

# VALUATION REPORT

IN RESPECT OF FLAT

FOR

**Mr.Riyazahmed Abbas Batey**

PROPERTY ADDRESS

**Residential use premises Flat No.702 is located on Seventh floor of Building Known as "Bandra Super Star Co.Op. Housing Society Ltd." is situated at Perry road, Bandra-West, Mumbai - 400 050.**

**BANK OF INDIA**

**Lalbaug Branch**

*Always Best & Perfect Services from*



## **KATKAR ENGINEERS & VALUERS**

**Vr. Balasaheb P.Katkar**  
**(B.Tech,DE,FIIV,AIISLA)**

**\* Govt. Registered Valuers.**  
**(IBBI & WEALTH TAX)**

**\* Chartered Engineers**

**\* Structural Auditors.**

**\* Surveyors.**

**\*Project Management Consultants.**

**Shop No.03,Kulswamini NiwasC.H.S.Ltd**  
**Gulmohar Marg,Near Chembur Nagrik**  
**Bank, Chunabhatti- East,**  
**Mumbai 400 022**

**Email :- balasaheb.katkar@yahoo.in**

**:- katkarengineers@gmail.com**

**Mobile:- 9322297451/8082597451.**

**Tel- 022 24052085**

# TAX INVOICE TOWARDS PROFESSIONAL CHARGES

Ref A/C-

Mr.Riyazahmed Abbas Batey

Client:  
Mr.Riyazahmed Abbas Batey

Name: Katkar Engineers & Valuers.  
Business: Registered Valuers, Surveyors,  
Charter Engineers ,PMC  
Pan no: AOJPK9087N  
GSTIN No : 27AOJPK9087N2ZY

Bill No.228

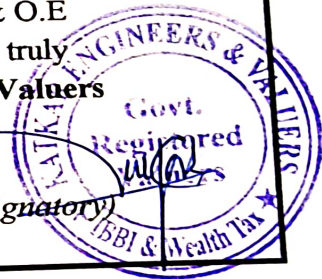
Date:- 16-02-2021

Sr.No.	Particular	Amount (in Rs.)
1	Professional charges to towards Valuation of Property at Residential use premises Flat No.702 is located on Seventh floor of Building Known as "Bandra Super Star Co.Op. Housing Society Ltd." is situated at Perry road, Bandra-West, Mumbai - 400 050.	Rs. 5,000.00
<b>Grand Total</b>		<b>Rs. 5,000.00</b>

Rupees Five Thousand Only

E. & O.E  
Yours Very truly  
For Katkar Engineers & Valuers

(Auth Signatory)



Please Credit  
Katkar Engineers and Valuers  
Current Account no: 004120110000913,  
Bank of India , Branch - Sion  
IFSC CODE : BKID0000041

By Quoting your Bank and Borrowers Name



# KATKAR ENGINEERS & VALUERS

• CHARTERED ENGINEERS • STRUCTURAL AUDITORS • SURVEYORS • PROJECT MANAGEMENT CONSULTANTS

**Balasaheb P. Katkar**  
B.Tech. DE, FIIV, AIISLA

**GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER**

OFF. : Shop No. 3, Kufswamini Nivas C.H.S.L., Gul Mohar Lane, Near Chembur Nagrik Bank, Off V. N. Purav Marg, Chunabhatti (East), Mumbai - 400 022.  
Email: balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

REF NO: KEV/228/BOI/2021.

Date:- 16-02-2021

To,  
The Asst. General Manager,  
Bank of India,  
Lalbaug Branch

## CERTIFICATE

We certify that we have surveyed and valued the right immovable Property of,

Name of client : Mr.Riyazahmed Abbas Batey

Description of the property - Residential use premises Flat No.702 is located on Seventh floor of Building Known as "Bandra Super Star Co.Op. Housing Society Ltd." is situated at Perry road, Bandra-West, Mumbai - 400 050.

