



S. D. DESHPANDE

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file -

▪ Chartered Engineer ▪ Govt. Approved Valuer ▪ Competent Person ▪ Arbitrator

Mumbai/Thane : 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivli 421 201, Dist. Thane, M.S. (India)

Nasik : Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007, M.S. (India)

Pune : 42/6, 'Chatak', Scheme-10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044, M.S. (India)

Contact : +91 94222 58807, 98208 46791, 95948 05666, 95450 48899, +91 251 2472 666, 253 2355 475

Website : www.sddeshpande.com • **Email** : sanjaydeshpande63@gmail.com, balkrishna.chikhalkar@gmail.com, info@sddeshpande.com

Ref No. 2039/SDD/BCK/VR/BOB/ Ulhasnagar -3

Date: 25.03.2022

Valuation Report for Residential premises located at Flat No. 606, 6th Floor, Wing B, Building Known as "**PURVA**", TARANGAN, Near Mohan Paradise, Pipe Line Road, Gokul Nagari, Village Gandhare, Kalyan West, Dist. Thane 421 301

1.	Name of the Bank	:	BANK OF BARODA, ULHASNAGAR 3
2.	Regarding	:	Valuation of Residential Flat
3.	Name of Applicant	:	MR. RAGHU SURAPPA SHETTY MRS. SHAILJA R. SHETTY
4.	Phone No. of Applicant	:	9890378343
5.	Address of the Applicant	:	Flat No. 606, 6 th Floor, Wing B, Building Known as " PURVA ", TARANGAN, Near Mohan Paradise, Pipe Line Road, Gokul Nagari, Village Gandhare, Kalyan West, Dist. Thane 421 301
6.	Property Address	:	Flat No. 606, 6 th Floor, Wing B, Building Known as " PURVA ", TARANGAN, Near Mohan Paradise, Pipe Line Road, Gokul Nagari, Village Gandhare, Kalyan West, Dist. Thane 421 301
7.	Survey No./ Plot No.	:	Survey no. 5, Hissa no. part 1
8.	Name of the Developers/Seller	:	N.A
9.	Current possession with	:	Owner
10.	Latitude & Longitude	:	-- -- --
11.	Type of the Property	:	Residential Flat
12.	Requested by Financiers	:	Chief Manager – Bank of Baroda, Ulhasnagar 3
13.	Date of the inspection	:	21.03.2022
14.	Survey in presence of	:	MR. RAGHU SURAPPA SHETTY
15.	Purpose of Valuation	:	To ascertain fair market value of the Property.
16	Location:	:	Kalyan WEST
i)	Type of locality	:	Residential
ii)	Class	:	Middle Class
iii)	Nearest Railway/Bus Stand Station	:	Kalyan Railway Station
iv)	Distance From Station	:	3 km .distance from Kalyan Railway Station
v)	Civic Amenities	:	Available nearby

vi)	Landmark	:	Near Mohan Paradise
7.	BUILDING DETAILS:		
i)	Types of Land	:	Non-Agricultural – Freehold
ii)	Plot Boundaries	:	East : Hasta Building West : Ashwin Building North : Shram Building South : Building
a)			
b)	Flat Boundaries	:	East : Flat No. 605 West : Open To 604 North : Lift South : Staircase
iii)	Type of occupation Ownership/ Tenanted	:	Owner
iv)	Type of Structure	:	R.C.C. Frame + Brick wall partitions
v)	No. of floors	:	Ground + 7 th upper floors
vi)	No. of lift	:	1 no . Lift is provided
18	Property Details:		
i)	Floor in which the property is situated	:	On 6 th Floor
ii)	Type of property	:	Residential Flat 1 BHK + W.C. & Bathroom
iii)	Carpet Area	:	As per physical Measurement Carpet area 420 sq. ft.
iv)	As per document carpet area /built up Area	:	As per documents Carpet area 425 sq. ft. Built up area 510 sq. ft. with loading 20% on carpet area 425 sq. ft.
19.	Completeness of Project	:	Building Is 100% completed
20.	Quality of Construction	:	Good
i)	Under Construction	:	No
ii)	Complete	:	Yes
21.	Age of the Property	:	As per information 15 Years
22.	Residual (Future) life	:	45 Years
23.	Ind. Bldg./Complex of	:	Residential
24.	Separate Compound Wall	:	No
25.	Garden	:	Yes
26.	Paving around the Building/ Chequered tiles	:	Chequered tiles
27.	Car Parking	:	Open
28.	Maintenance/ First Impression	:	Good.
29.	Plans Approved By	:	KDMC
30.	Society Registration No.	:	TNA/KLN/HSG/TC/23360/ 2011-2012
31.	Property Tax	:	N.A
32.	Water Availability	:	KDMC

