

21-117.

# Krishna Consultants

Project Consultants, Engineers, Govt. Valuers & Architects.

(Kishan P Nenwani : B.E. (Civil) MIE, FIV.)

B- 103, Midtown Avenue, Near D- Mart, Godrej Hill Road,  
Khadakpada, Kalyan (West) 421 301

M : 09324402500

E-Mail: kishannenwani@gmail.com

M : 07387321100

**Ref : CBI/C/A/M-12-21**

**Date : 23.12.2021**

To,  
The Chief Manager, Central Bank of India,  
Ground Floor, Chandermukhi Building,  
Nariman Point, Mumbai - 400021.

**Sub : Valuation of property.**  
**Ref : M/s Chinmay Agriculture & Housing Pvt. Ltd.**  
**M/s Shri Prasadam Realtors Pvt. Ltd.**

Respected Sir,

As per order for valuation of the property I am submitting herewith the Valuation report of property i.e. Residential Plot situated at Carino Casa Project Situated at Near Tokwala Naka, Hill Top, Malshej - Murbad Road, Village Khapri, Taluka : Murbad, Dist. Thane : 412402.

This is for favor of information and necessary further action please.

Thanking you,

D.A. : Valuation Report of 09 pages.  
Photograph  
Tax Invoice

Yours faithfully,



(Kishan Nenwani)

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## VALUATION REPORT FOR CENTRAL BANK OF INDIA (For Fort Branch)

Owner Name :  
M/s Chinmay Agriculture & Housing Pvt. Ltd.  
M/s Shri Prasadam Realtors Pvt. Ltd.

I. GENERAL		
1.	Purpose for which the valuation is made	To Ascertain our opinion on Current Fair market value.
2.	a) Date of inspection	: 03.12.2021
	b) Date on which the valuation is made	: 23.12.2021
3.	List of documents produced for perusal	: N.A.
	i) 7/12 Utara	7/12
	ii) Old Valuation Report	Dated 28.07.2018
	iii) Note on other documents	Agreement not provided for verification, same to be obtained by bank
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 Chinmay Agriculture & Housing Pvt. Ltd. M/s Shri Prasadam Realtors Pvt. Ltd. Borrower's : A/c . M/s Chintamani Exporters Pvt. Ltd.

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5.	Brief description of the property	Residential plot bearing No. 6, 7, 8, 13, 14, 17, 18, 19, 20, 21, 23, 24, 29, 30, 31, 36, 37, 39, 40, 126, 129, 130, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 184, 185, 186, 191, 192, 193, 194, 195, 198, 199, 200, 201, 202, 215, 216, 217, 218, 219, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 242, 255, 336, 390, 421, 464, 465, 466, 486, 487, 488, 489, 490, 491, 492, 504, 507, 509, 525, 527, 534, 542, 543, 544, 545, 561, in Carino Casa Project Situated at Near Tokwala Naka, Hill Top, Malshej - Murbad Road, Village Khapri, Taluka : Murbad, Dist. Thane : 412402.
6.	Location of property	
	a) Plot No. / Survey / CTS No.	: Plot No. 6, 7, 8, 13, 14, 17, 18, 19, 20 & others.
	b) Door / Property. No./Room No.	: Plot No. 6, 7, 8, 13, 14, 17, 18, 19, 20 & others.
	c) T.S. No. / Village	: Khapri
	d) Ward / Taluka	: Murbad
	e) Mandal / District	: Thane District.
7.	Present address of the property.	: Carino Casa Project Situated at Near Tokwala Naka, Hill Top, Malshej - Murbad Road, Village Khapri, Taluka : Murbad, Dist. Thane : 412402.
8	City / Town / Rural	: Rural
	Residential area	: Yes Residential area.
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Rural



10.	Coming under Corporation limit/Village Panchayat/Municipality	:	Within limit of Khapri Grampanchayat	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	:	N A	
12.	Boundaries of the property	:		
	North	:	Open Plot	
	South	:	Open Plot	
	East	:	Open Plot	
	West	:	Open Plot	
	Latitude & Longitude	:		
13.	Dimensions of the site	:	a	b
		:	As per the Deed	Actual
	North	:	35,802 Sq. Mtrs. (as per record)	Not applicable
	South	:		
	East	:		
	West	:		
14.	Extent of the site	:	N.A.	
15.	Extent of the site considered for Valuation (least of 13 a & 13 b)	:	35,802 Sq. Mtrs. (as per record)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	The above suit property is Open Plot is in Possession of Owner.	
II.	<b>PLOT</b>			
Sr. No	Description	:	Remarks	
1.	Nature of the apartment	:	Residential Plot	
2.	Location	:	Carino Casa Project Situated at Near Tokwala Naka, Hill Top.	
	C.T.S. No.	:	Plot No 6, 7, 8, 13, 14, 17, 18, 19, 20 & others.	
	Block No.	:	-	
	Ward No.	:	-	



	Village / Municipality / Corporation	:	Khapri
	Door No., Street or Road (Pin Code)	:	Malshej Murbad Road, Taluka : Murbad, Dist. Thane : 412402.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential Area
4.	Year of Construction	:	It is Residential land.
5.	Number of floors	:	
6.	Type of structure	:	
7.	Number of Dwelling units in the building.	:	
8.	Quality of Construction	:	
9.	Appearance of the Building	:	
10.	Maintenance of the Building	:	
11.	Facilities available	:	
	Lift	:	
	Protected Water Supply	:	
	Underground Sewerage	:	
	Car Parking - Open / Covered	:	
	Does Compound wall exist?	:	
	Is pavement laid around the Building?	:	
III.	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Normal
2.	What are the factors favoring for an extra Potential Value?	:	The above plot is situated at hill top area and it is near to Malshej Ghat which is Picnic Spot.  The monsoon months of August and September are a good time to visit Malshej Ghat, with green hills and exotic flamingos.
3.	Any negative factors are observed which affect the market value in general?	:	N.A.