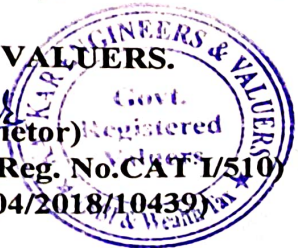
### Summary of valuation:-

A]	Fair Market Value of the Property as on date	:	Rs. 5,73,79,000.00
B]	Realizable Market Value of the Property as on date	:	Rs. 5,16,41,000.00
C]	Forced/Distress Sale Value of the Property	:	Rs. 4,59,03,000.00
D]	Govt. Stamp Duty Ready Recknor Valuation as on date .	:	Rs. 3,45,44,570.86
E]	Insurance value of property	:	Rs. 28,51,000.00
F]	Rental Value	:	Rs. 75,000.00 /Month

Your's faithfully,

For KATKAR ENGINEERS & VALUERS.

Mr. Balasaheb P.Katkar. (Proprietor)  
Govt.Regd Valuer.(Wealth Tax Reg. No.CAT 1/510)  
IBBI Regd. Valuer (IBBI/RVO/04/2018/10439)





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**Balasaheb P. Katkar**

B. Tech, DE, FIIV, AIISLA

**GOVT. REGISTERED (IBBI & WEALTH TAX) VALUER**

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Email: balasaheb.katkar@yahoo.in / katkarengineers@gmail.com Tel. : 2405 2085 M. : 9322297451 / 8082597451

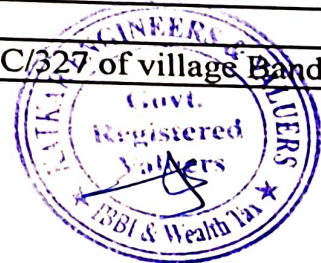
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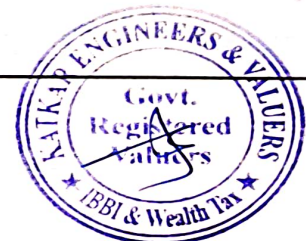
The Asst. General Manager,  
Bank of India,  
Bandra Branch

## VALUATION REPORT (IN RESPECT OF FLAT)

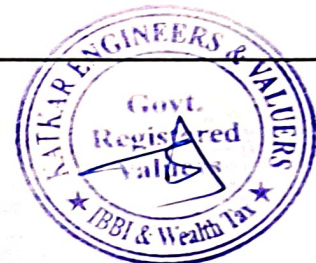
GENERAL	
Purpose for which the valuation is made	: To ascertain of fair market value of Property for Bank
a) Date of inspection	: 15-02-2021
b) Date on which the valuation is made	: 16-02-2021
3 List of documents produced for perusal	
i) Agreement for Sale (as per previous Valuation Report)	: Agreement for sale dated 02-09-2011 between Mr.Mazharul Haq Chowdhary & Mrs.Noor Afroz Chowdhary and Mr.Riyazahmed Abbas Batey
ii) Desktop Valuation Report	: Desktop Valuation Report issued by M/s.Delta Valuers and Appraisers LLP dated 25-08-2020
iii) Building Completion Certificate	: CE/4984/BSII/A/H dated 10-08-1976
iv) Society Registration No.	: BOM/HSG/5103 of 1977
4 Name of the Owner (s) and his / their address with Phone no.	: Mr.Riyazahmed Abbas Batey
5 Brief description of the property	: The Residential use premises Flat No.702 is located on Seventh floor of Building Known as "Bandra Super Star Co.Op. Housing Society Ltd." The Building is Stilt + 7 upper floors. It is easy Route From Bandra railway station.
6 Location of property	
a) Plot No. / Survey No.	: Survey No.17, CTS No.C/327 of village Bandra



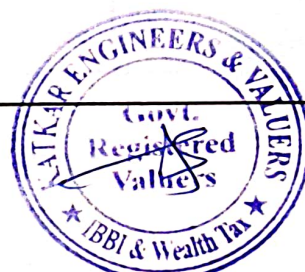
b) Door No.	:	Flat No.702
c) T. S. No. / Village	:	Bandra
d) Ward / Taluka	:	Andheri
e) Mandal / District	:	Mumbai Suburban
f) Date of issue and validity of layout of approved map / plan	:	BCC No.-CE/4984/BSII/A/H dated 10-08-1976
g) Approved map / plan issuing authority	:	MCGM
h) Whether genuineness or authenticity of approved map / plan is verified	:	No
i) Any other comments by our empaneled Valuers on authentic of approved plan	:	No Comments
7 Postal address of the property	:	Residential use premises Flat No.702 is located on Seventh floor of Building Known as "Bandra Super Star Co.Op. Housing Society Ltd." is situated at Perry road, Bandra-West, Mumbai - 400 050.
8 City / Town	:	Mumbai
Residential Area	:	Yes
Commercial Area	:	No
Industrial Area	:	No
9 Classification of the area		
i) High / Middle / Poor	:	High
ii) Urban / Semi Urban / Rural	:	Urban
10 Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM
11 Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	Not apparent from documents shown.
Whether Leasehold/Freehold.	:	Freehold
12 Boundaries of the property		
North	:	Perry road
South	:	B wing
East	:	Yasmin Apartment
West	:	Tendulkar House
13 Dimensions of the site	:	As per the Deed Actuals
North	:	
South	:	
East	:	
West	:	N.A



