

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner: **Mr. Shubham Sudhakar Shingare**

Flat No. E-602, 6th Floor, E Wing,

“Mahaavir Heritage Co-op. Hsg. Soc. Ltd.”,

Plot No. 3, Sector 35G, Kharghar,

Taluka Panvel & District Raigad, Navi Mumbai – 410 210.

Latitude & Longitude: 19°04'08.7"N 73°04'09.7"E



Valuation done for
Bank of Maharashtra
Branch: Township Nerul (East)

Format – C

Name & Address of Valuer : **DELTA VALUERS AND APPRAISERS LLP**
Office at Bharti Bhavan, 1st Floor, 211/19, P.
D' Mello Road, Fort, Mumbai- 400001
T :-2270 7070 Ext :- 205/206

To,

BANK OF MAHARASHTRA

Branch: Township Nerul (East)

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

I. <u>GENERAL</u>		
1.	Name of the Branch	: Bank of Maharashtra, Branch: Township Nerul (East)
2.	Name of the borrower	: Mr. Shubham Sudhakar Shingare
3.	Name of the Valuer / Firm	: DELTA VALUERS AND APPRAISERS LLP
4.	Date of visit by Valuer	: 27/11/2024
5.	Name of Bank Official accompanied/visited with value	: --
6.	Description of Property / properties	: Flat No. E-602, 6th Floor, E Wing, "Mahaavir Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 3, Sector 35G, Kharghar, Taluka Panvel & District Raigad, Navi Mumbai – 410 210.
7.	Extent of Area (in sq.ft.)	: Documented Carpet Area = 599 ft ² (as per Index II & Agreement for sale) Physical measurement Carpet Area – 1430 ft ² (for amalgamated flat nos. 601 & 602)
8.	Survey No. / Patta No.	: Plot No. 3, Sector 35G, Village Kharghar
9.	Type of Land	: Leasehold Land
	Nature of Property	: Residential
	In Possession of Occupancy	: Vacant (Owner's furniture & belongings lying in the flat)
	Location	: Kharghar, Taluka Panvel & District Raigad, Navi Mumbai – 410 210.
	Boundaries	: Identified
	Market Value of the Property	: ₹ 1,11,00,000/-

Realizable Value of the property	:	₹ 1,05,45,000/-
Distress Value of the property	:	₹ 88,80,000/-
Value of the property as per the Govt. Ready Reckoner	:	₹ 65,99,701/- (for new building) Residential Flat at ₹ 98,800/- per smt of the equivalent to ₹ 9,179/- per sft of Built-up area. Please refer the Stamp Duty Ready Reckoner & Market Value of Flats in Mumbai for the year 2024-2025 (Village Sub Zone 20/35)

Certified that the property is properly demarcated, and the boundaries of the property are identified.

Date: 28/11/2024

Place : Mumbai.

For DELTA VALUERS AND APPRAISERS LLP

(Authorized Signatory)

Name & Address of Valuer : **DELTA VALUERS AND APPRAISERS LLP**
 Office at Bharti Bhavan, 1st Floor,
 211/19, P. D' Mello Road, Fort,
 Mumbai- 400001
 T :-2270 7070 Ext :- 205/206

