

Valuation Report of the Immovable Property

Details of the property under consideration:

NAME OF APPLICANT

Mr. Rakesh Ghanshyam Mishra

Mrs. Radha Rakesh Mishra

REF.NO. CBI/DK/AC/TSA/9248/2021

Add: - Gala no-2, Ground floor, Bldg. no-7, HDIL Industrial Park Bldg. no-7 Co- Operative Society Limited, Village- Chandansar, Virar (E), Tal- Vasai, Dist.: - Palghar-401305.

KHANDEKAR

GOVERNMENT REGISTERED VALUERS

KHANDEKAR

ARCHITECTS & SURVEYORS

ARCHITECTS, SURVEYORS, CONSULTANTS & GOVT. REG. VALUERS.
57, GROUND FLOOR, SAFALYA, N. M. JOSHI MARG, MUMBAI - 400 013.

REF.NO. CBI/DK/AC/TSA/9248/2021

20/02/2021

To,

MSRO Bandra,
Central Bank of India,
The Branch Manager
Central Bank of India,
Virar (East) Branch

"VALUATION REPORT (IN RESPECT OF FLATS/OFFICE)"

I	GENERAL	
1	Purpose for which the valuation is made	For assessment of fair market value of the property for bank purpose
2	a. Date of Inspection	18/02/2021
	b. Date on which the valuation is made	20/02/2021
3	List of documents produced for perusal	<p>1] Copy of Agreement for sale is made between Smt. Falguni Paresh Shah "THE VENDOR" and Mr. Rakesh Ghanshyam Mishra & Mrs.Radha Rakesh Mishra "THE PURCHASERS" and Miss Bini Paresh Shah, Mr. Akshit Paresh Shah"THE CONFIRMING PARTY" vide reg. no.Vasai-2/2650/2019 dtd.01/03/2019.</p> <p>2] Copy of Index II vide reg. no. Vasai-2/2650/2019 dtd.01/03/2019.</p> <p>3] Copy of Registration receipt no. 3122 dtd.02/03/2019.</p> <p>4] Copy of 7/12 extract.</p> <p>5] Copy of NOC from Grampanchayat Chandansar dtd.27/09/2007.</p> <p>6] Copy of N.A Order issued by Collector of Thane dtd.01/10/2007.</p> <p>7] Copy of Commencement Certificate issued by CIDCO vide no. CIDCO/VVSR/CC/BP-4502/E/5274 dtd.19/11/2009.</p> <p>8] Copy of Property Tax receipt issued by VVMC dtd.31/08/2020.</p> <p>9] Copy of Legal Scrutiny Report issued by Adv. Vijay Singh & Associates dtd.26/03/2021</p>



		<p>10] Copy of Certificate issued by HDIL Industrial Park Bldg. no-7 Co- Operative Society Limited HPbldg.7CSI,/NOC/2010 Dtd.11/03/2019.</p> <p>11] Copy of Maintenance bill receipt issued by HDIL Industrial Park Bldg. no-7 Co- Operative Society Limited dtd.01/01/2021.</p>
4	Name of the Owner(s) and his / their address (es) with phone no.	<p>Mr.Rakesh Ghanshyam Mishra Mrs. Radha Rakesh Mishra</p> <p>Flat no-B/202,2nd floor, Jaishree Gajanan CHS Ltd., V.S.Marg, Near Kolhapuri Hotel, Po. Chandansar, Virar(E),Tal-Vasai, Dist-Palghar-401305.</p>
5	Brief descriptions of the property	<p>Gala no-2, Ground floor, Bldg. no-7, HDIL Industrial Park Bldg. no-7 Co- Operative Society Limited , Village- Chandansar, Virar (E), Tal- Vasai, Dist.- Palghar-401305:</p> <p>The said Unit having Manger Cabin, Big working area, small room for machine storage, another room for working area , Mezzanine floor with two cabin, 1 Gents Toilet, 1 Ladies Toilet & Common toilet. The said structure is Ground + 2 upper floors. There are 2 Galas at each floor</p>
6	Location of property	
	a) Plot No. / Survey No. / Sector	Survey No.138(251) , Hissa No.13pt.
	b) Door No.	Gala No.2,Ground Floor
	c) C.T.S. No. / Village	Chandansar
	d) Ward / Taluka	Vasai
	e) Mandal / District	Palghar
7	Postal address of the property	Gala no-2, Ground floor, Bldg. no-7, HDIL Industrial Park Bldg. no-7 Co- Operative Society Limited , Village- Chandansar, Virar (E), Tal- Vasai, Dist.- Palghar-401305:
8	City/ Town	Virar
	i. Residential Area	N.A
	ii. Commercial Area	N.A
	iii. Industrial Area	Yes.
9	Classification of the Area	
	i. High / Middle / Poor	Middle
	ii. Urban / Semi Urban / Rural	Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	Within the limits of Vasai -Virar City Municipal Corporation



