

To,
THE MANAGER,
STATE BANK OF INDIA,
BTI BRANCH
VASAI EAST

Date : 05-08-2021

VALUATION REPORT

REF No. ADI/SBI/BTI/JB/SD/PRS/2021-22/SD0537

I. GENERAL		
1	Purpose for which the valuation is made	To determine the Fair market value of the property
2	a) Date of inspection	04-08-2021
	b) Date on which the valuation is made	05-08-2021
3	List of documents produced for perusal	
	Documents Details	Agreement Value : Rs. 5,60,000/- Govt. Value : Rs. 5,04,000/-
		Sale Agreement Between M/s. Bhuvanendra Construction Company (Promoters) AND M/s. Peleecon Linkers (Purchaser)
	Share Certificate	Share Certificate No. 136 in the name of M/s. Peleecon Liners
	Occupancy Certificate No.	Occupancy Certificate No. (Not Legible) Dated 17/03/1994 issued by TMC.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s. Peleecon Linkers.
5	Brief description of the property	Gala No. 213, 2nd Floor, Building No. 3 (Krishna), Laxmi Industrial Premises Co-op. Soc. Ltd., Pokhran Road No. 1, Vartak Nagar, Thane West, Taluka & District Thane - 400 606.
6	Location of property	
	a) Plot No. / Survey No.	S.No. 215, Hissa No. 1 (Part), 7 (Part)
	b) Door No.	-
	c) T. S. No. / Village	Village Majiwade
	d) Ward / Taluka	Tal. Thane
	e) Mandal / District	Dist. Thane
	f) Date of issue and validity of layout of approved map / plan	Sanctioned Plan Not Given but occupation certificate recd.
	g) Approved map / plan issuing authority	Thane Municipal Corporation.
	h) Whether genuineness or authenticity of approved map / plan is verified	Bank to Verify
	i) Any other comments by our empanelled valuers on authentic of approved plan	Sanctioned Plan Not Given but occupation certificate recd.
7	Postal address of the property	As same mentioned in point No.5
8	City / Town	
	Residential Area	No. 15-2506

	Industrial Area	Yes	
9	Classification of the area		
	i) High / Middle / Poor	Middle class	
	ii) Urban / Semi Urban / Rural	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	Thane Municipal Corporation.	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	Reference Details Not Given	
12	Boundaries of the property		
	North	S.I.T. Complex.	
	South	Godavari BID	
	East	Narmada BID	
	West	S.R.A. BID	
13	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	-	S.I.T. Complex.
	South	-	Godavari BID
	East	-	Narmada BID
West	-	S.R.A. BID	
14	Extent of the site	Not Known	
15	Latitude, Longitude & Co-ordinates of Gala	Latitude: 19.209526, Longitude: 72.961707	
16	Extent of the site considered for valuation (least of 13 A & 13 B)	Not Known, as related documents not provided for verification	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner Occupied	
II. APARTMENT BUILDING			
1	Nature of the Apartment	Industrial Premises	
2	Location		
	T. S. No.	S.No. 215, Hissa No. 1 (Part), 7 (Part)	
	Block No.	-	
	Ward No.	-	
	Village/ Municipality / Corporation	Thane Municipal Corporation.	
	Door No., Street or Road (Pin Code)	Pokhran Road No. 1, Vartak Nagar, Thane West, Taluka & District Thane - 400 606.	
3	Description of the locality Residential / Commercial / Mixed	Industrial	
4	Year of Construction	Year 1994 (As per OC)	
5	Number of Floors	Ground + 2 Floors	
6	Type of Structure	RCC Frame Structure	
7	Number of Dwelling units in the building	16 Galas per Floor	
8	Quality of Construction	Good	
9	Appearance of the Building	Good	
10	Maintenance of the Building	Good	
11	Facilities Available		
	Lift	No	
	Protected Water Supply	Yes, From TMC	
	Underground Sewerage	Yes	
	Car Parking - Open/ Covered	Yes, Open	
	Is Compound wall existing?	Yes	
	Is pavement laid around the Building	Yes	