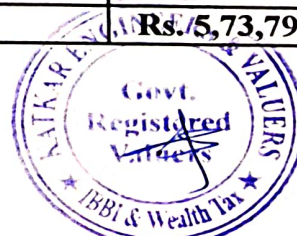
13a	Extent of the site	:	N.A.
14	Latitude, Longitude & Co-ordinates of flat	:	Latitude - 19.0594554, Longitude - 72.8242656
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	N.A.
16	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied
<b>II. APARTMENT BUILDING</b>			
1	Nature of the Apartment	:	Residential
2	Location		
	T.S.No.	:	Survey No.17, CTS No.C/327 of village Bandra
	Village/ Municipality/Corporation	:	MCGM
	Door No., Road (Pin Code)	:	Flat No.702
	Nearest Landmark	:	Perry road/near Sachin Tendulkar House
3	Description of the locality Residential / Commercial / Mixed	:	Residential use area.
4	Year of Construction	:	1976 Year or there about
	Age of Building	:	45 Years
	Estimated Future Life	:	20 Years
5	Number of Floors	:	Stilt + 7 upper floors
6	Type of Structure	:	R.C.C. frame structure.
7	Number of Dwelling units in building	:	3 Flats Per Floors
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good.
11	Facilities Available		
	Lift	:	1 Lift
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Open
	Is Compound wall existing?	:	Yes
	Is pavement laid around Building	:	Yes.
<b>III. FLAT</b>			
1	The floor on which the flat is situated	:	Seventh floor
2	Door No. of the flat	:	Flat No.702
3	Specifications of the flat	:	2 BHK
	Roof	:	R.C.C Water proofing
	Flooring	:	Marble flooring



	Doors Windows Fittings Finishing	:	T.W. panel type doors Allu. Frame Good Good
4	House Tax Assessment No. Tax paid in the name of Tax amount	:	N.A. N.A. N.A. N.A.
5	Electricity Service Connection no. Meter Card is in the name of	:	N.A. N.A.
6	How is the maintenance of flat?	:	Good.
7	Sale Deed executed in the name of	:	Mr.Riyazahmed Abbas Batey
8	What is the undivided area of land as per Sale Deed?	:	N.A.- Valuation is only for flat.
9	What is the plinth area of the flat?	:	88.29 Sq.Mtrs. Carpet area 105.95 Sq.Mtrs.Builtup area
10	What is the floor space index (app.)	:	As per local norms.
11	What is the Builtup Area of the flat?	:	As per Documents (area in Sq.Mtrs) Carpet 88.29 Built up 105.95 (area in Sq.ft) 950 1140
12	Is it Posh/I class /Medium	:	Posh
13	Is it being used for Residential or Commercial purpose?	:	Yes
14	Is it Owner-occupied or let out?	:	Owner occupied
15	If rented, what is the monthly rent?	:	Rs.75,000.00 /Month
<b>IV MARKETABILITY</b>			
1	How is the marketability?	:	Average
2	What are the factors favouring for an extra Potential Value?	:	Nil
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V RATE</b>			
1	After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /transactions with respect to adjacent properties in the areas)	:	Rs.50,000 to Rs.53,000/Sq.ft on Builtup area