11	Whether covered under any State / Central Govt. enactment (e.g., Urban Flat Ceiling Act) or notified under agency area / scheduled area / cantonment area.	No
12	Boundaries of the property	
	i. North	Bldg. No.3
	ii. South	Internal Road
	iii. East	Open Plot
	iv. West	Bldg. No.8
		Latitude: 19.469634
		Longitude: 72.835426
13	Dimension of the site / Flat	
	North] As Stated Above (sr.no12)
	South	
	East	
	West	
14	Extent of the site	Ground + 2 upper floors
15	Extent of the site considered for valuation (least of 13A & 13B)	Gala no.2, ground floor admeasuring 46.65 sq.mtrs Carpet Area equivalent to 502 sq.ft Carpet Area [As per Agreement copy dtd.01/03/2019] Area measured on site is more than documented area.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month	Owner occupied.
II	APARTMENT BUILDING	
	Description	
1	Nature of the apartment	Industrial
2	Location	
	i. C.T.S. No.] As stated above (Sr. No. 6)
	ii. Block No.	
	iii. Ward No.	
	iv. Village / Municipality / Corporation	
	v. Door No., Street Road (Pin code)	Gala no-2, Ground floor, Bldg. no-7, Village-Chandansar, Virar (E), Tal- Vasai, Dist.- Palghar-401305.
3	Descriptions of the locality Residential / Commercial / Mixed	Industrial
4	Year of Construction	2012 [Informed by owner]
5	Number of Floors	Ground + 2 upper floors
6	Type of Structure	RCC Frame Structure
7	Number of Dwelling galas in the building	2 Galas



8	Quality of Construction	Ordinary
9	Appearance of the Building	Ordinary
10	Maintenance of the Building	Ordinary
11	Facilities Available	
	i) Lifts	1 lifts
	ii) Protected Water Supply	Boring + VVMC
	iii) Underground Sewerage	Yes
	iv) Car Parking - Open / Covered	open car parking
	v) Is Compound Wall Existing?	No
	vi) Is Pavement laid around the Building?	Cement concrete
III	Flat/ office/Unit	
1	The floor on which the Gala is situated	Ground Floor
2	Door No. Of the gala	Gala No. 2, Ground Floor
3	Specification of the gala	
	i. Roof	RCC Frame Structure and Patra Shed
	ii. Flooring	Tiles Flooring on loft area and Concrete flooring
	iii. Doors	Wooden door
	iv. Windows	Aluminium Sliding windows, Grills
	v. Fittings	Open wiring & Plumbing
	vi. Finishing	Ordinary
	vii. Kitchen	N.A
4	House Tax	
	Assessment No.	CH04/1514/2
	Tax paid in the name of	Mr.Rakesh Ghanshyam Mishra Mrs. Radha Rakesh Mishra
	Tax amount	Rs.8933/-
5	Electricity Service Connection no.	100000423461
	Meter Card is in the name of	Mr.Rakesh Ghanshyam Mishra Mrs. Radha Rakesh Mishra
6	How is the maintenance of the Gala?	Average
7	Sale deed executed in the name of	Copy of Agreement for sale is made between Smt. Falguni Paresh Shah "THE VENDOR" and Mr. Rakesh Ghanshyam Mishra & Mrs. Radha Rakesh Mishra "THE PURCHASERS" and Miss Bini Paresh Shah, Mr. Akshit Paresh Shah "THE CONFIRMING PARTY" vide reg. no.Vasai-2/2650/2019 dtd.01/03/2019.
8	What is the Undivided area of land	1,96,274 sq.mtr [As per agreement dtd.01/03/2019]