BANK OF MAHARASHTRA

Ref No. 2001/VAL/BOM- TOWNSHIP NERUL/Nov./11-2024

Dated : 28/11/2024

ENGINEER'S VALUATION REPORT FLAT VALUATION

1	Party Interested in Valuation	:	Valuation initiated by the BANK OF MAHARASHTRA, BRANCH: Township Nerul
2	Owner's name and address (if jointly owned full details to be furnished – i.e. names of joint owners, share of each joint owner etc.)	:	<u>Owned by -</u> Mr. Shubham Sudhakar Shingare
3	Sr. No. and Registrar Office wherein the title deeds are registered.	:	The Agreement is registered at registered at sub-registrar's Office Panvel No.3 having Reg. No. PVL3-3580-2013
	a) Whether verified with legal opinion	:	Refer Advocates' Search / title clearance Report
	Survey No. / Patta No.	:	Plot No. 3, Sector 35G, Village Kharghar
	b) Extent of Land	:	Not applicable
4	Location address of the property	:	Flat No. E-602, 6 th Floor, E Wing, "Mahaavir Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 3, Sector 35G, Kharghar, Taluka Panvel & District Raigad, Navi Mumbai – 410 210.
	Nearby Landmark	:	Empyrean School
	<u>Plot Boundaries</u>		<u>(Actual)</u>
	On or towards East	:	Residential School
	On or towards West	:	Empyrean School
	On or towards North	:	Internal Road
	On or towards South	:	Internal Road / open land
	Latitude	:	19°04'08.7"N
	Longitude	:	73°04'09.7"E
5	Details of recent registration	:	As per Agreement for sale
	a) Purchaser	:	Mr. Shubham Sudhakar Shingare

	b)	Vendor	:	M/s. Poneet Gupta (Vendor)
	c)	Extent of area	:	Documented Carpet Area = 599 ft ² (as per Index II/Agreement for sale) Physical measurement Carpet Area – 1430 ft ² (for amalgamated flat nos. 601 & 602)
	d)	Registered for ₹	:	₹ 45,00,000/-
	e)	Date of registration	:	Dated 30/04/2013
6		Whether the property self-acquired or ancestral property	:	Self-Acquired
		If ancestral property whether VAO certificate is available	:	Not Applicable
		If self-acquired whether the original title deed verified	:	Xerox Copy of Index II / Agreement for sale submitted to us.
7		If the building is leased out, terms of lease, unexpired period of lease and possibility of getting vacant possession.	:	Details not provided
8		Whether the land on which the building stands is owned by the owner	:	Details not provided regarding conveyance. The bank may get details from the society or the builder.
9		Type of the construction with details	:	RCC framed structure
	a)	Whether constructed as per approved building plan (enclosed photocopy of the approved building plan)	:	Occupation Certificate No. CIDCO/ATPO(BP)/2011/1260 Dated 03/10/2011 for residential Building (Ground + 17th upper floors – A to G wings) issued by CIDCO (mentioned in seller's agreement)
10	a)	Age of the building and the present condition	:	13 Years (as per OC)
	b)	Future Life expectancy	:	47 Years (Subject to proper care & maintenance)
	c)	Location disadvantages	:	Nothing specific.
11	a)	Whether property tax has been paid regularly.	:	Taxes are as per the standard norms of Navi Mumbai Municipal Corporation /CIDCO
	b)	Amount of tax	:	Details will be furnished by customer
12		Any other relevant details Whether premises utilized for Residential / Commercial	:	Residential Purposed only

	purpose.	
	Own /rental occupation / long lease	: Vacant (Owner's furniture & belongings lying in the flat)
	If rented. Rent per month- Whether standard rent has been fixed under Rent Control Act; if so details	: Details not furnished to us.
	Any dispute between owner and tenant.	: None
13	Legal encumbrances, if any (Searches and investigations made)	: Please refer legal Search
	Any other details which affects our charge on the property as security.	: None
14	Total area of the premises	: Documented Carpet Area = 599 ft ² (as per Index II & Agreement for sale) Physical measurement Carpet Area – 1430 ft ² (for amalgamated flat nos. 601 & 602)
	Year of construction	: 2011 (as per OC)
	Type of construction	: RCC Frame Structure Ground + 22 nd upper floors / 2 BHK (4 BHK for amalgamated flat No. 601 & 602) / 1 Flat on each floor. Height – 9 Ft
	Type of roof	: RCC Flat slab
	Type of flooring	: Vitrified flooring
	Amenities / Extra fittings	: Concealed Electric & Plumbing fittings.
	Replacement Value of the Flat for insurance purpose only (Replacement value implies only cost of reconstruction)	: Considering the type of construction, design parameters & material used & current market conditions. Insurance Value: Carpet Area x Replacement Rate per sft. = 599 sft x ₹ 2,000/- sft = ₹ 11,98,000/-
	Stamp Duty	: As per the Stamp Duty Department, the Stamp Duty rates fixed by the stamp duty office, Govt. of Maharashtra for the year 2024-2025 for the locality/area under consideration for Residential Flat at ₹ 98,800/- per smt of the equivalent to ₹ 9,179/- per sft of Built-up area.

