

# MAHESH SHETTY CONSULTANTS & VALUERS

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## BANK OF INDIA., POWAI BRANCH, VALUATION REPORT OF FLAT / SHOP / UNIT

Ref. No.	:	MSCVL/BOI/827
<b>A GENERAL DETAILS</b>		
1 Name of the Bank	:	Bank Of India., Powai Branch
2 Name of the Customers	:	Mr. Nitin O. Singh
3 Property Address	:	Flat No. 203, Second Floor, B Wing, Raj Residency, Goregaon Nav Jagruti CHS Ltd, Subhash Nagar, New Hanuman Nagar, Goregaon (W), Mumbai 400 104
4 Name of Document Holder	:	Mr. Nitin O. Singh
5 Legal Address of Property (Hissa No. / Survey No. / Khasara No.)	:	C.T.S. No. 50-A(part) Village- Pahadi Goregaon
6 Date of Inspection	:	Desk Top Valuation on the basis of information available with us and Previous Valuation Report
<b>B SURROUNDING LOCALITY DETAILS</b>		
1 Ward No. / Municipal Land No.	:	Municipal Corporation of Greater Mumbai Limits.
2 Vicinity	:	Residential.
3 Type	:	Residential Flat
4 Proximity to Amenities	:	Municipal Corporation of Greater Mumbai Limits.
<b>C PROPERTY DETAILS</b>		
1 Type of Usage of Entire Property	:	Residential Flat
2 Additional Amenities	:	All Amenities area available within easy reach.
<b>D STRUCTURAL DETAILS</b>		
1 Type of Structure	:	RCC Framed Structure
2 No. of Floors	:	Part Stilt + Part Ground + 10 upper floors
3 Age of the Property	:	2016, Age 07 years
4 Estimated Economic Future Life	:	53 Years.
<b>E QUALITY OF CONSTRUCTION</b>		



1	Flooring & Finishing, Woods Work Etc.	: Vitrified Tiles Flooring, Granite Kitchen Platform, Ceramic with full dado ceramic in toilets, wooden flush Door & Aluminum sliding windows Provided.
2	Roofing & Terracing	: RCC Slab Roof
3	Quality of Fixtures and fittings	: Medium.
<b>F PLAN APPROVALS</b>		
1	Construction as per Approved / Sanctioned plans	: The said Building has been Approved by Mumbai Municipal Corporation Limits
2	Details of approved plan with approval no. and Date.	: We have had no sight of the approved plan & Desk Top Valuation on the basis of Previous Valuation Report.
3	If plans not available then is the structure confirming to the local byelaws	: Yes.
<b>G VALUATION</b>		
Individual Apartments/Flats		
1	Carpet Area (sq. Ft.)	: 670 sq. ft.
2	Built Up Area	: 804 sq. ft.
3	Recommended Rate	: Rs. 19,000/- per sq. ft.
4	Basis for Recommendation	: Local Enquiry
5	Market Value	: $804 \times 19,000 = \text{Rs. } 1,52,76,000/-$ (Rupees One Crore, Fifty Two Lac, Seventy Six Thousand only)
6	Forced sale value of the property (In case sale by the bank).	: Rs. 1,22,20,000/- (Rupees Thirty Two Lac, Thirteen Thousand only)
7	Reinstatement Value ( Insurance Value)	: Rs. 1,22,20,000/- (Rupees One Crore, Twenty Two Lac, Twenty Thousand, Only)

For MAHESH SHETTY CONSULTANTS & VALUERS LLP

PLACE: MUMBAI  
DATED: 28.09.2023.



*Mushu*  
AUTH. SIGN.  
(Approved valuer of Bank Of India)

Ref. No.: MSCVL/BOI/1676

Date: 26-09-2020

## I. WORK ASSIGNMENT DETAILS

1.	Assigned By	:	Bank of India, Powai Branch
2.	Representative of	:	Bank of India, Powai Branch
3.	Assigned on date	:	24.09.2020
4.	Date of Inspection	:	25.09.2020
5.	Date on which valuation is made	:	26.09.2020
6.	Fresh Valuation/ Revaluation	:	Fresh Valuation
7.	Purpose of Valuation	:	To ascertain fair Market value.
8.	Applicant Name	:	Mr. Nitin O. Singh
9.	Contact Details	:	9821926598
10.	Address Of the Property	:	Flat No. 203, Second Floor, B Wing, Raj Residency, Goregaon Nav Jagruti CHS Ltd, Subhash Nagar, New Hanuman Nagar, Goregaon (W), Mumbai 400 104
11.	Landmarks	:	Near Sai Siddhi Mandir
12.	Survey .No./CTS No.	:	C.T.S. No. 50-A(part) ,Village- Pahadi Goregaon
13.	Ward Name & No.	:	P South Ward
14.	Pin Code	:	400 104

