

Mr. P. Talathi

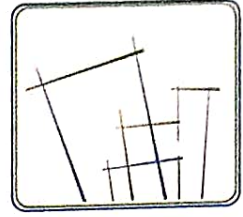
Civil, MIE

Approved Valuer & Chartered Engineer

FA-2013-2014

RANCH: BTI, VASAI EAST BRANCH

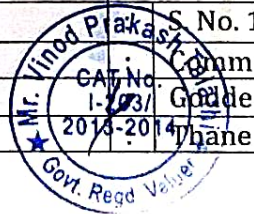
VALUATION REPORT (IN RESPECT OF FLAT)



NL/VT/SBI/22-23/07/328

Date: 01/07/2022

GENERAL	
Purpose for which the valuation is made	For Bank Loan
a) Date of Inspection	: 28/06/2022
b) Date on which the valuation is made	: 01/07/2022
List of document produced for perusal	
Index II	Regd. No. Thane-4/7383/2004 dated 24/11/2004 with A. V. Rs. 2,48,000/- & G. V. Rs. 4,60,800/-
Sale agreement	Between M/s. Kalpana Construction (The Builders) and Mrs. Alka M. Roongta (The Purchaser) dated 22/11/2004.
Occupancy Certificate	O.C. issued by MBMC, vide No. NP/NR/1556/10259/2001/02 Dated 18/02/2002.
Plan Approval Letter	issued by MBMC, vide No. NP/NR/2196/8283/98-99 Dated: 03/03/1999.
NA Order	NA Order issued by Collector Thane, No. Mahsul/Kaksh-1/T-7/NAP/SR-21/93 Dated: 26/10/1993.
Share Certificate	Certificate No. 0040, 5 Shares of Rs. 50/- each bearing distinctive Nos. 196 to 200 in the name of Mrs. Alka M. Roongta.
Maintenance Bill	Bill No. 219/2022-23 Dated 01/06/2022 in the name of Mrs. Alka M. Rungta.
Name of the owner(s) and his/ their address (es) with phone no.(details of share of each owner in case of joint ownership)	: Mrs. Alka M. Roongta
5 Brief Description of the property	: The office under valuation is commercial type office in B-C Wing of the building named as "Golden Nest Phase-VI, Sonam Shopping Centre Premises CHSL, B-C Wing is comprising of Ground + 1 st upper floor. The said building is situated at Village Goddeo, S No. 16, 88, 90 to 92, Near Golden Nest Circle, Mira Road East & about 2.5 km distance away from Mira Road Railway Station.
Location of the property	
a) Plot No./ Survey No.	S No. 16, 88, 90 to 92.
b) Door No.	Commercial Office No. 111
c) T.S.No. / Village	Goddeo
d) Ward / Taluka	Thane



Thane : FA-42B, 1st Floor, Lake City Mall, Kapurbawadi, Thane (W) - 400 607. M. : 9112127783 / 9112127784

Panvel : 305 B, Poseidon Uptown Avenue, Back side of Karnala Sports Academy, Sai Nagar,

Panvel, Tal- Panvel, Dist-Raigad. M. : 9096606240

Dapoli : At. Post Jalgaon (Bazarpath), Tal. Dapoli, Dist. Ratnagiri. M. : 8485063557 Tel. : 02358-283292

Email : vtalathi500@gmail.com

14.1	Latitude, Longitude & Co-ordinates of flat	Longitude - 72.859429, Latitude - 19.294921,
15	Extent of the site considered for valuation (least of 13A & 13B)	NA.
16	Whether occupied by owner/ tenant? If occupied by tenant, since how long? Rent received per month	Owner Occupied.

II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Commercial
2.	Location	Village Goddeo
	T. S. No.	S. No. 16, 88, 90 to 92.
	Flat No.	: Commercial Office No. 111
	Ward No.	: ----
	Village/Municipality/Corporation	: Under limits of MBMC
	Door No., Street or Road (Pin Code)	: 401 107.
3.	Description of the locality Residential/ Commercial/ Mixed	: Mixed.
4.	Year of Construction	: Year 2002 (as per O.C.)
5.	Number of Floors	: Ground + 1 st upper floor
6.	Type of Structure	: R.C.C Frame structure
7.	Number of dwelling units in the Building	: N.A.
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11	Facilities Available	:
	Lift	: No
	Protect Water Supply	: Municipal
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: Open
	Does Compound Wall exist?	: Yes
	Is pavement laid around the Building	: Yes
III	Flat	
1	The Floor on Which flat is situated	: 1 st Floor
2.	Door No. of the flat	: Commercial Office No. 111
3	Specification of flat	
	Roof	: RCC Slab
	Flooring	: Wooden carpet flooring
	Doors	: MS Rolling Shutter Door with plywood flush door
	Windows	: -
	Fitting	: Concealed
	Finishing	: Distemper
4	House Tax	: Details not available



	under comparison (give Details)		
3	Break - up for the rate		
	i)	Building + Services	: Rs. 2,000/- Sq. ft
	ii)	Land + Others	: Rs. 18,000/- Sq. ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		Rs. 1,09,600/- Sq. Mtr. i.e. Rs. 10,182/- Per Sq. ft. 20% depreciation as per SDDR i.e. Rs. 8,146/- Sq. ft.
5	In Case variation of 20% or more in the valuation proposed by the valuer & Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation:		
	The Ready Reckoner Rate are guideline rates of a locality determined by the state Government used for stamp duties. However, the market value determined by the market forces such as supply & demand, also Specifications & other amenities provided for the property. We have considered the factors which elevates the value of the property. It is well located & easy reach both rail & road. Keeping in view of good marketability & confirming with agents & instances attached, we gave given the Fair market value as mentioned below.		
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated Building Rate		
	Replacement cost of Flat with Services(v (3)i)		Rs. 2,000/- Sq. ft
	Age of the building		20 Years old (as per O.C.)
	Life of the building estimated		40 years (Subjected to proper Maintenance of building)
	Depreciation percentage assuming the salvage value as		20%
	Depreciated Ratio of the building		: ---
b.	Total composite rate arrived for valuation		: ---
	Depreciated building rate VI (a)		Rs. 1,600/- Sq. ft
	Rate for Land & other V (3)ii		Rs. 18,000/- Sq. ft
	Total Composite Rate		Rs. 19,600/- Sq. ft