9	What is the Plinth area of the Gala?	55.98 sq.mtrs Built up Area equivalent to 602.56 sq.ft Built up Area.
10	What is the floor space index FSI	As per Regulation.
11	What is the Carpet area of the Gala?	46.65 sq.mtrs carpet area equivalent to 502 sq.ft carpet area [As per Agreement copy dtd.01/03/2019]
12	It is Posh/I Class/Middle/Ordinary	Middle Class
13	It is being used for Residential or Commercial purpose?	Industrial purpose
14	Is it Seller occupied or Let out?	Owner occupied.
15	If rented, What is the monthly rent?	NA
IV	MARKETABILITY	
1	How is the marketability?	Good.
2	What are the factors favouring for an extra Potential Value?	All Civic amenities like Hospitals, Markets, Shopping Centre etc are easy reach.
3	Any negative factors are observed which affect the market value in general?	No
V	RATE	
1	After analysing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality?	Rs.5,200/- per sq. ft. built up area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison	Rs.5,200/- per sq. ft. built up area
3	Break - up for the rate	
	i. Building + Services	Rs.2,225/- sq.ft.
	ii. Land + Others	Rs.2,975/- sq.ft.
4	Guidelines rate obtained from the Registrar's office	Rs.3,205/-per sq.ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	i. Depreciated building rate	Rs.2,225/- sq.ft.



	ii. Replacement cost of Flat with services (v(3)i)	Rs.2,225/- sq.ft.
	iii. Age of the building	9 Years
	iv. Life of the building estimated	51 Years (subject to proper care and maintenance)
	v. Depreciation percentage assuming the salvage value as 10%	10%
	vi. Depreciation Ratio of the building	10%
b	Total composite rate arrived for valuation	
	i. Depreciated building rate V1 (a)	Rs.2,225/- sq.ft.
	ii. Rate for Flat & other V (3) ii	Rs.2,975/-sq.ft
	Total Composite Rate	Rs.5,200/-sq.ft

DETAILS OF VALUATION

Sr No	Description	Qty.	Rate per unit Rs.	Estimated value Rs.
1	Present value of the flat(car parking, if provided)	No Parking space	----	Rs.31,33,312/-
2	Wardrobes		Industrial Gala	Nil
3	Showcases/			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits/electrical fittings			
8	Extra collapsible gates /grill works etc.			
9	Potential value ,if any			
10	Others			
	Total			Rs.31,33,312/-

Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also such aspects as impending threat of acquisition by government for road widening /public service purposes , submerging & applicability of CRZ provision (Distance from sea- coast/ tidal level must be incorporated) and their effect on i) Saleability ii) likely rental values in future and iii) any likely income it may generate (discussed).



In this case 2 Transactions of similar property were obtained from R- Search , Copies of the instance are enclosed

Value has been arrived by Market Approach.(i.e. Comparable method of valuation), As a result of my appraisal and analysis it is my considered opinion that the

Present market value of the above property in the condition with aforesaid specification is	Rs.31,33,312/-	Rupees Thirty One Lakhs Thirty Three Thousand Three Hundred Twelve Only
Book value of the above property as of 01/03/2019 is	Rs.33,00,000/-	Rupees Thirty Three Lakhs Only
The Realizable value of the above property is	Rs.28,19,980/-	Rupees Twenty Eight Lakhs Nineteen Thousand Nine Hundred Eighty Only
Distress value of the above property is	Rs.25,06,649/-	Rupees Twenty Five Lakhs Six Thousand Six Hundred Forty Nine Only