## II. DOCUMENTS

1.	Name Of the Customer / Owner as per Documents	:	Mr. Nitin O. Singh
2.	Pan card No	:	AWPPS3001E
3.	Documents Provided	:	
a)	Copy Of Agreement / Title Deed	:	Agreement for sale dtd. 22/09/2016 Dtd. M/s. Raj Builders & Developers (Developer) And Mr. Nitin O. Singh (Purchaser)



b)	Index II	:	Index II No. 6575/2016 Dtd. 22/09/2016
c)	Share Certificate	:	Details Not Provided
d)	If property is joint ownership then share of each owner	:	Sole ownership
e)	Occupancy Certificate	:	Not Provided for Our Verification
f)	Commencement Certificate	:	Not Provided for Our Verification
g)	Approved Building Plan	:	Not Provided for Our Verification
h)	RERA No.	:	N.A.
i)	Society Maintenance bill details	:	Details Not Provided
j)	Electricity bill details	:	Details Not Provided
k)	Other Documents	:	Nil
l)	Land Holding Type (Leasehold / Freehold/ Gaothan/others)	:	Freehold

### III. CUSTOMER RELATED SITE VISIT REPORT

m)	Name of the Person met at site	:	N.A. Since Internal Visit Not Allowed
n)	Contact no. of person met at site	:	N.A.
o)	Relationship of person met at site with the Customer	:	N.A. Since Internal Visit Not Allowed
p)	Property occupied /vacant	:	N.A.
q)	Name of the Occupant	:	N.A.
r)	Relationship of the Occupant with the Customer	:	N.A.
s)	Occupied since	:	N.A.
t)	Name displayed on Door	:	N.A.
u)	Name displayed on society board	:	N.A.

### IV. DESCRIPTION OF THE LOCALITY

Proximity to civic amenities- Distance from nearest:			
	:	Distance	From(specify name)
School/ College	:	About 500 mtr	Jashbhi Maganbhai Patel College



	Hospital	:	About 700 mtr	Prarthana Hospital
	Park / Garden	:	About 700 mtr	Rajiv Gandhi Garden
	Market / Shopping Complex	:	About 800 mtr	Central Mall
	Main Road	:	About 300 mtr	Mahatma Gandhi Road
	Railway Station / Bus Stop	:	About 1.2 km	Goregaon Railway Station
2.	Residential Area/ Industrial/ Commercial	:	Residential	
3.	Classification of Area	:		
	i) High/Middle/Poor	:	Middle Class	
	ii) Developed / Developing /Gaothan	:	Developed Area	
4.	Coming under Corporation limit/ Village Panchayat/ Municipality.	:	Municipal Corporation of Greater Mumbai Limits.	
5.	Infrastructure Surrounding Area	:	Good	
6.	Condition & Width of Approach Road	:	Good	
7.	Whether covered under any State/Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area.	:	No	
8.	In Case it is an agriculture land, any conversion to house site plots is contemplated.	:	No	
9.	Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification	:	No	
<b>V. DESCRIPTION OF THE PROPERTY - PART A</b>				
1.	Completed/ under construction	:	Completed	
2.	% of completion	:	Completed	



