

**VALUATION REPORT FOR
CENTRAL BANK OF INDIA, MIRA ROAD(EAST) BRANCH**



**FLAT NO. 301, 3RD FLOOR
VEENA SKY HEIGHTS CO-OPERATIVE HOUSING SOCIETY
LTD. NEAR PAWAR PUBLIC HIGH SCHOOL
MANTANPADA ROAD, SAIBABA NAGAR EXTN. ROAD
BORIVALI (WEST). MUMBAI- 400 092
MAHARASHTRA**

BORROWER

**MR. MEHUL CHANDRAKANT SHAH
&
MRS. CHAITALI MEHUL SHAH**



HI-TECH ENGINEER

(Proprietor: DEEPAK KUMAR SHRIVASTAV)
B.E., M.I.E., F.I.V. C. ENGG.

GOVT. REGD. VALUER: CAT-1/421 OF 1988
IBBI REGD. VALUER, IBB/RV/07/2020/12976

CHARTERED ENGINEER & LICENSED STRUCTURAL ENGINEER

Dated: 11.03.2023

ECH-CBI-574-2023

Chief Manager,
Central Bank of India,
[Address] Road (East) Branch
[Address] Road.

VALUATION REPORT (IN RESPECT OF FLAT) (To be filled in by the Approved Valuer)

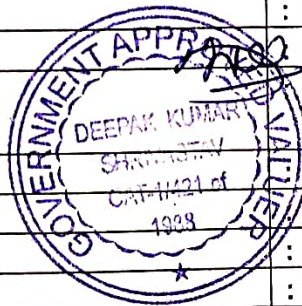
I. GENERAL		Fair Market value for Housing Loan Purpose
1	Purpose for which the valuation is made	10.03.2023
2	a) Date of inspection	11.03.2023
	b) Date on which the valuation is made	
3	List of documents produced for perusal	
	i) Agreement for Sale	Agreement for Sale bearing regd. No. BRL5-1317-2023 of Dated: 20.01.2023
	ii) Other Document	Occupation Certificate, Electricity Bill
	iii)	Maintenance Copy & Share Certificate
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)	Mr. Mehul Chandrakant Shah & Mrs. Chaitali Mehul Shah
5	Brief description of the property	Valuation of Flat No. 301, 3 rd Floor, Veena Sky Heights Co-Operative Housing Society Ltd. Mantanpada Road, Saibaba Nagar Extn. Road, Borivali (West). The building is located in well-developed locality. Nearest Railway Station Borivali at abouts 2 Kms distance from the building. All civic amenities nearby. It is 3BHK Flat. Landmark: Near Pawar Public High School
6	Location of property	--
	a) Plot No. / Survey No.	Flat No. 301, 3 rd Floor
	b) Door No.	C.T.S. No. 128A/77(P) of Village: Kandivali
	c) C. T. S. No. / Village	R - Ward / Taluka: Borivali
	d) Ward / Taluka	District: Mumbai Suburban
	e) Mandal / District	Occupation Certificate No. CHE/A-4019/BP/WS/AR of Dated: 31.12.2016.
	f) Date of issue and validity of layout of approved map / plan	Municipal Corporation of Greater Mumbai
	g) Approved map / plan issuing authority	



Mumbai Office:-
Office No. 17, 2nd Floor, Saraswati Bhavan, Near Petrol Pump,
Anjawala Lane, Borivali (West), Mumbai 400 092.
E-mail: hitechdahisar@gmail.com | Contact No.: 9321245537