Date:- 20.02.2021

Place:- Mumbai,

For KHANDEKAR ARCHITECTS & SURVEYORS



MR. DATTA KHANDEKAR (Proprietor)
Govt. Reg. Valuer (Wealth Tax Reg. No. CAT-1/320 of 2000)
Approved Valuer (IOV-No-F-23521)
IBBI Reg. Valuer (IBBI/RV/07/2019/11485)

The undersigned has inspected the property details in the valuation report dated 20.02.2021 on 01/03/2019. We are satisfied that the fair and reasonable market value of the property is Rs. 31,33,000/- (Rs. Thirty One Lakhs only)

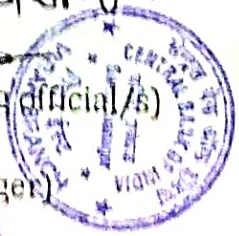
Date:

and Mr. Datta Khandekar

Signature

(Name & Designation of the Inspecting official/s)

Countersigned (Branch Manager)



DETAILS OF VALUATION

55.98 sq.mtrs Built up Area equivalent to 602.56 sq.ft Built up Area.			
VALUATION	BUA in sq.ft	Rate per sq.ft	Value in Rs.
Fair Market Value of Property	602.56 sq.ft	Rs.5,200/- sq.ft	Rs.31,33,312/-
Total Fair Market Value (Fair Market Value + Furniture Value)			Rs.31,33,312/-
Government Value After depreciation	602.56 sq.ft	Rs.2,884/- sq.ft	Rs.17,37,783/-
Rental			Rs.6,500/-p.m.
Realizable Sale Value @ 90 %			Rs.28,19,980/-
Distress Sale Value @ 80 %			Rs.25,06,649/-
Insurance Value	602.56 sq.ft	Rs.2,250/-sq.ft	Rs.13,55,760/-

RATE ANALYSIS CALCULATION FROM THE TRANSACTION

DATE	INDEX II	BUILT UP AREA IN SQ.FT	PURCHASE PRICE	RATE	GOV.PRICE	GOV.RATE	LOCATION
26-12-2020	13800	1165.61	60,00,000	5,147.51	37,36,000	3,205.18	Bldg. No.8
16-12-2020	13067	475.34	25,00,000	5,259.41	15,24,000	3,206.14	Bldg.No.9
average				5,203.46			
02-03-2019	2650	602.56	33,00,000	5,476.63	21,37,000	3,546.53	Applicant transaction

In view of above transaction market rate of similar properties in this vicinity is @ Rs.5,203/- per sq.ft.

As result of my appraisal and analysis it is my considered opinion that the rate of this property shall be @ Rs.5,200/- sq.ft



1306780

19/02/2021

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 13067/2020

नोंदणी :

Regn:63m

गावाचे नाव : चंदनसार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1524000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: गाव मोजे चंदनसार, सर्वे नं 138(251), हिस्सा नं 13 पार्ट या मिळकतीवरील बिल्डींग नं 9, एचडीआयएल इंडस्ट्रीयल पार्क बिल्डींग नं 9, एचडीआयएल इंडस्ट्रीयल पार्क बिल्डींग नं 9 को-ऑप सोसायटी लि इमारतीमधील गाळा नं 114, पहिला मजला, एरिया 36.80 चौ मी कारपेट((Survey Number : 138(251) ;))
(5) क्षेत्रफळ	36.80 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्वप्ना महेंद्र बांदेकर - - वय:-37 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी/501, जुहु आंगन, बिल्डींग नं 09, न्यु डी.एन. नगर, आझाद नगर, अंधेरी प.मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-ASFP889S7N 2): नाव:-महेंद्र धोंडु बांदेकर - - वय:-70 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी/501, जुहु आंगन, बिल्डींग नं 09, न्यु डी.एन. नगर, आझाद नगर, अंधेरी प.मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय यशवंत लोके - - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एफ/202, नवदुर्गा कॉम्प्लेक्स, वीर सावरकर मार्ग, गणेश मंदिर जवळ, रामु कंपाऊंड, विरार पु.ता वसई, जि पालाघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ADBPL4104A 2): नाव:-वृषाली विजय लोके - - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एफ/202, नवदुर्गा कॉम्प्लेक्स, वीर सावरकर मार्ग, गणेश मंदिर जवळ, रामु कंपाऊंड, विरार पु.ता वसई, जि पालाघर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AGTPL1654J
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	16/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	13067/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	75000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14) शेर	