Details of Valuation:

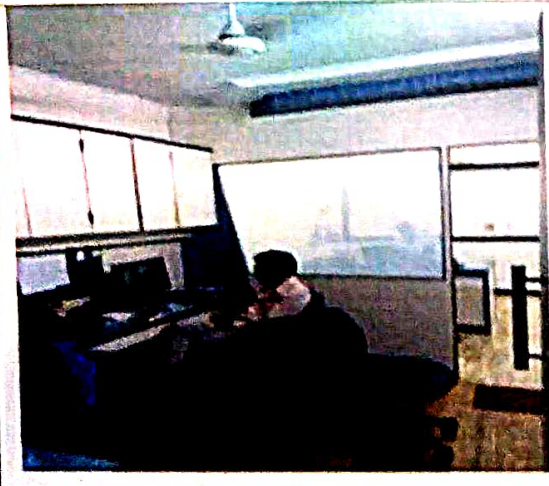
Sr. No.	Description	Qty. (Built up Area)	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat	248 Sq. ft	Rs. 19,600/-	Rs. 48,60,800/-
2	Wardrobes/Furniture		----	
3	Showcases	----	----	----
4	Kitchen Arrangements	----	----	----
5	Superfine Finish	----	----	----
6	Interior Decorations	----	----	----
7	Electricity deposits / electrical fittings, etc.	----	----	----
8	Extra collapsible gates/grill works etc.	----	----	----
9	Potential value, if any	----	----	----
10	Others	----	----	----
	Total			Rs. 48,60,800/-



PROPERTY PHOTOS



THE INVEST-VI, SONAM SHOPPING CENTER				PREM SOC. LTD.			
BUN NONG JIAN SUO SUO 2007-2013				2007-2013			
1. Mr. Sunil Kumar	2. Mr. Sunil Kumar	3. Mr. Sunil Kumar	4. Mr. Sunil Kumar	5. Mr. Sunil Kumar	6. Mr. Sunil Kumar	7. Mr. Sunil Kumar	8. Mr. Sunil Kumar
9. Mr. Sunil Kumar	10. Mr. Sunil Kumar	11. Mr. Sunil Kumar	12. Mr. Sunil Kumar	13. Mr. Sunil Kumar	14. Mr. Sunil Kumar	15. Mr. Sunil Kumar	16. Mr. Sunil Kumar
17. Mr. Sunil Kumar	18. Mr. Sunil Kumar	19. Mr. Sunil Kumar	20. Mr. Sunil Kumar	21. Mr. Sunil Kumar	22. Mr. Sunil Kumar	23. Mr. Sunil Kumar	24. Mr. Sunil Kumar
25. Mr. Sunil Kumar	26. Mr. Sunil Kumar	27. Mr. Sunil Kumar	28. Mr. Sunil Kumar	29. Mr. Sunil Kumar	30. Mr. Sunil Kumar	31. Mr. Sunil Kumar	32. Mr. Sunil Kumar
33. Mr. Sunil Kumar	34. Mr. Sunil Kumar	35. Mr. Sunil Kumar	36. Mr. Sunil Kumar	37. Mr. Sunil Kumar	38. Mr. Sunil Kumar	39. Mr. Sunil Kumar	40. Mr. Sunil Kumar
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193. Mr. Sunil Kumar	194. Mr. Sunil Kumar	195. Mr. Sunil Kumar	196. Mr. Sunil Kumar	197. Mr. Sunil Kumar	198. Mr. Sunil Kumar	199. Mr. Sunil Kumar	200. Mr. Sunil Kumar
RAJIV Raghavendra Sethi				SECRETARY Anil Jangal		TREASURER Pankaj G.	



As a result of my appraisal & analysis, it is my considered opinion that the **Fair Market value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 48,60,800/-** (In Words- Rs. Forty Eight Lakh Sixty Thousand Eight Hundred Only).

The **Realizable sale value** of the above property is **Rs. 43,74,720/-** (In Words- Rs. Forty Three Lakh Seventy Four Thousand Seven Hundred Twenty Only).

The **Distress sale value** of the above property is **Rs. 38,88,640/-** (In Words- Rs. Thirty Eight Lakh Eighty Eight Thousand Six Hundred Forty Only).

The **Government Guideline value** of the above property is **Rs. 20,20,208/-** (In Words- Rs. Twenty Lakh Twenty Thousand Two Hundred Eight Only).

The **Rental value** of the above property is **Rs. 16,000/-** (In Sixteen Thousand Only).

The **Insurance value** of the above property is **Rs. 3,96,800/-** (In Words- Rs. Three Lakh Ninety Six Thousand Eight Hundred Only).



**VINOD
PRAKASH
TALATHI**

Signature

Digitally signed by
VINOD PRAKASH
TALATHI
Date: 2022.07.01
10:12:53 +05'30'

Date. 01/07/2022

(Mr. Vinod Prakash Talathi)

The undersigned has inspected the property detailed in the valuation Report dated _____ We are satisfied that the Fair & Reasonable market value of the property is Rs. -----/(In Words- Rs. -----
-----Only).

Signature

(Name of the Branch manager with office seal)