		Please refer the Stamp Duty Ready Reckoner & Market Value of Flats in Mumbai for the year 2024-2025 (Village Sub Zone 20/35
	Estimates / Present Value	: Refer Sr. No. 17 below
15	Value of Land	: Not applicable
16	Depreciation of construction	: Depreciated rate is considered per square feet in the valuation of the property.
17	<p>Market value of the property :</p> <p>From Surveys & inquiries & our data base it is learnt that residential Flat in the rate surrounding locality are sold at Rates ranging from ₹ 16,000/- per ff² to ₹ 20,000/- per ff² of Carpet Area Considering age, location, amenities, construction details, quality of materials & prevailing market conditions etc., However, we estimate ₹ 18,500/- per ff² on Carpet Area as fair & reasonable rate for this valuation.</p> <p><u>Carpet Area x Estimated Rate = Market Value</u> Flat- 599 ff² x ₹ 18,500/- per ff² = ₹ 1,10,81,500/- say ₹ 1,11,00,000/-</p>	
	Realizable Value (Fair Market Value x 90%)	: ₹ 1,05,45,000/-
	Distress Value (Fair Market Value x 80%)	: ₹ 88,80,000/-
	Fair Market Value considering level of completion x Rate x Area	: NA- Building 100% complete
	Availability of civic amenities	: All civic amenities available in the locality
	Water	: Water supply is available
	Electricity Connection	: Electric is supply is available
	Drainage Connection	: Connected to Municipal Sewer line
	Transport / Communication	: Public Transport is available
	Nearest Bus Stop	: Near Lotus Hostel
	Nearest Railway Station	: 5-6 kms distance away from Kharghar Railway Station.
18	VAO / Guidance value maintained at Registrar office	: Not available.
19	Local / Market rate prevailing at the time of valuation (Basic of valuation)	: Database, market feedback & information gathered from builders, developers & real estate agents.
20	Value arrived at by the undersigned and reasons thereof	:

	a)	Market Value	:	₹ 1,11,00,000/-
	b)	Realizable Value	:	₹ 1,05,45,000/-
	c)	Distress Value	:	₹ 88,80,000/-
	d)	Comparable sale value (in the vicinity)	:	Flats are sold in the vicinity in the price range of from ₹ 16,000/- per ft2 to ₹ 20,000/- per ft2 of Carpet Area
	e)	Rental Income	:	Market Value x 4% / 12 month's ₹ 1,11,00,000/- x 4% / 12 = ₹ 37,000/- We however adopt ₹ 37,000/- per month as rental income.
	f)	Insurance Value:		₹ 11,98,000/-
21	Documents Inspected:			
	a)	Index II	:	Reg. No. PVL3-3580-2013 Dated 30/04/2013 between M/s. Poneet Gupta (Vendor) And Mr. Shubham Sudhakar Shingare (Purchaser)
	b)	Agreement for Sale	:	Agreement for Sale Dated 27/04/2013 between M/s. Poneet Gupta (Vendor) And Mr. Shubham Sudhakar Shingare (Purchaser) having Reg. No. PVL3-3580-2013
	c)	Commencement Certificate		Commencement Certificate No. CIDCO/BP/ATPO/1433 Dated 04/09/2007 for residential Building (Ground + 17th upper floors) issued by CIDCO
	d)	Occupation Certificate		Occupation Certificate No. CIDCO/ATPO(BP)/2011/1260 Dated 03/10/2011 for residential Building (Ground + 17th upper floors – A to G wings) issued by CIDCO (mentioned in seller's agreement)
22	Remarks:			
	<ul style="list-style-type: none"> Property identified with Mr. Vishal Ingle (Owner's Employee). Flat number is not exhibits on the main entrance. Society Name board exhibited the name Mrs. Sangita Sudhakar Shingare against flat No. 602. Report is finalized based on copy of Index II, Agreement for sale, Commencement Certificate & Occupation Certificate etc. are provided for verification. We have considered the Carpet Area as per documents for the valuation purpose. As per site visit, flat nos. 601 & 602 are internally merged with single 			