2	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. 52,000.00 /Sq.ft. Builtup area	
3	Break - up for the rate			
	i) Building + Services	:	Rs. 2,500.00 /Sq.ft	
	ii) Land + Others	:	Rs. 49,500.00 /Sq.ft	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 3,86,770.00 /Sq.Mtrs Rs. 35,931.81 /Sq.ft Depreciated Rate = Rs.30,290.41 /Sq.ft	
<b>VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>				
a.	Depreciated building rate	:	Rs. 812.50 /Sq.ft	
	Replacement cost of flat	:	1140 X Rs. 2,500.00 Rs. 28,51,114.50	
	Age of the building	:	45 Years	
	Life of the building estimated	:	20 Years	
	Depreciation percentage assuming the salvage value as 10%	:	68 %	
	Depreciated Ratio of the building	:	Rs. 812.50 /Sq.ft	
b.	Total composite rate arrived for valuation	:	Rs. 50,312.50 /Sq.ft	
	Depreciated building rate VI (a)	:	Rs. 812.50 /Sq.ft	
	Rate for Land & other V (3)ii	:	Rs. 49,500.00 /Sq.ft	
	Total Composite Rate	:	Rs. 50,312.50 /Sq.ft for Builtup area.	
<b>VIII DETAILS OF VALUATION.</b>				
Sr. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1.	Present value of the Flat (incl. car parking, if provided)	1140	Rs. 50,312.50	Rs. 5,73,78,679.31
2.	Wardrobes	-	-	-
3.	Show cases	-	-	-
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	-	-	-
<b>Total</b>				<b>Rs. 5,73,79,000.00</b>





**Valuation Methodology**

The method adopted for valuation of the residential premises is sales comparison method in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the Valuer. Also, the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said premises. We have considered the valuation on **Built up area** for the premises, which is an increase of 20% over that of its carpet area. The realizable value of the said residential premises is considered at 90% of the present market value of the said premises, while the forced sale value for the said residential premises is considered at 80% of its present market value.

**Remarks:**

The said property is **2 BHK Residential flat**.  
All the civic amenities are available within the proximity of the said building.  
We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.

**DISCLAIMER**

- 1 This Valuation exercise is based on verbal Market enquiry / Survey of the area.
- 2 Estimated Market Value of the subject property may be significantly influenced by adverse legal title or ownership issues & Real Estate market Issues & Locality negative factors developed in future
- 3 We have assumed the photocopies of documents received from the client/Bank to be genuine without any alterations.
- 4 We reserve our right to alter our conclusions later, if it is found that the data provided to us was not - reliable, accurate or complete.
- 5 This report is prepared with available information from Bank/Client with best of our Judgements & on assumption that title for the property is clear & marketable without any doubts/dues.
- 6 We have assumed that the subject property has received necessary planning approvals & clearances from appropriate local authorities and complies with local development control regulations.as and when not provided to use, any change will also affects market value.
- 7 This Valuation is purely an opinion as on date & has no Legal or contractual obligation on our Part & may change with time,purpose and negative factors developed in future.




REF NO: KEV/228/BOI/2021.

As a result of our appraisal and analysis, it is our considered opinion that value of above referred Residential use premises Flat No.702 is located on Seventh floor of Building Known as "Bandra Super Star Co.Op. Housing Society Ltd." is situated at Perry road, Bandra-West, Mumbai - 400 050.  
In its present prevailing condition with aforesaid specifications is as under:

<i>Market Value (MV)</i>	<b>Rs. 5,73,79,000.00</b> Rupees Five Crore SeventyThree Lakh SeventyNine Thousand Only
<i>Realizable Value (90% of MV).</i>	<b>Rs. 5,16,41,000.00</b> Rupees Five Crore Sixteen Lakh FourtyOne Thousand Only
<i>Distress Sale Value (80% of MV)</i>	<b>Rs. 4,59,03,000.00</b> Rupees Four Crore FiftyNine Lakh Three Thousand Only
<i>Book Value (Ready-Recknor Rate)</i>	<b>Rs. 3,45,44,570.86</b> Rupees Three Crore FourtyFive Lakh FourtyFour Thousand Five Hundred Seventy Paise EightySix Only
<i>Insurance or Replacement Value</i>	<b>Rs. 28,51,000.00</b> Rupees TwentyEight Lakh FiftyOne Thousand Only

For **KATKAR ENGINEERS & VALUERS.**

  
**Mr. Balasaheb P. Katkar. (Proprietor)**  
Govt. Regd Valuer. (Wealth Tax Reg. No. CAT I/510)  
IBBI Regd. Valuer (IBBI/RVO/04/2018/10439)



