and sink | : | Cuddapah platform with inbuilt sink. |
| 3.5 | Toilets plumbing lines concealed / open Type of plumbing and sanitary fittings Any special fittings, ceiling etc. | : | Open plumbing. Standard quality sanitary fittings. |
| 3.6 | Electrical installations open or concealed Wiring. Type of switches, telephone points, TV and cable points. | : | Concealed wiring. |
| 3.7 | No. of rooms for the Flat | : | Living room, kitchen, WC, bathroom. |



- 3.8 Balconies to rooms separate or merged : NA.
- 3.9 No. of WC and Bath, whether attached or separate : 1 WC (Indian) and bathroom; separate
- 3.10 Built up Area : Carpet 225 sq. ft.; Built up 270 sq. ft. as per the Agreement.
- 4.0 Assumptions, Data available and basis for the purpose of Valuation** :
- 4.1 Drawings and approvals : Since it is MIDC building it is presumed that the structure is legal/authorized having all approvals
- 4.2 Area considered for the purpose of Valuation : 270 sq. ft.
- 4.5 Present condition of gala/flat and structure : Visibly satisfactory.
- 4.7 Govt. Ready Recknor Rate & Market rates of the properties in the vicinity and surrounding area : Govt. Ready Recknor Rate: Rs. 10,500/-
Market rate: About Rs. 13,000/- to Rs. 15,000/- per sq.ft. of built up area. We take Rs. 13,000/sq. ft. as the building in low cost construction.

5.0 Conclusion and valuation of the Property: :

In view of the data available and the basis for valuation, the valuation of the property under reference will be as under:

- 5.1 Value of the new structure at the same location and having same specifications and having built up area of 270 sq. ft. @ Rs. 13,000 per sq. ft : Rs. 35,10,000/-
- 5.2 Less: for depreciation of age of the building and future life @ 20 % on Rs. 4,86,000(270 sq. ft. X Rs. 1,800 / sq. ft.) : Rs. 97,000/-
- 5.3 Less for immediate repairs / painting/ structural repairs for the flat and building : Visibly NIL.
- 5.4 Value of the property as on date : Rs. 34,13,000/-
(Rupees Thirty Four Lacs Thirteen Thousand only)
- 5.5 Distress sale value @ 85% of the above : Rs. 29,01,000/-
(Rupees Twenty Nine Lacs One Thousand only)