	<p>entrance. We have considered flat no. 602 for valuation purpose.</p> <ul style="list-style-type: none"> The value of the property is considered according to the information gathered from the sales instances, the local estate agents, comparable available on internet and market survey regarding the property sold in the local nearby area.
	<p>Limiting Conditions</p> <ul style="list-style-type: none"> The ownership rights of the party to the subject property are not verified by us nor is it in our scope of work. The subject property is inspected by us based on the sole representation Mr. Vishal Ingle (Owner's Employee) who has shown us the property. The inspection of this particular property through this representative is done on the instructions of the client. Independent verification of the land parcels is not in our scope of work. The same may be verified through an approved surveyor.
	<p>Assumptions</p> <ul style="list-style-type: none"> The ownership of the subject property is undisputed in favour of the party and is unencumbered. The subject property is identified correctly through representative Mr. Vishal Ingle (Owner's Employee) who met on site. The structures are constructed as per sanctioned building plan. Structural audits are done regularly, and preventive maintenance is carried out. The subject property is free from all encumbrances. While assessing market scenarios, stable outlook has been considered. Force majeure/ pandemic situation is not considered. <p>Date: 28/11/2024</p> <p>Place: Mumbai</p> <p style="text-align: right;">For DELTA VALUERS AND APPRAISERS LLP</p> <p style="text-align: right;">(Authorized Signatory)</p>

Disclaimer

1. The statements of fact presented in the report are correct to the best of Valuer's knowledge.
2. The analysis & conclusions are limited only by the reported assumptions & conditions.
3. The valuer has no interest in the subject property.
4. The valuer's fee is not contingent upon any aspect of the report.
5. The valuation was performed in accordance with an ethical code and performance standards.
6. The valuer has experience in the location and category of the property being valued.
7. The valuer or his authorized representative has made a personal inspection of the property.
8. No one, except those specified in the report, has provided professional assistance in preparing the report.
9. The property is identified by the owner, with its boundaries.
10. This property has been appraised as though free of liens and encumbrances other than those contained in the deed of record.
11. The physical condition of the improvements was passed on visual inspection. No liability is assumed for the soundness of the structure since no engineering tests were made of the buildings.
12. Both legal description and dimension are taken from sources thought to be authoritative, however, no responsibility is assumed for either unless a survey, by a competent surveyor or engineer, is furnished to the valuer.
13. This report is valid only, subject to a legal search furnished by the Bank's lawyer or legal advisor, ascertaining the ownership & genuineness of the document and clear & marketable title in the name of the present owner/owners.
14. No responsibility is to be assumed for matters legal in nature, nor is any opinion of title rendered by this report, nor fake property documents. Good title is assumed. Bank's advocate has to verify the title deed.
15. It is assumed that the borrower has submitted the original registered documents of the said property to the bank, duly signed on each page in presence of the bank manager and that the borrower has currently not pledged this property to other bank/financial institution.

16. The sale of the subject property is assumed to be on an all-cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
17. In no events shall the valuer be held responsible or liable for special, direct or consequential damages, as the assignment has been completed with best efforts, available knowledge & in good intentions following professional ethics.
18. Valuation findings are subjective and time frame related. Therefore, validity of this valuation report is 60 days only from the date mentioned in the report.
19. Although every care has been taken in preparing the valuation report, even then if it is proved that there is an apparent negligence on the part of a valuer, the liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of any event or series of events to the actual loss or damage sustained subject to maximum of 50% of the professional fees for the services rendered and in any case not exceeding the amount of Rs 5000/- (Rupees five thousand only). All the claims against the valuer shall expire after 60 days from the date of valuation report provided by the valuer.
20. In case of any dispute on legal matter, jurisdictions will Mumbai Courts. The Valuer, by reasons of this report, is not required to give testimony in court, with reference to the appraised property unless arrangements for such contingency have been previously agreed upon.
21. Possession of any copy of this report does not carry with it the right of publication, nor may be used for any purpose by anyone, except the addressee and the property owner, without the previous written Consent of the valuer, and in any event, only may be revealed in its entirety.