The undersigned has inspected the property detailed in Valuation Report dated on  
We are satisfied that the fair and reasonable market value of the property is Rs.  
(Rupees )

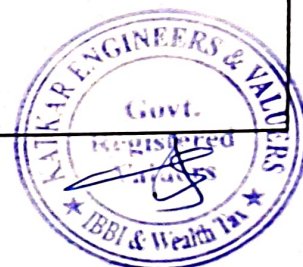
Signature

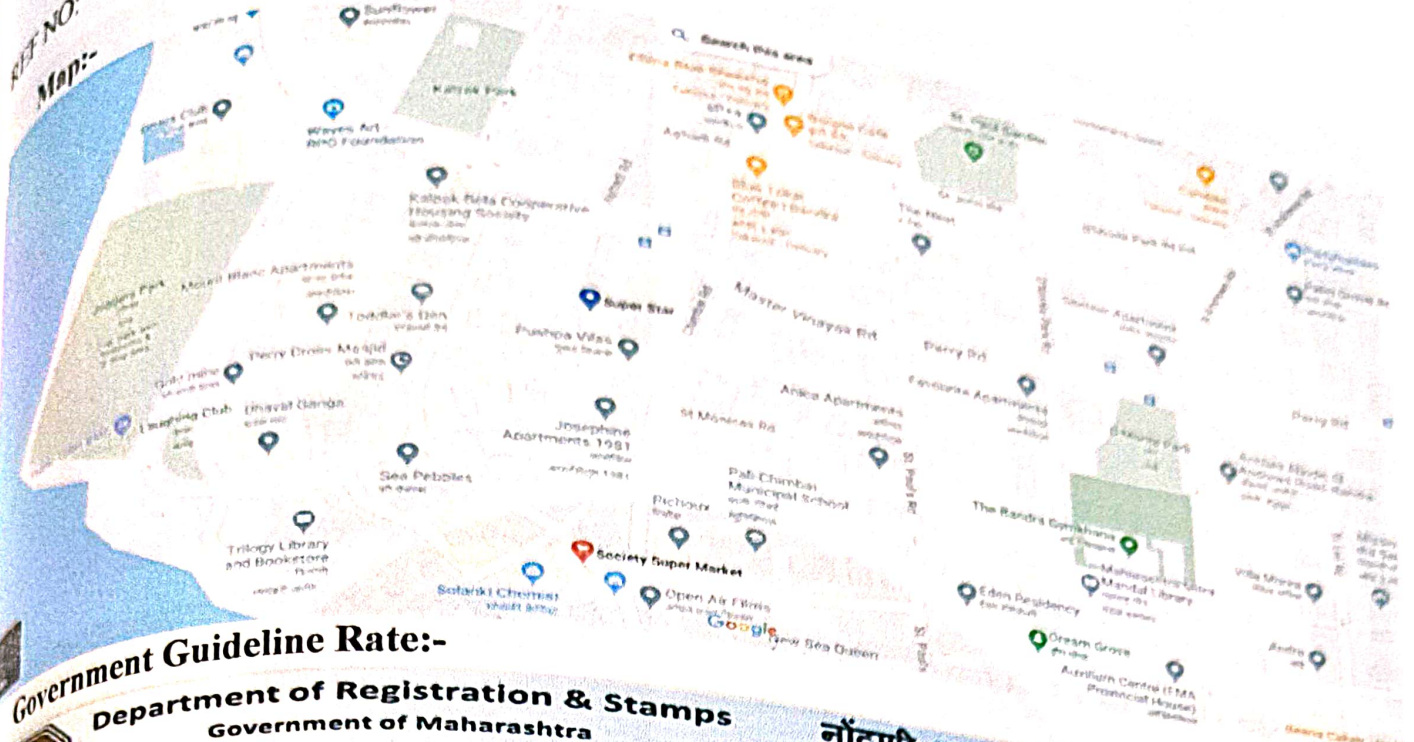
(Name of the Branch Manager with Office Seal).