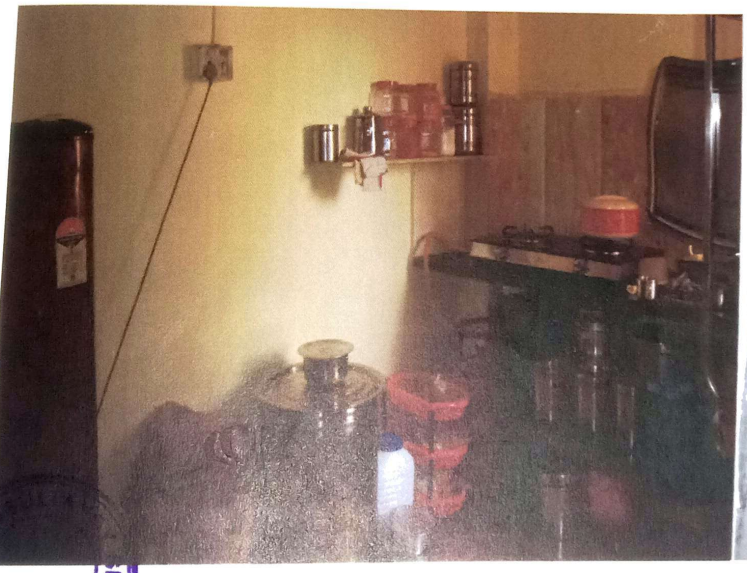
For Miltec Consultancy Services

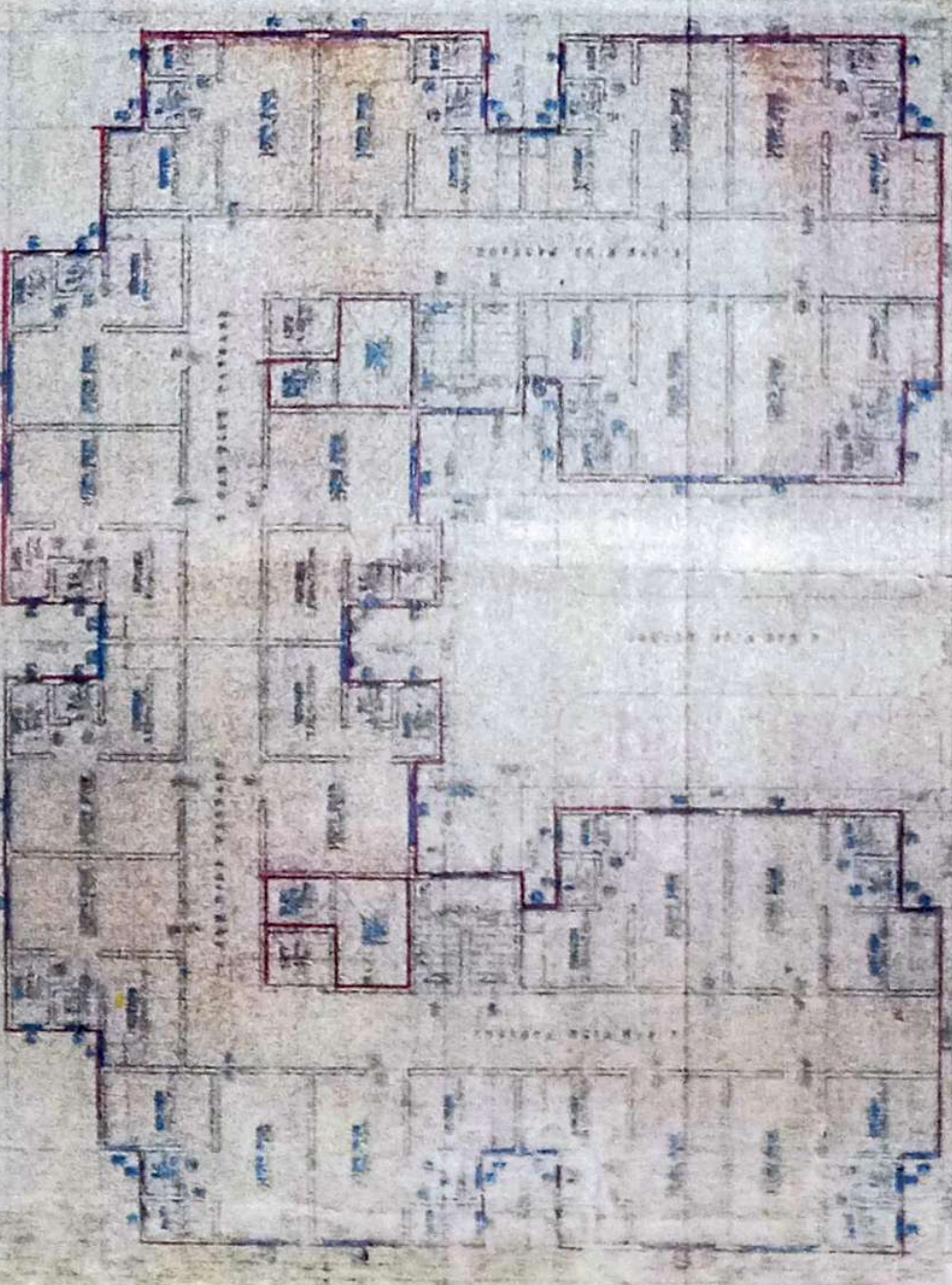
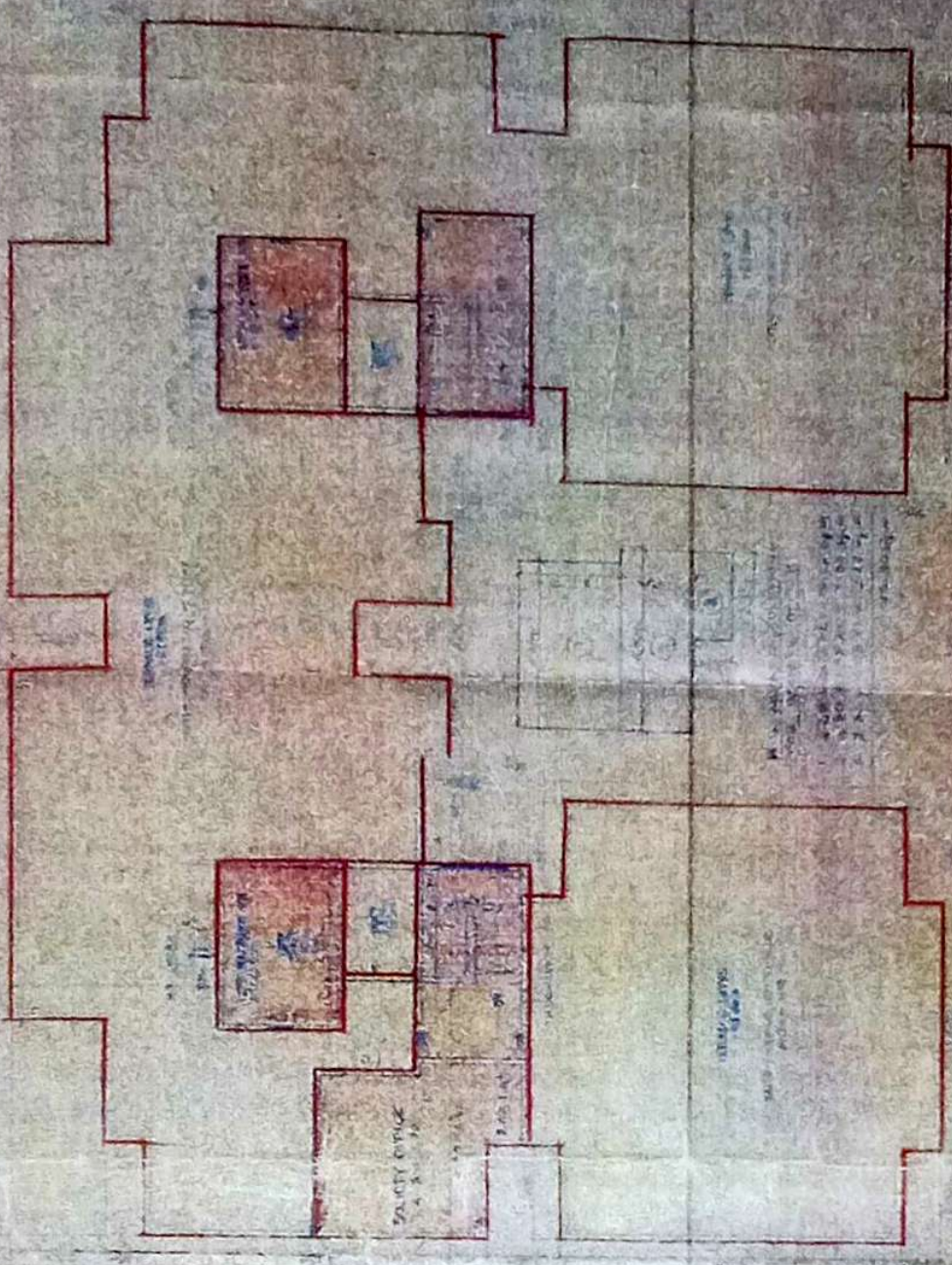
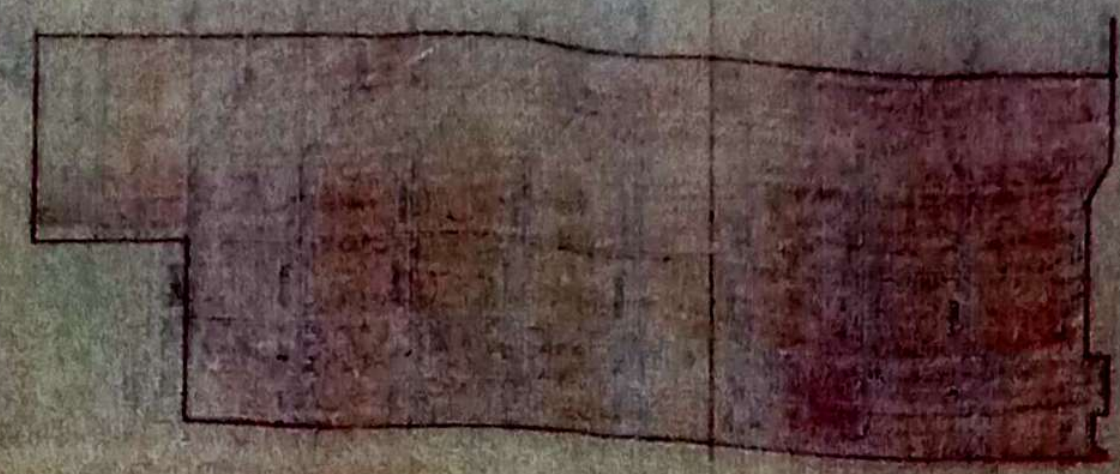


Proprietor

| | | | |
|--------------------|---------------------|--------------------|---------------------|
| Revised rate w.e.f | Existing Rate w.e.f | Revised rate w.e.f | Existing Rate w.e.f |
| 05.06.2023 | 16.03.2023 | 05.06.2023 | 16.03.2023 |
| 7.35% | 7.50% | 7.60% | 7.10% |

VALUATION REPORT NO. 045/2015-16
MR. ANIL KHARATE : ANDHERI





EMBASSY FLOOR PLAN

EMBASSY FLOOR PLAN