III Gala		
1	The floor on which the Gala is situated	2nd Floor
2	Door No. of the Gala	Gala No. 213
3	Specifications of the Gala	
	Roof	RCC
	Flooring	Wooden Flooring
	Doors	Glass Door & M.S. Rolling Shutter
	Windows	Powder Coated Aluminium Sliding Windows
	Fittings	Concealed Electrification & Plumbing
	Finishing	Distemper Paint done over cement sand plaster
4	House Tax	Property Tax Not Given
	Assessment No.	-
	Tax paid in the name of	-
	Tax amount	-
5	Electricity Service Connection no.	Electricity Bill Not Given
	Meter Card is in the name of	-
6	How is the maintenance of the Gala?	Good
7	Sale Deed executed in the name of	M/s. Peleecon Linkers.
8	What is the undivided area of land as per Sale Deed?	Reference Details Not Given
9	What is the plinth area of the Gala?	560 Sq.Ft. BUA (As per Agreement)
10	What is the floor space index (app.)	Cannot Comment since plan not recived
11	What is the Carpet Area of the Gala?	As per Agreement
		467 Sq.Ft. C.A (560/1.2)
		As per Measurement
		459 Sq.Ft. Carpet Area
12	Is it Posh/ I class / Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	It is used for Commercial Purpose
14	Is it Owner-occupied or let out?	Owner Occupied
15	If rented, what is the monthly rent?	-
IV MARKETABILITY		
1	How is the marketability?	Marketability is good
2	What are the factors favouring for an extra Potential Value?	Said Property is situated Pokhran Road No. 1, Vartak Nagar, Thane West, Taluka & District Thane - 400 606. All basic facilities like Hospital, School, Market and Transportation services are available within 1 Km Radius. Nearest Railway Station is Thane Station about 4 Km away.
3	Any negative factors are observed which affect the market value in general?	No



V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Gala with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 16,000/- to Rs. 18,000/- per Sq. Ft. on Built up area as per location
2	Assuming it is a new construction, what is the adopted basic composite rate of the Gala under valuation after comparing with the specifications and other factors with the Gala under comparison	Rs. 16,000/- to Rs. 18,000/- per Sq. Ft. on Built up area as per location
3	Break - up for the rate	
	i) Building + Services	Rs. 2,200/-
	ii) Land + Others	Rs. 14,800/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 9,123/- Sq. Ft. on Carpet Area
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	Rs. 660/-
	Replacement cost of Gala with Services {V (3) i}	Rs.2,200/-
	Age of the building	27 Years (As per OC)
	Life of the building estimated	33 Years (Subject to Proper Maintenance)
	Depreciation percentage assuming the salvage value as 10%	30%
	Depreciated Ratio of the building	70:100
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs. 1,540/-
	Rate for Land & other V (3) ii	Rs. 14,800/-
	Total Composite Rate	Rs. 16,340/-

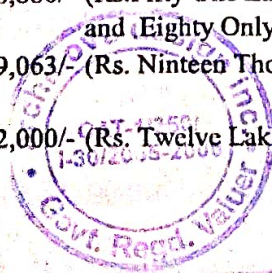
Details of Valuation:

Sr. No.	Description	Qty. (Sq.Ft)	Rate per unit (Rs.)	Estimated Value (Rs.)
1	Present value of the Gala	560	16,340	9,150,400
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits / electrical			
8	Extra collapsible gates / grill works			
9	Potential value, if any			
10	Others			
	Total			9,150,400