**DECLARATION FROM VALUERS**

- a The information furnished in my valuation report dated 16-02-2021 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 valued the correct property.
- b I have no direct or indirect interest in the property valued;
- c I have personally inspected the property on 15-02-2021 The work is not sub-contracted to any other valuer and carried out by myself.
- d I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e I have not been found guilty of misconduct in my professional capacity.
- f I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- i I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k Further, I hereby provide the following information.

Sr.No.	Particular	Valuers Comment
1	Background information of the asset being valued	Residential
2	Purpose of valuation and appointing authority	Official of Bank of India to ascertain fair market value.
3	Identity of the Valuer and any other experts involved in the valuation	Katkar Engineers & Valuers
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment, valuation date and date of report	15-02-2021 16-02-2021
6	Inspections and/or investigations undertaken	Measurement and photographs of the property with data collection.
7	Nature and sources of the information used or relied upon	Based on our site visit & the information collected at site.
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards.
9	Restrictions on use of the report, if any	-
10	Major factors that were taken into account during the valuation	-
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Disclaimers Given





**Government Guideline Rate:-**  
 Department of Registration & Stamps  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**  
 नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 बाजारमूल्य दर पत्रक

**Valuation Rules User Manual**

**Annual Statement of Rates** Close Feedback

Year: 2022/21

Selected District: मुंबई (उपनगर) ▼

Select Village: बांद्रा - नी (अंधेरी) ▼

Search By:  Survey No  Location

Enter Survey No: 327 Search

Language: English ▼

उपविभाग	शुनी जमीन	निवासी सदनिका	बॉकीस	दुकाने	बीजोनिफ	एकर (र.ज.)	Attribute
22/139 - मुभाग: उत्तरेस पेरी रोड, पूर्वस मंन्यूअल गोन्सालवीस मार्ग, दक्षिणेस कृष्णचंद्र मार्ग (रामदास नाईक मार्ग) व पश्चिमेस समुद्र/फाट्टर रोड.	234270	386770	430220	530500	386770	वीरन मि.टी.एन. मीटर	नंबर

**Indicator:-**

**NOBROKER**

**1 BHK For Sale In Didol Building In Bandra West**  
 Munder Wharvek Cross Rd, Pali Hill, Near Additional Police Commissioner Office

**₹ 2.5 Crores** Negotiable

**₹ 1.75 Lacs/Month** Estimated EM ▼

**425** Sq. Ft

**Need Home Loan?** Apply Loan

Home / Mumbai / Bandra west / Bhk1 / Property Details

**1 Bedroom**  
No. of Bedroom

**2 Bathroom**  
No. of Bathroom

**1** Balcony

**Bike and Car** Parking

**Jan 10, 2021**  
Posted On

**Immediately**  
Possession

**Didol Building**  
Apartment

**None**  
Power Backup

Get Owner Details

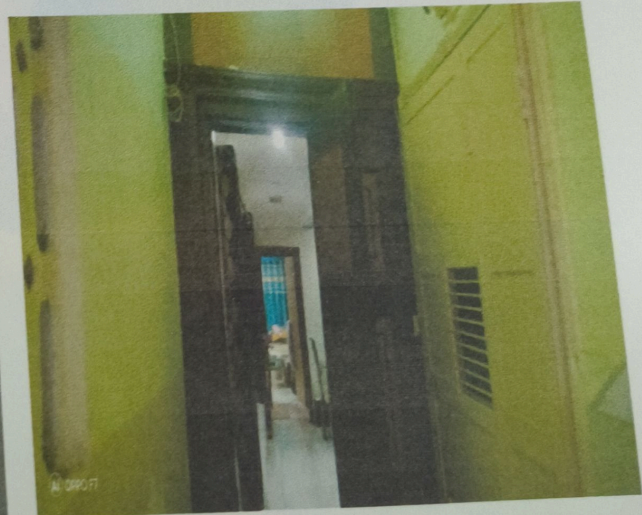
Report what was not correct in this document

Listed by Broker Sold Out Wrong Info

2019-5-29 10:45

**R. V. AGGARWAL & VAL**

REF NO: KEV/228/BOI/2021.



These Property belongs to Mr.Riyazahmed Abbas Batey (Owner)  
Residential use premises Flat No.702 is located on Seventh floor of Building Known as "Bandra  
Super Star Co.Op. Housing Society Ltd." is situated at Perry road, Bandra-West, Mumbai - 400  
050.