We hereby declare that:

1. Our representative Mr. Samir Sonsurkar has inspected the property on 27/11/2024.
2. We have no direct or indirect interest in the property valued.
3. The information furnished in the report is the best of my knowledge and belief.
4. The names of Customer / Builder are taken as per technical, and papers received with the technical and don't take any liability regarding the same, nor title clearance of the Property.
5. Validity of the value worked out regarding the concerned property is as on Date of the Report.
6. Genuineness of original documents to be verified by bank Authorities.

Registration No.: F-9494

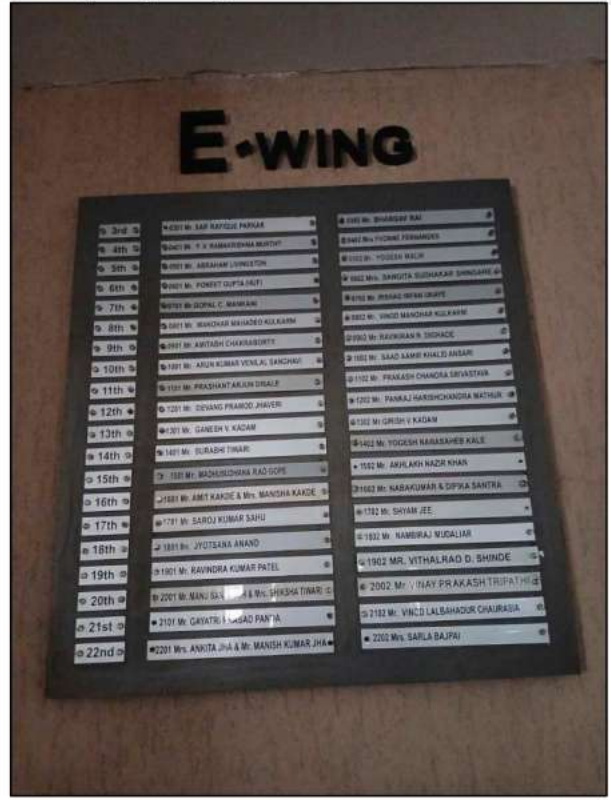
Date: 28/11/2024

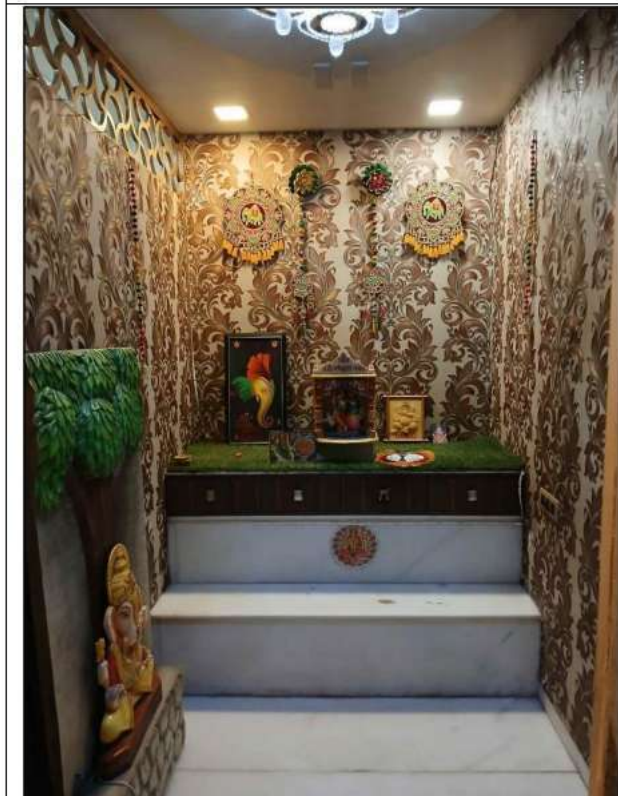
Place: Mumbai

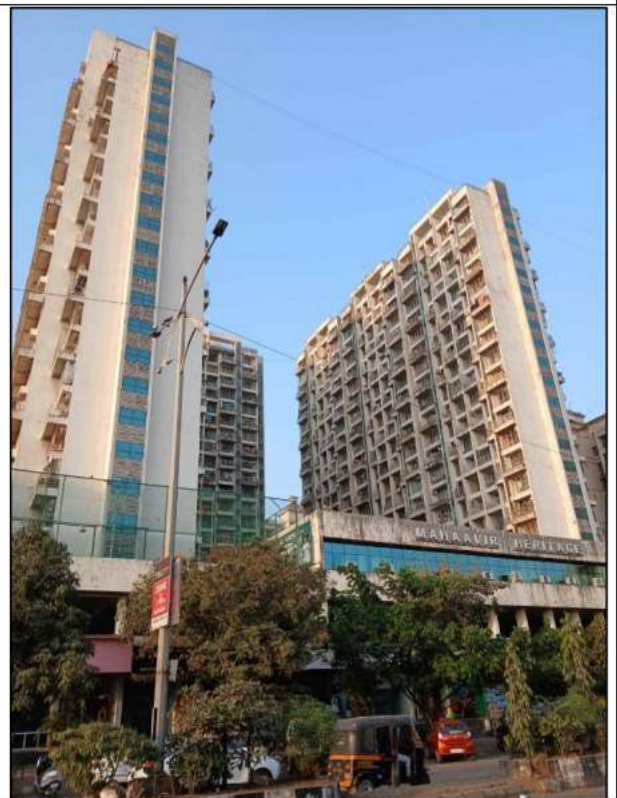
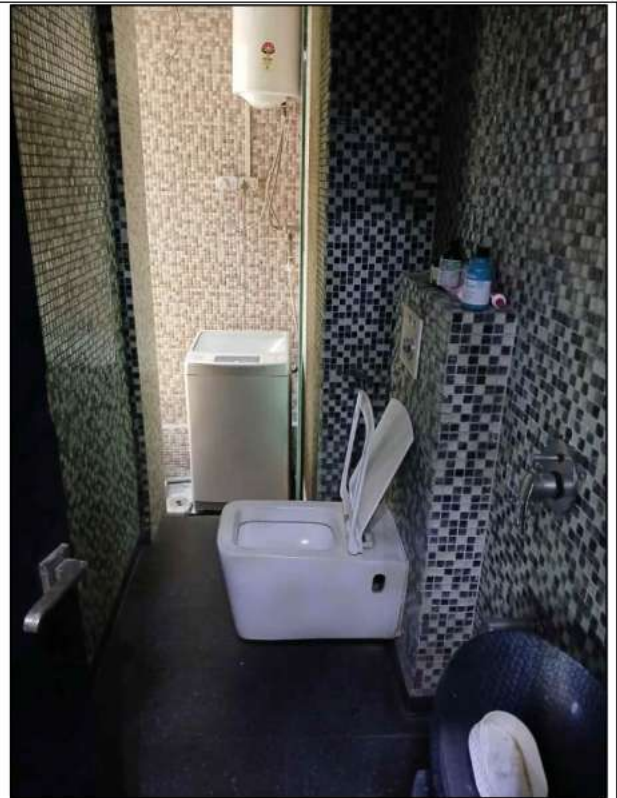
For DELTA VALUERS AND APPRAISERS LLP

(Authorized Signatory)