Kalyan Office :-
A-2/ 413, Parijat - Lokvatika Hsg. Soc. Ltd, Netivali,
Kalyan (East), Thane - 421 306 | E-mail: deepak1.sri@gmail.com
Contact No.: 98207 52898 | 91677 76227

h)	Whether genuineness or authenticity of approved map / plan is verified	:	It is issued by Municipal Corporation of Greater Mumbai	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	None.	
	Postal address of the property	:	Flat No. 301, 3 rd Floor, Veena Sky Heights Co-Operative Housing Society Ltd. Near Pawar Public High School, Mantanpada Road, Saibaba Nagar Extn. Road, Borivali (West). Mumbai- 400 092, Maharashtra.	
	City / Town	:		
	Residential Area	:	Yes	
	Commercial Area	:	Yes	
	Industrial Area	:	No.	
	Classification of the area	:		
i)	High/ Middle/ Poor	:	High Class	
ii)	Metro/ Urban/ Semi Urban/ Rural	:	Urban	
10	Coming under Corporation limit/ Village Panchayat/ Municipality	:	Coming under Municipal Corporation of Greater Mumbai	
11	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	No.	
12	Boundaries of the property:		As per Deed	Actual
	North	:	N.A.	Shreeji Mahal Building
	South	:	N.A.	Shanti Niketan Chsl
	East	:	N.A.	Mantanpada Road
	West	:	N.A.	Signature Building
2.1	Boundaries of the Flat:			
	North	:	Flat No. 302 / Lift	
	South	:	Staircase	
	East	:	Flat No. 304	
	West	:	Wall	
13	Dimensional area		A	B
			As per the Deed	Actual
	North	:	Carpet Area: 1014 Sq. fts	Measured Area: 1084 sq. ft
	South	:		
	East	:		
	West	:		
14	Extent of the site.	:	Carpet Area: 1014 Sq. fts (As Per Agreement) Built up Area: 1217 sq. ft	
14.1	Latitude, Longitude and Coordinates of the site	:	Latitude: 19°21'49.93"N Longitude: 72°84'46.18"E	
15	Extent of the site considered for valuation	:	Built up Area: 1217 sq. ft. Which is considered for valuation	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Seller Occupied	
II. APARTMENT BUILDING				
1	Nature of the Apartment	:	Residential	
2	Location	:	Saibaba Nagar Extn. Road, Borivali (West).	



If rented, what is the monthly rent?	:	Rs.70,000/- per month
IV. MARKETABILITY		
How is the marketability?	:	Good
What are the factors favoring for an extra Potential Value?	:	Good
Any negative factors are observed which affect the market value in general?	:	No.
V. RATE		
After analyzing the comparable sale instances, what is the composite rate for a similar Flat 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.22,000/- per sq. fts on Built Up Area
Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	Rs.22,000/- per sq. fts on Built Up Area
Break - up for the rate /value		
i) Building + Services	:	Rs.3,000/- per sq. fts
ii) Land + Others	:	Rs.19,000/- Per Sq. fts
Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	Rs.1,33,460/- sq. mtr i.e. Rs.12,399/- per sq. ft

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

Depreciated building rate	:	--
Replacement cost of Flat with Services (v (3)i)	:	Rs.3,000/- per sq. fts
Age of the building	:	07 Years
Life of the building estimated	:	53 Years (with proper maintenance & care of the building).
Depreciation percentage assuming the salvage value as 10%	:	--
Depreciated Ratio of the building	:	--
Total composite rate arrived for valuation	:	Rs.22,000/- per sq. fts on Built Up Area
Depreciated building rate VI (a)	:	--
Rate for Land & other V (3) ii	:	--
Total Composite Rate	:	Rs.22,000/- per sq. fts on Built Up Area

DETAILS OF VALUATION:

	Description	Built up Area	Rate per unit	Estimated Value
1	Present value of the Flat	1217 sq. fts	Rs.22,000/-	Rs.2,67,74,000/-
2	Showcases			--
3	Kitchen Arrangements			--
4	Superfine Finish			--
5	Interior Decorations			--
6	Electricity deposits / electrical fittings, etc.,			--
7	Extra collapsible gates / grill works etc			--
8	Potential value, if any			--
	Total			Rs.2,67,74,000/-



Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.2,67,74,000/- (Rupees Two Crore Sixty Seven Lakhs Seventy Four Thousand Only)**

Net Realisable Value is **Rs.2,40,96,600/- (Rupees Two Crore Forty Lakhs Ninety Six Thousand Six Hundred Only)**

The Distress value **Rs.2,27,57,900/- (Rupees Two Crore Twenty Seven Lakhs Fifty Seven Thousand Nine Hundred Only)**

Insurance Value: **Rs.3,000/- per sq. ft x Built Up Area: 1217 sq. fts = Rs.36,51,000/-**

Rent Per Month: **Rs.60,000/- per month.**

Govt. Value: **Rs.1,63,45,714/-**

Date: 11.03.2023

Place: Mumbai.