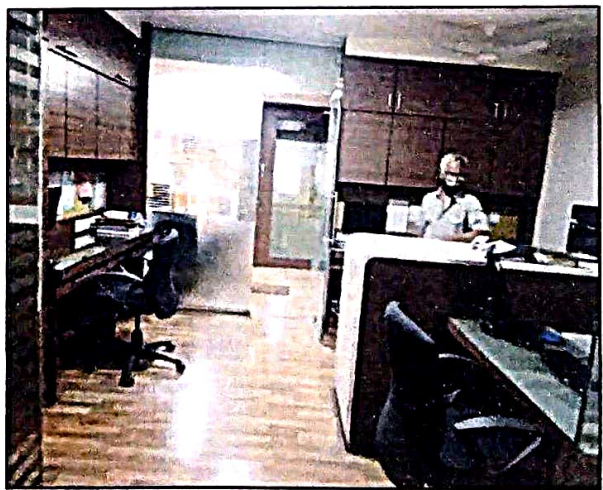
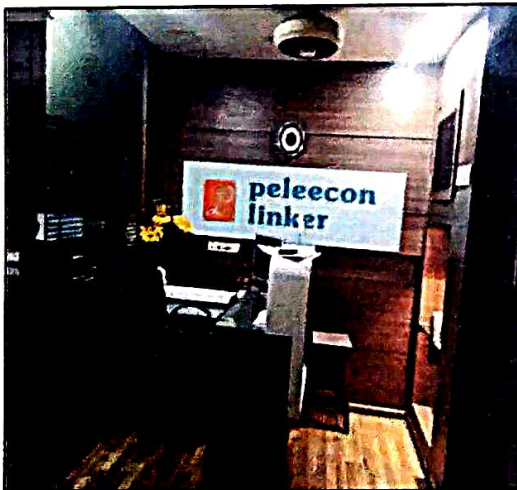
The Government Value = Rs. 51,08,880/- (Rs. Fifty One Lakh Eight Thousand Eight Hundred and Eighty Only)

Rental Value = Rs. 19,063/- (Rs. Nineteen Thousand and Sixty Three Only)