3.	Type of Property	:	Residential Flat
4.	Usage	:	Residential
5.	Type of Structure	:	RCC Framed
6.	Number of Wings	:	A & B Wing
7.	Number of floors	:	Part Stilt + Part Ground + 10 upper floors
8.	Society Registration Number	:	Reg No. BOM(WP)/HSG(TO)/3924/1988-89 Dtd. 21/12/1988
9.	Flats per floor / Position	:	4 Flats on each Floor
10.	Maintenance of the Building	:	Good
11.	Year of construction	:	2016
12.	Age of the building	:	04 Years
13.	Life of the building estimated	:	56 years (Subject to proper and regular maintenance of the building).
14.	% Depreciation	:	N.A.
15.	Facilities Available	:	
	Lift	:	2 Lifts
	CCTV/ Firefighting	:	Firefighting equipment Provided
	Amenities (Gym/Swimming Pool/ Club house /Amphi theatre /Garden /Banquet/ Others)	:	Amenities Provided
16.	Car Parking - Open/Covered	:	Stilt Parking
17.	Protected Water Supply	:	Provided Municipal water supply
18.	Underground Sewerage	:	Connected to public sewerage line.
19.	Does Compound wall exist?	:	Yes
20.	Is pavement laid around the Building?	:	Chequered tiles pavement.
21.	Boundaries of the property	:	As Per Documents
	East	:	N.A.
	West	:	N.A.
	North	:	N.A.
			As per Site Inspection
			A Wing
			New Hanuman Road
			Meera Empire Building



	South	:	N.A.	
22.	What is the undivided area of land as per Sale Deed?	:	NA	Sane Guruji Nagar Road

**VI. DESCRIPTION OF THE PROPERTY - PART B**

1.	The floor in which the Property	:	Second Floor
2.	Flat No.	:	Flat No. 203
3.	Accommodation	:	N.A. Since Internal Visit not allowed
4.	Single Property/ merged Property / Independent Property	:	Single Property
5.	Specifications	:	
	Exterior	:	Good
	Interior	:	Good
	Furnished / Unfurnished	:	N.A. Since Internal Visit not allowed
	Flooring	:	Vitrified tiles Flooring
	Doors	:	Wooden Flush doors
	Windows	:	Aluminum sliding Windows
	Fittings	:	Concealed Wiring
	Kitchen Platform	:	Granite Kitchen Platform
6.	Violations	:	N.A.

**VII. MARKETABILITY**

1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra Potential Value?	:	Good Residential area
3.	Any negative factors are observed which affect the market value in general?	:	No.

**PART II - VALUATION**

**A. Value by Comparison Method (INR)**

1.	Carpet Area as per Agreement	:	---
2.	Carpet area As per approved plan	:	N.A.
3.	Carpet area as per physical measurement	:	Carpet Area is 670 sq. ft.



4.	Carpet Area Consider For valuation	:	Carpet Area is 670 sq. ft. (as per Agreement)
5.	Loading	:	20% on Agreement Carpet area
6.	Built up area for valuation	:	Built Up Area is 804 sq. ft.
7.	Rate per sq ft adopted	:	18,000/- per sq. ft.
8.	Value by Comparison Method (INR)	:	Rs. 1,44,72,000/-
9.	Nos Of Covered Car parking	:	N.A.
10.	Value of Car parking ( Rs)	:	N.A.
11.	Other one-time cost	:	N.A.
12.	Final Value by Comparison Method INR	:	N.A.

**B. Value by Comparison Method (INR)) For Land & Building**

A	Valuation by Land	:	NA
1.	Land Area as per Agreement	:	NA
2.	Land area As per approved plan	:	NA
3.	Land Area Consider For valuation	:	NA
4.	Land Rate	:	NA
5.	Land value INR)	:	NA
B	Valuation of construction Area	:	NA
1.	Constructed area As per Agreement	:	NA
2.	Constructed area as per Plan	:	NA
3.	Constructed area as per Physical measurement	:	NA
4.	Construction Area (Built up) Consider for valuation	:	NA



D	Insurance Value (Area X Construction Rate)	: 804 sq. ft. X 2000/- = Rs. 16,08,000/-
E	Government Value As on	: Rs. 1,53,900/- per sq.mtr Or Rs.14,298/- per sq. ft. as per Ready Recknor 804 X 14298= Rs.1,14,95,592/-
F	Rent per month	: 40,000 Per Month Approximate

**Declaration: - We hereby declare that:**

- The Information furnished in our report Dtd.26.09.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- We have no direct or indirect interest in the property valued.
- We inspected the property through our Engineer Mr. Prasad Shetty on 25.09.2020
- We have not been convicted of any offence and sentenced to a term of imprisonment
- We have not been found guilty of misconduct in our professional capacity.
- We are Registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- Photographs of the property taken by us are attached with this report.
- This valuation is purely an opinion & has no legal or contractual obligation on our part.
- The rates are based on current market conditions and this may vary with time & status.
- This valuation report is given on the request of Bank officials.
- This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- Abnormal fluctuations in the real estate market have not been considered in the valuation.
- This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.
- Internal Visit is not allowed hence Our Valuation is based on external observation Area consider as per agreement and Value accordingly.