[Handwritten Signature]

**Deepak Kumar Shrivastav
Govt. Regd. Valuer
CAT-1/421 of 1988**

The undersigned has inspected the property detailed in the Valuation Report dated on 11.03.2023. We are satisfied that the fair and reasonable market value of the property is 2,67,74,000/- (Rupees Two crore Sixty seven lakh Seventy four thousand only)

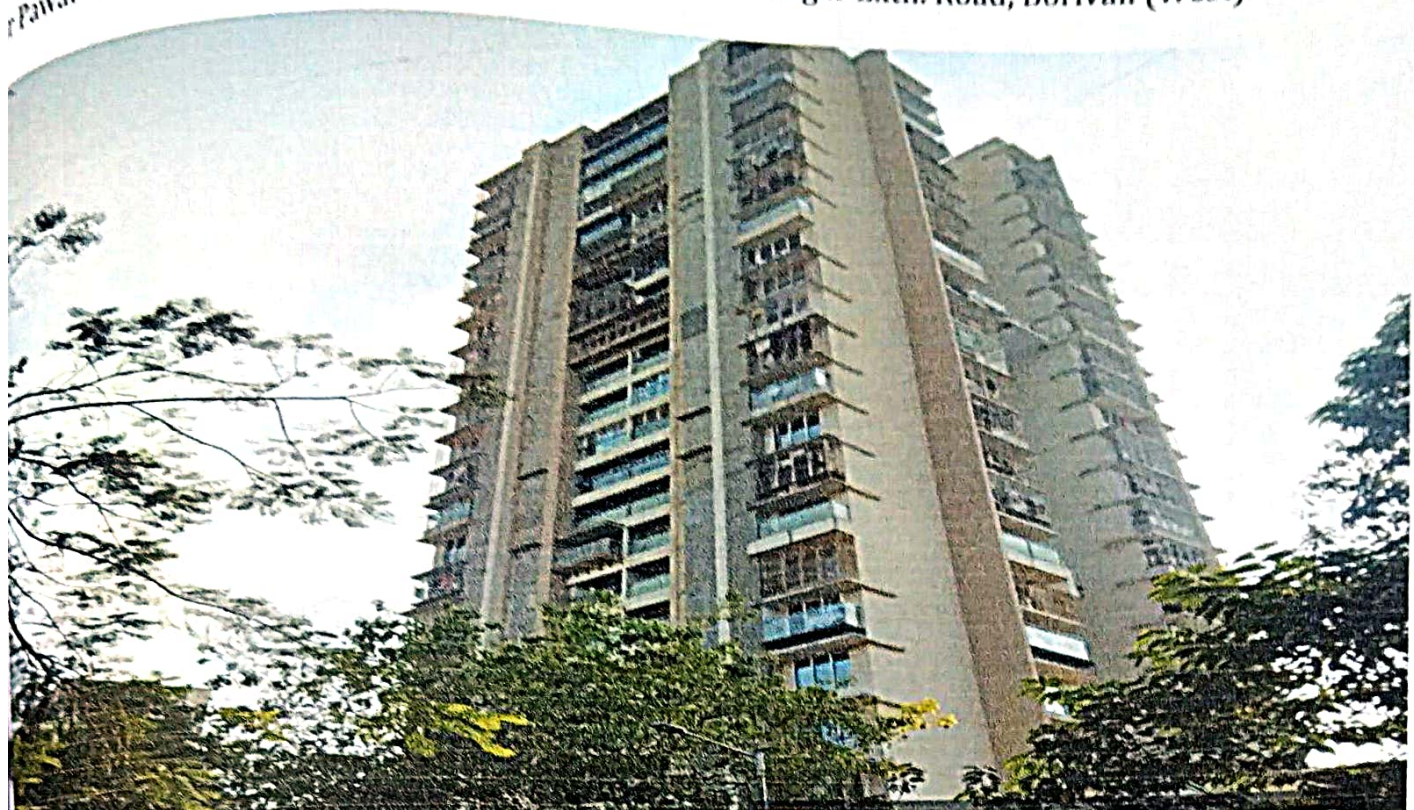
Date: 13.03.2023

[Handwritten Signature]
Signature

(Name of the Branch Manager with Office Seal)