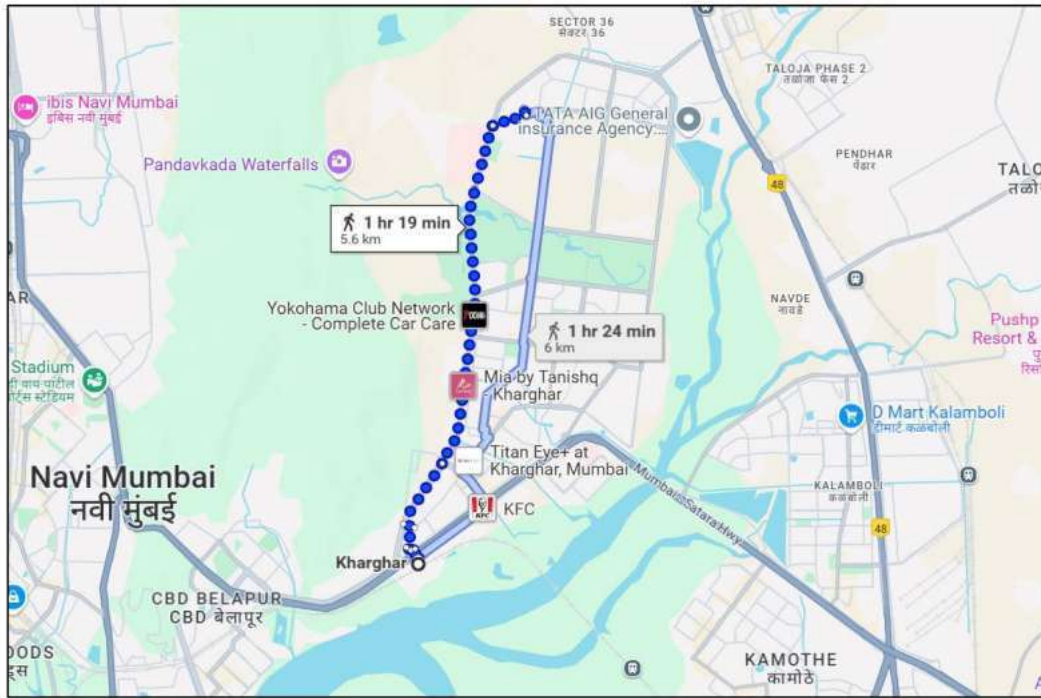
Photograph of the property



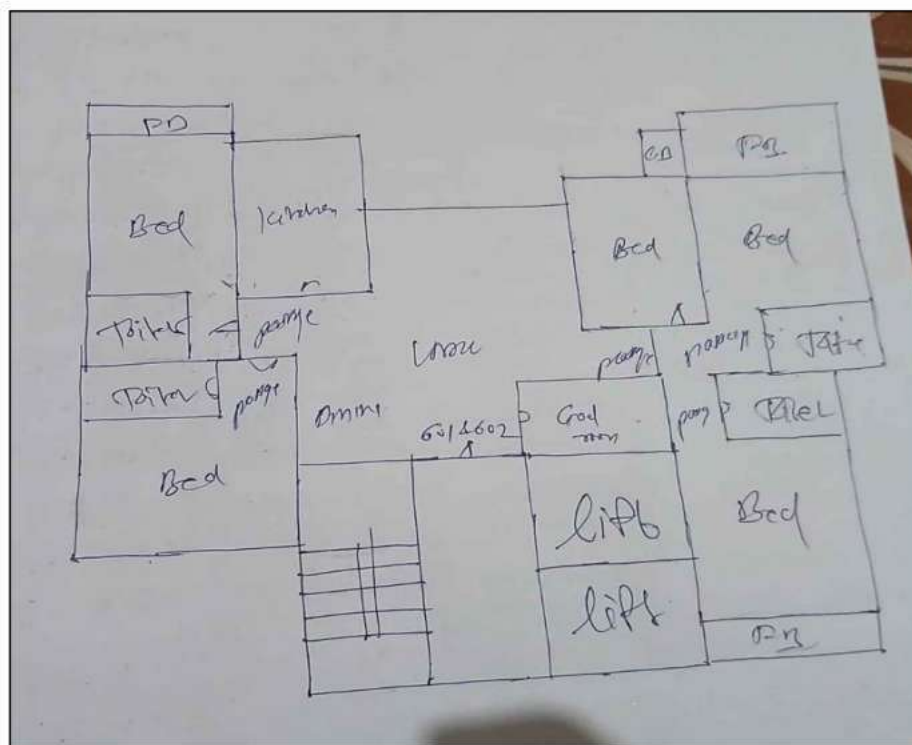




Google Map



Sketch



Govt Rate

DIVISION / VILLAGE : KHARGHAR Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban	Local Body Type	Municipal Corporation-Class "D"			
Local Body Name	Panvel Municipal Corporation					
Land Mark	Kharghar Cidco Sector No. 35					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
20	20/35	36600	98800	107000	122400	107000
(Record Not Available)						