PLACE: MUMBAI  
DATED: 26.09.2020

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

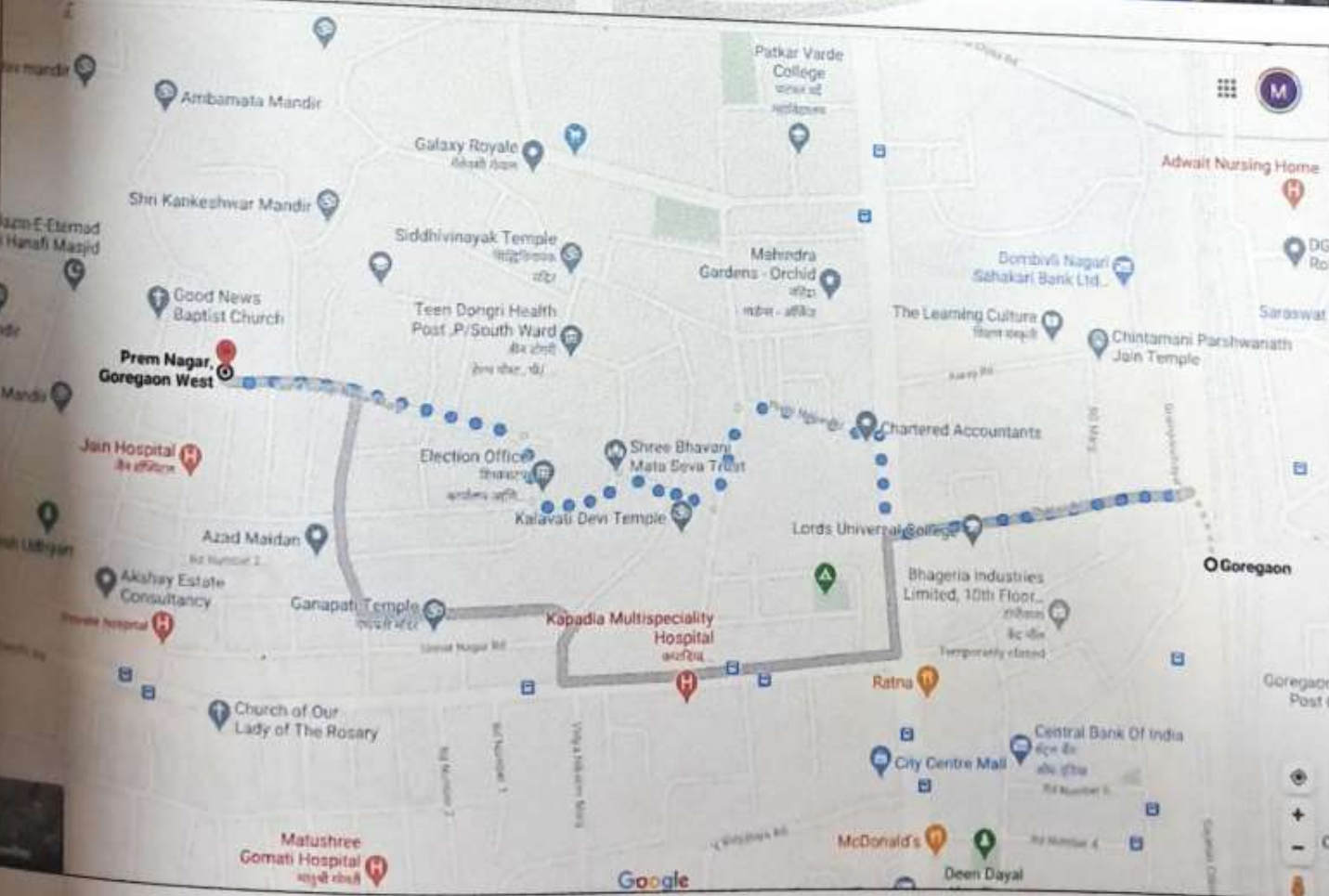
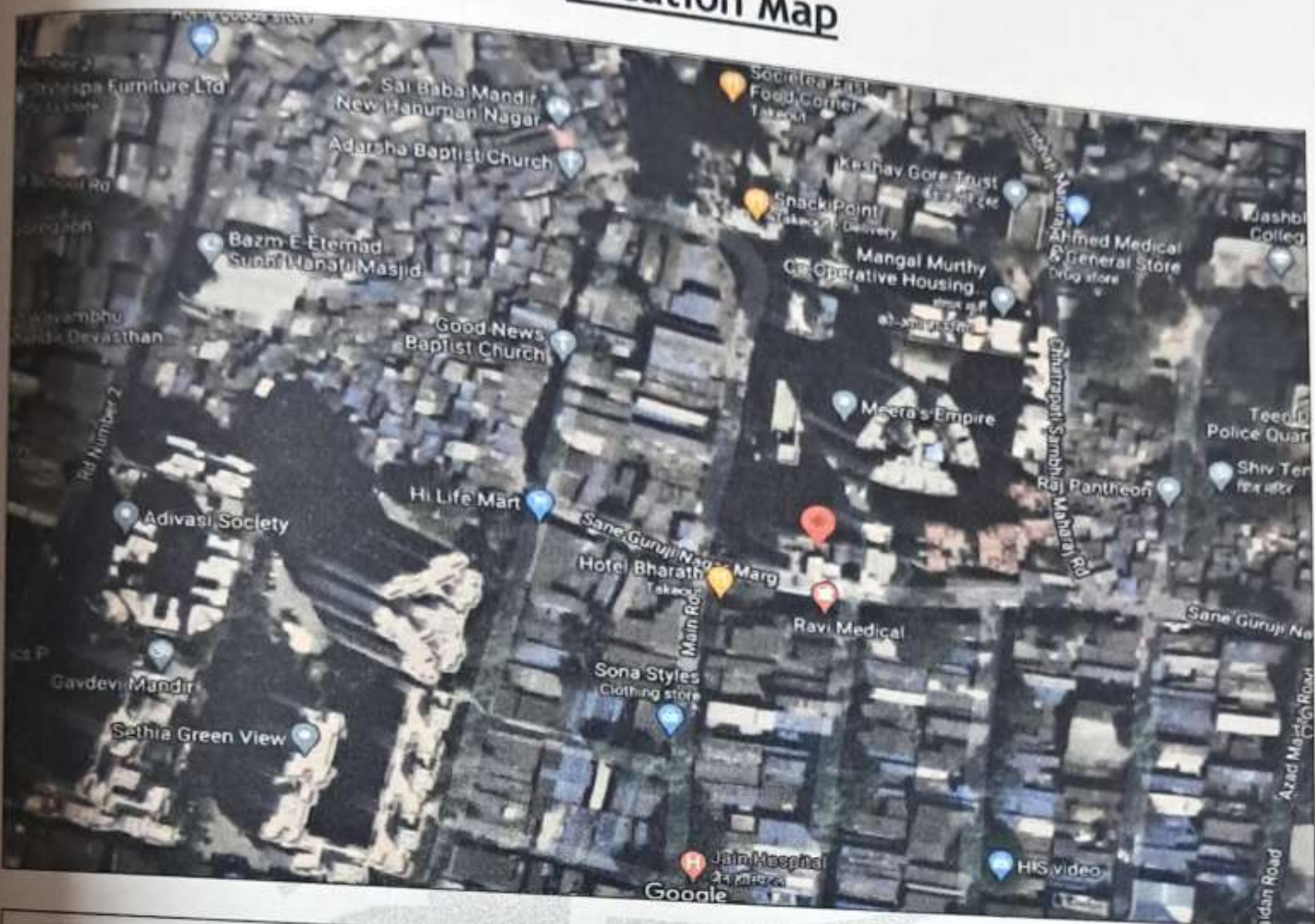


M V Shetty

AUTH. SIGN.

(Approved valuer of Bank of India)

# Location Map



Latitude Longitude -  $19^{\circ}09'58.6''N$   $72^{\circ}50'18.5''E$

Note: The Blue line shows the route to site from nearest railway station (Goregaon station 1.5 km)



Mr. Nitin O. Singh  
Flat No. 203, Second Floor, B Wing,  
Raj Residency, Goregaon Nav Jagruti CHS Ltd,  
Subhash Nagar, New Hanuman Nagar,  
Goregaon (W), Mumbai 400 104



*M*  
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Govt. Regd. Valuers  
Architects  
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