Flat No. 301, 3rd Floor, Veena Sky Heights Co-Operative Housing Society Ltd.
 Pawar Public High School, Mantanpada Road, Saibaba Nagar Extn. Road, Borivali (West).



GPS Map Camera

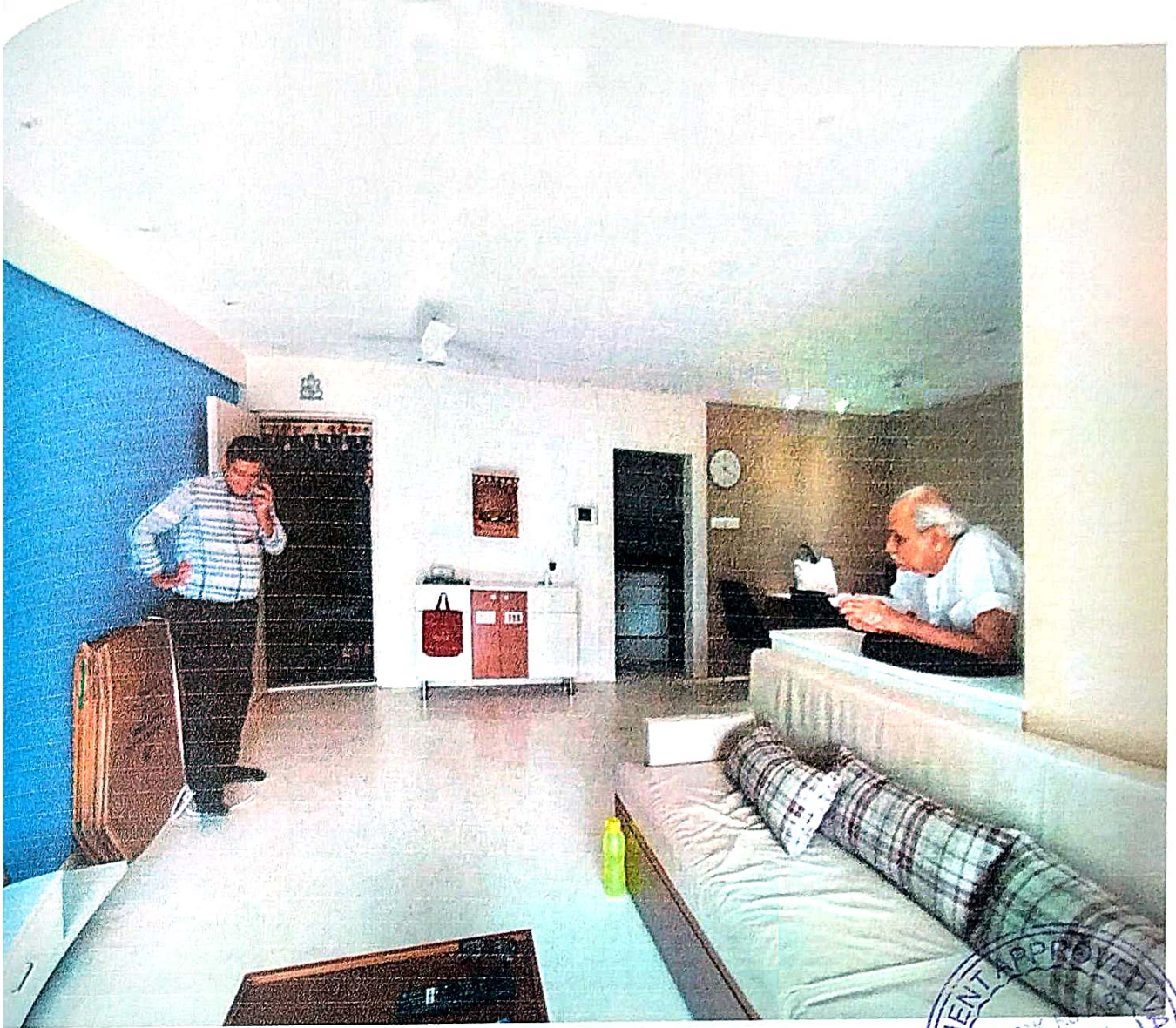


Mumbai, Maharashtra, India ☀️ **33.01° C**
 6R8V+2RW, Sai Baba Nagar
 Rd Ext, Mantanpada, Satya
 Nagar, Borivali West, Mumbai,
 Maharashtra 400067, India 🌐 **47° NE**
 Lat 19.214993° Long 72.844618° 📶 **32.0 μT**
 10/03/23 04:17 PM GMT +05:30



VEENA Sky Heights

101 MR. ANANESH K. SHAW	402 MR. ROHIT K. VORA	703 MR. HETAL R. DODHI	1001 MR. TUSHAR
102 MR. MEHUL C. SHAH	403 MR. VASANT K. SHAH	704 MR. VASANT K. SHAH	1002 MR. VIKRANT K. SHAW
103 MR. MIHIR J. ASHAR	404 MR. MAHUSULAN A. TAYE	705 MR. KUSHAL R. MEHTA	1003 MR. JAYANT K. SHAW
104 MR. NEHAL P. MEHTA	405 MR. KUSHAL R. MEHTA	706 MR. UMANG K. MEHTA	1004 MR. JAYANT K. SHAW
105 MRS. HETAL R. DODHI	406 REFUGE	707 MR. RAJESH M. GADHVI	1005 MR. JAYANT K. SHAW
106 MRS. RUPAL P. SANGHAVI	407 MR. SANTIP M. LAKHANI	708 MR. CHETAN A. DODHI	1006 MR. JAYANT K. SHAW