33.	Compliance to Sanctioned Plans	:	-----
34.	Valuation Method	:	Composite Rate Method
35	Current Fair Market Rate	:	Rs. 9000/- to Rs. 10000/- Carpet area Per Sq. ft.
36	Current Fair Market Value	:	425 sq. ft. x Rs. 9500/- = Rs. 40,37,500/- (Rs. Forty Lakh Thirty Seven Thousand Five Hundred Only)
37	Market Value in respect of work completed (100%)	:	Rs. 40,37,500/- (Rs. Forty Lakh Thirty Seven Thousand Five Hundred Only)
38	Realizable Sale Value	:	Rs. 40,37,500/- X 90% = Rs. 36,33,750/- (Rs. Thirty Six Lakh Thirty Three Thousand Seven Hundred Fifty only)
39	Distress Sale Value	:	Rs. 40,37,500/- X 80% = Rs. 32,30,000/- (Rs. Thirty Two Lakh Thirty Thousand Only)
40.	Basic For recommended rate	:	Market Enquiry, Location & Type of construction.
41.	Suggested sum assured for Fire Insurance Cover	:	Rs. 9,18,000/-
42	Government Value	:	Rs. 32,50,279/-
42.	Reason for deviations if any	:	Registrar's rates are for normal properties & they do not consider amenities, location, vastu-shastra compliance, Proximity to a temple, a school & college etc.
43.	Amenities / Extra fittings	:	Marbonite tiles Flooring, Granite kitchen platform with Half dado wall tiles, W.C, Bath half wall tiles, Grill type Glass covered windows flat is having Oil bound distemper paint, Main door is wooden door and W.C and Bath doors are syntax doors.
44.	Agreement Date	:	18.06.2009
45.	Document Seen:	:	Agreement copy
i)	Registration Date	:	18.06.2009
ii)	Registration No.	:	3894/2009
iii)	Village	:	Village Gandhare
iv)	Receipt No.	:	-----
V)	Agreement between	:	Seller : OM SHREE SAI KRUPA CONSTRUCTION Purchaser : MR. RAGHU SURAPPA SHETTY MRS. SHAILJA R. SHETTY
46.	Remark	:	Nil

Considering the location, condition, maintenance & use of the building, Fair Market Value of the property is considered at **Rs. 40,37,500/-**
(Rs. Forty Lakh Thirty Seven Thousand Five Hundred Only)



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CERTIFICATE

We certified that we have surveyed the immoveable property MR. RAGHU SURAPPA SHETTY, MRS. SHAILJA R. SHETTY

AS DESCRIBED BELOW

Type	:	Residential Flat 1BHK + 1 W.C. & Bathroom
Address	:	Flat No. 606, 6th Floor, Wing B, Building Known as "PURVA", TARANGAN, Near Mohan Paradise, Pipe Line Road, Gokul Nagari, Village Gandhare, Kalyan West, Dist. Thane 421 301

We further certified that the fair market value of the property, described in detail in this report is as follows:-

Current Fair Market Value	:	425 sq. ft. x Rs. 9500/- = Rs. 40,37,500/- (Rs. Forty Lakh Thirty Seven Thousand Five Hundred Only)
Market Value in respect of work completed (100%)	:	Rs. 40,37,500/- (Rs. Forty Lakh Thirty Seven Thousand Five Hundred Only)
Realizable Sale Value	:	Rs. 40,37,500/- X 90% = Rs. 36,33,750/- (Rs. Thirty Six Lakh Thirty Three Thousand Seven Hundred Fifty only)
Distress Sale Value	:	Rs. 40,37,500/- X 80% = Rs. 32,30,000/- (Rs. Thirty Two Lakh Thirty Thousand Only)