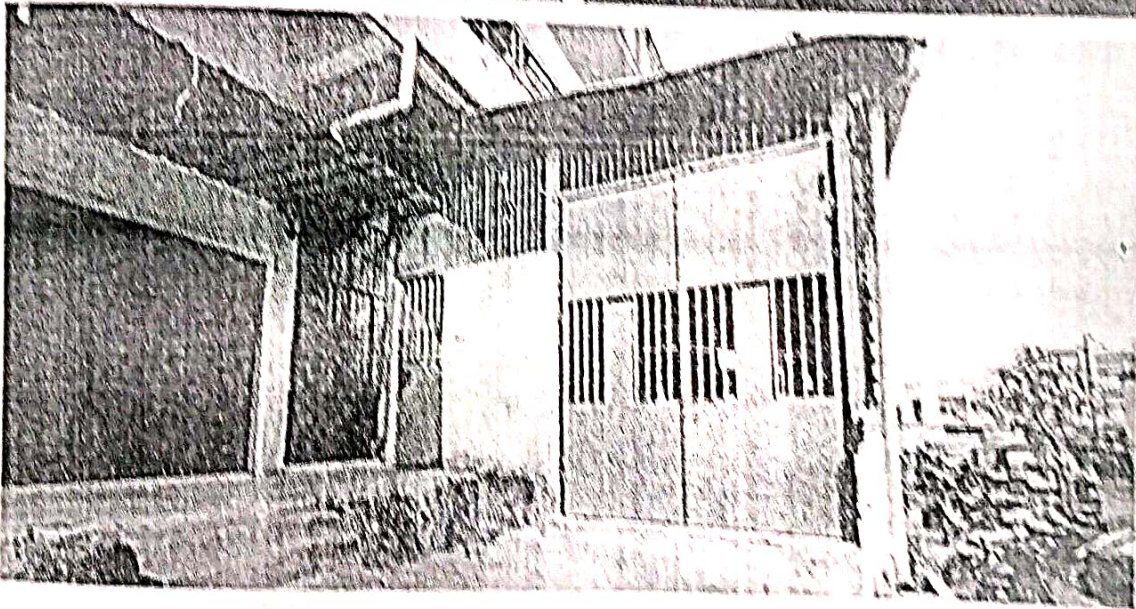
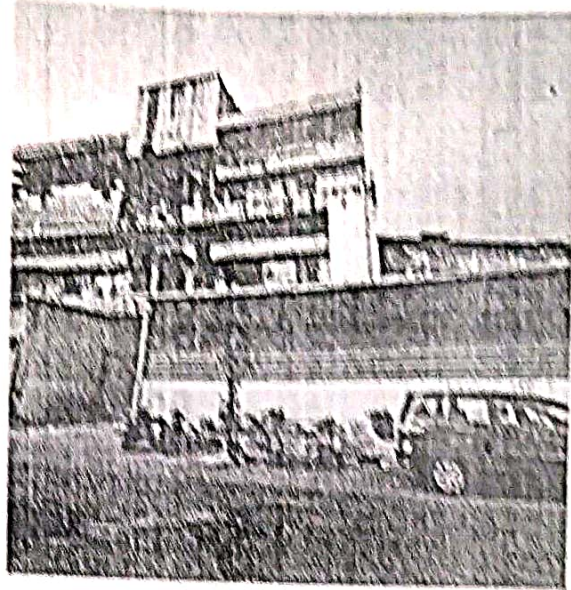
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-:

(i) within the limits of any Municipal Corporation or any Cantonment area or it.



Building photo



Site photo