107 MR. MAHENDRA K. SANGHVI	408 MR. GHANSHYAM D. VAJODARIA	709 MR. GOPAL P. SHAW	1007 MR. JAYANT K. SHAW
108 MR. NITIN J. VORA	409 MR. ANAND B. BHENDAWAJEKAR	710 MR. DHEWANG P. KUMAR	1008 MR. JAYANT K. SHAW
109 MR. ANANDA B. BHENDAWAJEKAR	410 MR. SATISH K. JAIN	711 MR. KANESH K. DODHI	1009 MR. JAYANT K. SHAW
110 MR. SATISH K. JAIN	411 MR. JIGNESH H. MEHTA	712 MR. MAHESH J. PAREKH	1010 MR. JAYANT K. SHAW
111 MR. JIGNESH H. MEHTA	412 MRS. FALGUNI H. MEHTA	713 MR. TROPIC VIKAS	1011 REFUGE
112 MRS. FALGUNI H. MEHTA	413 MRS. BHARTI K. SHAH	714 MR. NEEL H. SHAH	1012 MR. NEEL H. SHAH
113 MRS. BHARTI K. SHAH	414 MRS. BEENA J. MEHTA	715 MRS. VANI J. SHAW	1013 MRS. VANI J. SHAW
114 MRS. BEENA J. MEHTA	415 MRS. HEMALI M. KOTHARI	716 MRS. SHARDHATA R. DODHI	1014 MRS. SHARDHATA R. DODHI
115 MRS. HEMALI M. KOTHARI	416 MR. VIRANG H. SHAH	717 MR. SHIV J. BANSAL	1015 MR. SHIV J. BANSAL
116 MR. VIRANG H. SHAH	417 MR. ISHAN R. SHAH	718 MRS. SHIV BANSAL	1016 MRS. SHIV BANSAL
117 MR. ISHAN R. SHAH	418 MR. PRASHANT S. SHAH	719 C. A. SHAH	1017 C. A. SHAH
118 MR. PRASHANT S. SHAH			



GOVERNMENT APPROVED VALUE
DEEPAK
SHRINASTAW
1/21 of