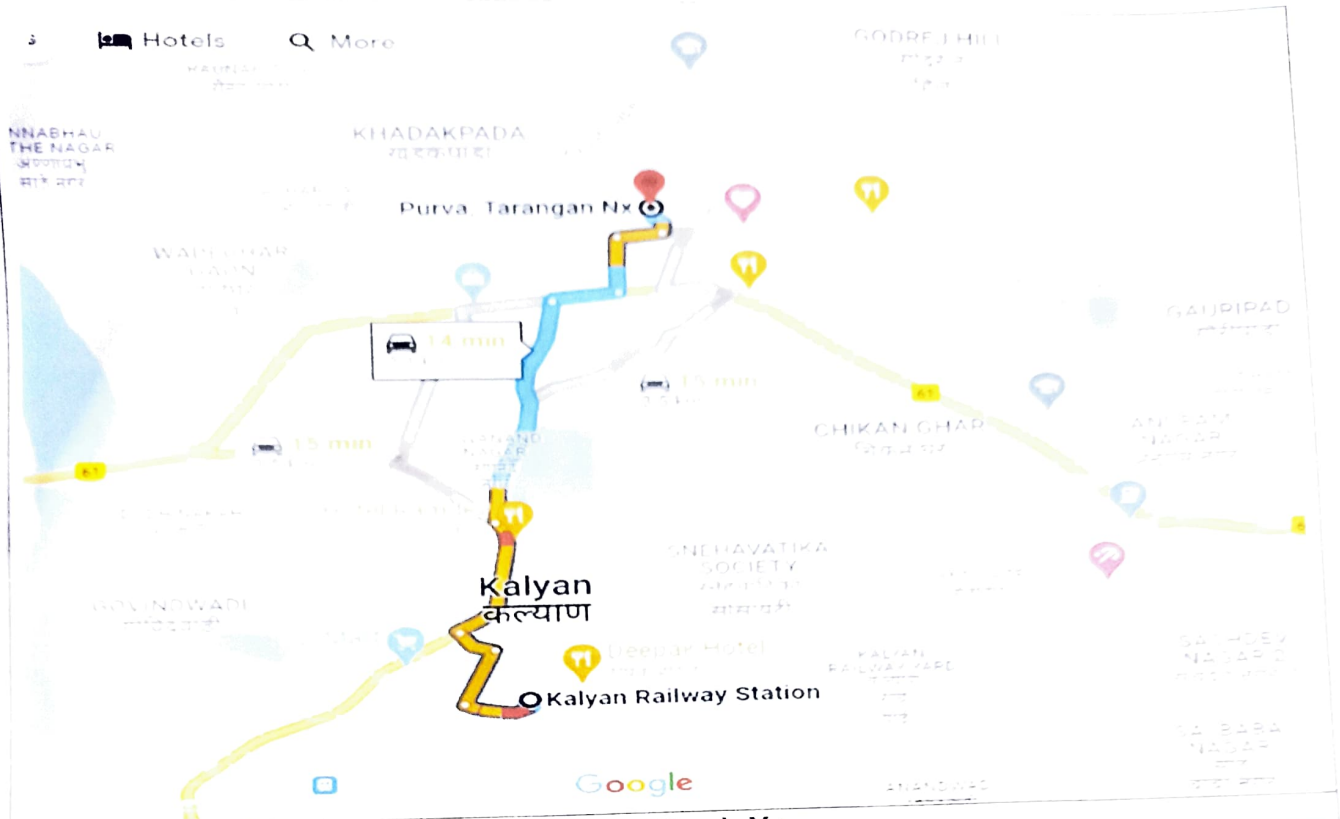
This certificate is issued on actual inspection to the best of my knowledge & ability and is without prejudice.

I hereby declare that:

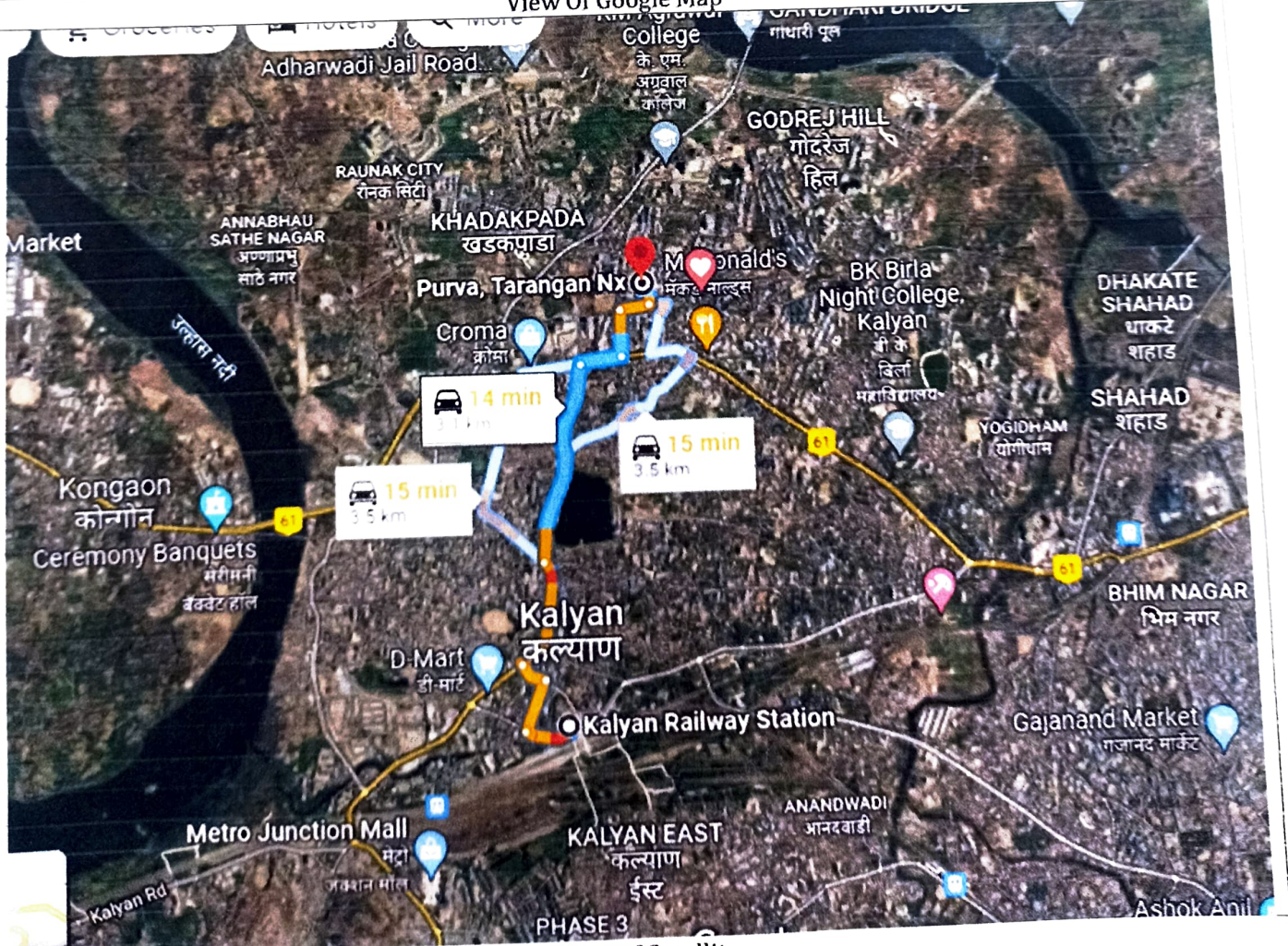
- 1 The information furnished is true & correct to the best of my knowledge & belief.
- 2 I have no direct or indirect interest in the property valued.
- 3 Our representative has personally inspected the property on Date 21.03.2022.
- 4 The rates are based on the current market conditions & these may vary with time.
- 5 Unless otherwise specified the valuation is based on free & transferable title without any hindrances like tenancy etc.
- 6 The bank is requested to check through the advocate whether the property is free from encumbrances.
- 7 I hereby certify that we have valued the right property as per registered Old Valuation report dtd. 18.06.2009
- 8 Photographs attached.

Photo Gallery: MR. RAGHU SURAPPA SHETTY, MRS SHAILJA R. SHETTY Flat No. 606, 6th Floor, Wing B, Building Known as "PURVA", TARANGAN, Near Mohan Paradise, Pipe Line Road, Gokul Nagari, Village Gandhare, Kalyan West, Dist. Thane 421 301





View Of Google Map



View Of Satellite



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 2021-2022 Language English

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20/67-विधान 83	मोडार मोडारीन उर्वरित मिट्टणी	24000	68600	77800	91300	77800

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Agent Name: Jayawant Jadhav 2000+ Buyers Served Certified Agent Contact Now

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS



Bedrooms: 2 See Dimensions
Bathrooms: 2
Balcony: 1
Carpet area: 608 sqft
Loading: 33%
Developer: Tycoons Group
Project: Tycoons Square
Transaction type: New Property
Floor: 10 (Out of 30 Floors)
Car parking: 1 Covered
Furnished status: Unfurnished
Free Legal Title Check

USP East Facing Property

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