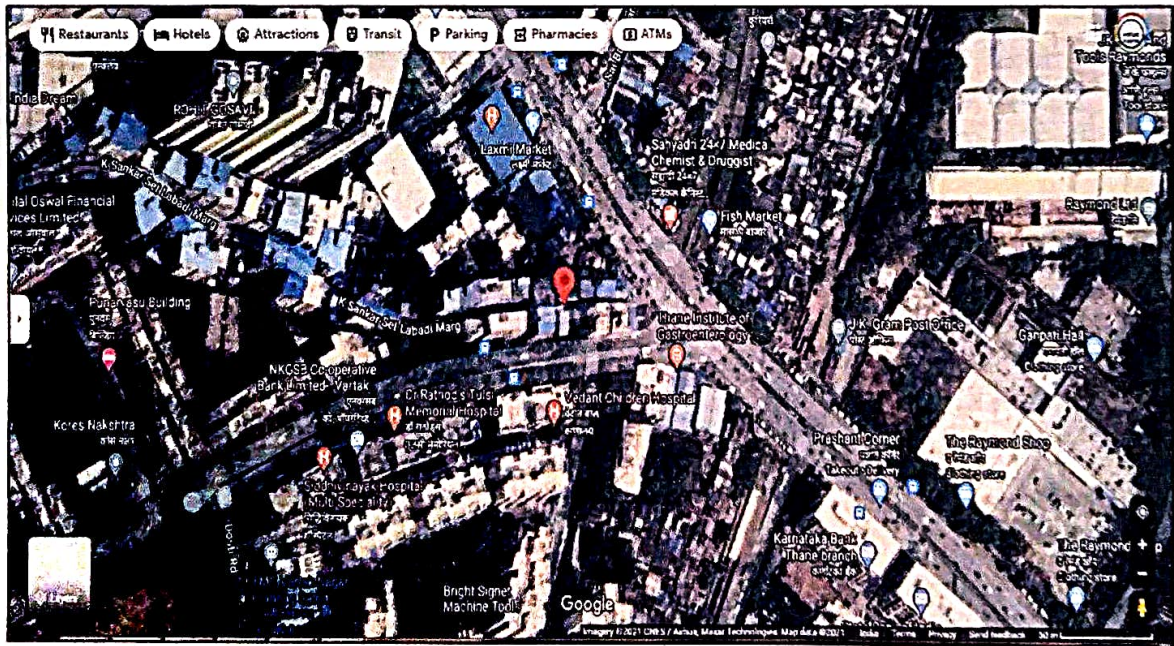
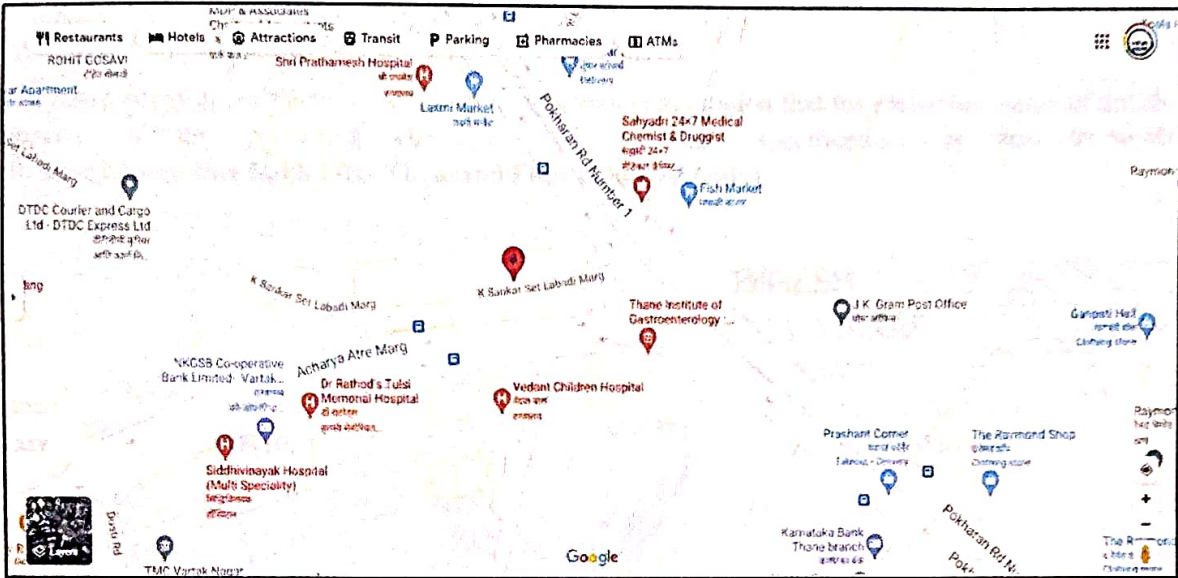
Insurance Value = Rs. 12,32,000/- (Rs. Twelve Lakh Thirty Two Thousand Only)



Photographs



Google Map



As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 91,50,400/- (Rupees Ninety One Lakh Fifty Thousand Four Hundred Only).

Place **Thane**
Date **05-08-2021**



DINESH PRABHAKAR WARADE
Signature of the Valuer
Dinesh P. Warade

Digitally signed by DINESH PRABHAKAR WARADE
DN: cn=D, o=Personal, DN=3882,
privatekey=565311955120092d07440329065eac
990dc16fc155037a9083dca3e4a7fcc818,
serialNumber=400604, st=Maharashtra,
serialNumber=400604, serialNumber=400604, serialNumber=400604,
104a3b60e8469054d319526e40b18f13fa,
cn=DINESH PRABHAKAR WARADE
Reason: I agree to specified portions of this document
Date: 2021.08.10 11:58:33 +05'00'

The undersigned has not inspected the property detailed in the Valuation Report Dated _____ .
We are satisfied that the fair and reasonable market value of the property is Rs. _____ .
(Rupees _____ only).

Signature
(Name of the Branch Manager with
Official seal)