Comparable

The screenshot shows a real estate listing on housing.com for a 2 BHK Flat. The listing details are as follows:

- Property:** 2 BHK Flat
- Price:** ₹1.25 Cr (EMI starts at ₹22.0k)
- Area:** 1100 sq.ft. Built Up Area
- Price per sq.ft.:** ₹11.36 K/sq.ft. Avg. Price
- Age:** 8 Year Old Age of property
- Status:** Ready to move Possession status
- Floors:** Middle of 22 floors
- Orientation:** North-West facing facing
- Furnishing:** Fully Furnished

The listing also includes a location map for Mahaavir Heritage, Sector 35E, Kharghar, Navi Mumbai, and a contact seller button for Satish.

The screenshot shows a real estate listing on housing.com. The main heading is "2 BHK Flat" with a price of ₹1.35 Cr. The listing is for a 2 BHK flat in the Mahaavir Heritage Sector 35G, Kharghar, Navi Mumbai. The listing includes several images of the interior, a "26 more" button for additional photos, and a "Contact Seller" button. Key details listed include: 1087 sq.ft Built Up Area, ₹12.42 K/sq.ft Avg. Price, 9 Year Old Age of property, Ready to move Possession status, Higher of 23 floor, North-East facing Facing, and Fully Furnished Furnishing. The page also features tabs for Overview, Furnishings, Amenities, Ratings and Reviews, Price Trends, Registry Records, Locality, and Project GSA.

The screenshot shows a real estate listing on 99acres.com. The main heading is "2BHK 2Baths" with a price of ₹1.15 Cr. The listing is for a 2 BHK flat in the Mahaavir Heritage Sector 35G, Kharghar, Navi Mumbai. The listing includes an image of the interior, a "Contact Dealer" button, and a "Shared" button. Key details listed include: Super Built up area 1076 sq.ft, Built up area: 800 sq.ft, Carpet area: 600 sq.ft, Price: ₹1.15 Cr, Address: Mahaavir Heritage Sector 35G, Kharghar, Navi Mumbai, Floor Number: of 23 Floors, Facing: South-West, and Property Age: 5 to 10 Year Old. The page also features tabs for Overview, Society, Dealer Details, Price Trends, Registry Record, and Society Reviews.

NOBROKER

2 BHK Flat In Deu Bonanza Paradise C.H.S.L. For Sale In Kharghar
Sector 35G, Kharghar Navi Mumbai, Maharashtra 410210 India

₹ 1.2 Crores Non-negotiable | ₹ 68,777/Month Estimated EMI | 1,158 Sq.Ft. | Need Home Loan? Apply Loan

Home / Plots for Sale in Mumbai / Plots for Sale in Kharghar / 2bkh Flat for Sale in Kharghar / Property Details

Photos Location

Shortlist

2 Bedroom	Jul 27, 2024
2 Bathroom	Immediately
NA	Deu Bonanza Parad...
Bike and Car	None

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate Check Now

HOUSING.COM

3 BHK Flat

₹ 1.31 Cr EMI starts at ₹ 18,18 K

By MAHAAVIR BUILDERS LLP

Mahaavir Heritage, Sector 35E, Kharghar, Navi Mumbai

Contact Seller

1500 sq.ft Built Up Area | ₹ 8.75 K/sq.ft Avg. Price | 5 Year Old Age of Property | Ready to move Possession status | Higher of 21 floors | South-West facing Facing | Semi Furnished Furnishing

Overview Amenities Ratings and Reviews Price Trends Registry Records Locality Project GMA Developer

Property Location: Mahaavir Heritage, Sector 35E, Kharghar, Navi Mumbai

Contact Seller: Kharghar Locality Expert