IV	Rate	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar property with same specifications in the adjoining locality?	Prevailing Rate of the Property in the locality is varies from Rs. 2500 to Rs 3500/- Per Sq. Mtr. for residential land.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the property under valuation after comparing with the specifications and other factors with the property under comparison (given details).	Not Applicable
3.	Break – up for the rate	
	i) Building + Services	Not applicable.
	ii) Land + others	Rs. 2900 Per Sq. Mtr.
	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	<p>The Govt. Ready Reckoner rate 2021-22 for Residential Plot is Rs. 1,550 Per Sq. Mtrs.</p> <p>Considering all the relevant enumerated above, after studying the present market condition, survey &amp; research &amp; inquiring from local estate agent the market rate in this area for Market rate varies from Rs. 2500 to Rs. 3500 Per Sq. Mtr. for residential land. Depending on the location &amp; situation of the property.</p> <p>So as the result of my analysis and appraisal to the best of my knowledge and ability, I am of the opinion that Fair market rate of the above suit property is Rs. 2900 Per Sq. Mtr.</p>



V		COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	:	
	Replacement cost of property with Services IV (3) i	:	N.A.
	Age of the building	:	N.A.
	Life of the building estimated	:	N.A.
	Depreciation percentage assuming the salvage value as 15% to 20%	:	N.A.
	Depreciated Ratio of the building	:	N.A.
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate	:	N.A.
	Rate for Land & other IV (3) ii	:	Rs. 2900 per Sq. Mtrs
	Total Composite Rate	:	Rs. 2900 per Sq Mtrs



Details of valuation.			
Sr.	Description	Qty.	Rate per unit Rs. / Market value Rs.
I.	Present value of Residential plot bearing No. 6, 7, 8, 13, 14, 17, 18, 19, 20, 21, 23, 24, 29, 30, 31, 36, 37, 39, 40, 126, 129, 130, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 184, 185, 186, 191, 192, 193, 194, 195, 198, 199, 200, 201, 202, 215, 216, 217, 218, 219, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 242, 255, 336, 390, 421, 464, 465, 466, 486, 487, 488, 489, 490, 491, 492, 504, 507, 509, 525, 527, 534, 542, 543, 544, 545, 561, in Carino Casa Project Situated at Near Tokwala Naka, Hill Top, Malshej - Murbad Road, Village Khapri, Taluka : Murbad, Dist. Thane : 412402.	35,802 Sq. Mtrs.	Rs. 2900 Per Sq Mtrs.  Rs. 10,38,25,800/-
		Total	Rs. 10,38,25,800/- Say Rs. 10,38,26,000/-





As a result of my appraisal and analysis it is my considered opinion that the

present market value of the above property in the	Rs. in figure	Rs. in words
Fair And Reasonable Market Value	Rs. 10,38,26,000/-	Rs. Ten Crore Thirty Eight Lakhs Twenty Six Thousands Only.
Realisable Value May Be (Considering 90% of F.M.V.)	Rs. 9,34,43,220/- Say Rs. 9,34,43,000/-	Rs. Nine Crore Thirty Four Lakhs Forty Three Thousand Only.
Distress value of the above property is (Considering 80% of F.M.V.)	Rs. 8,30,60,640/- Say Rs. 8,30,61,000/-	Rs. Eight Crore Thirty Lakhs Sixty One Thousand Only.



I hereby declare that -

- a) The information furnished in my valuation report dated 23.12.2021
- b) is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property;
- c) I have no direct or indirect interest in the property valued;
- d) My representative had personally inspected the property on 03.12.2021
- e) I have not been convicted of any offence and sentenced to a term of imprisonment;

This valuation report is made as per the directions of the bank with access to document provided. This report contains total 09 (Nine) pages.

**Place: Mumbai**  
**Date: 23.12.2021**



  
**(Kishan Newwani)**

**Signature of registered Valuers**

BANK CERTIFICATE

1. Details of Property visited. Residential Plot at Village : Khapri
2. Date of visit : 03.12.2021
3. Name & Designation of visiting Official : Mr. Vinod Nansani
4. Remarks if any-NA

The undersigned has inspected the property detailed in the Valuation Report dated 23.12.2021. We are satisfied that the fair and reasonable market value of the property is **Rs. 10,38,26,000**  
(Rs. Ten Crore Thirty Eight Lakhs Twenty Six Thousands Only.)

Signature

Date & Name & Designation of the inspecting Official(s)

Countersigned

Date

(Branch Manager)



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजवामूल्य दर पत्रक

Home

Valuation Rules User Manual

Close

Year

2017-2018

महाराष्ट्र शासन

Language

English

Selected District	राज्य			
Select Taluka	परबराह			
Select Village	बाणारी			
Vibhag Number	6			
	कलबाया	0-0.00	0	NA
	दरम परबराह, चढा/ क्रीकी मळे	0-0.00	0	NA
	कार्यालय	0-0.00	0	NA
	कार्यालये	0-0.00	25600	ची मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)	औद्योगिक	0-0.00	0	ची मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)	निवामी	0-0.00	0	ची मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)	वाणिज्य	0-0.00	0	ची मीटर
महाराष्ट्र शासन वसतिगृह व निवास अनुसंधान हायवेयन्मुद्य जमिनी		0-0.00	1550	ची मीटर

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