



Aher Valuers & Engineers

Govt. Approved Valuer - Regd. No. : CAT.1/451

P. M. Aher B.E. Civil, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

REF.NO. PMA/VAL/SBI/NOV.-138

2nd November 2021

To,
The Chief Manager,
State Bank of India,
P.M. Road Branch
Mumbai.

“Valuation Report of Immovable property”

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	:	02-11-2021
	b. Date on which the valuation is made	:	02-11-2021
3.	List of documents produced for perusal document	:	Sale Agreement dt. 11-06-2005 between M/S. Salasar Developers (Developer) & Mr. Vivek H. Surana & Mrs. Sneha V. Surana (Purchaser) (Regn. No.TNN-7/3814/2005) CC dt. 28-05-2003 Ref. No. Javak No. MB/MNP/NR/278/1398/2003-2004 Society Regd. No. TNA/(TNA)/HSG/(TC)/20760/ Year 2009-10 Maintenance Receipt dt. 01-06-2021 Bill No. 1282 in the name of Mr. Vivek Surana
4.	Name of the Owner's/Seller/ Purchaser and his/their addresses with phone no.(details of share of each owner in case of joint ownership)	:	MR. VIVEK H. SURANA & MRS. SNEHA V. SURANA
5.	Brief descriptions of the property	:	Flat No. 202, 2 nd Floor, Bldg. No. 4, VRINDAVAN, SALASAR BRIJ BHOOMI, situated at Land bearing Survey No. 274/5, Village Bhayander, Temba Road, Flyover Bridge, Bhayander (West), Dist. Thane. Land Mark : Near Maxus Mall It is about 2.0 kms distance away from Bhayander Railway Station.
6.	Location of property	:	



	South	--	Uttan Road
	East	--	Salasar Anjani Ashish Complex
	West	--	Maxus Mall / Temba Road
14.	Extent of the site	:	NA
14.1	Latitude, Longitude & Co-ordinates of flat	:	Latitude : 19.29518 Longitude : 72.84951
15.	Extent of the site considered for valuation : N.A. (least of 13a & 13b)	:	NA
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING	:	
1	Nature of the apartment	:	Residential Flat
2	Location	:	
	T.S. No.	:	Land bearing Survey No. 274/5
	Block No.	:	---
	Ward No.	:	---
	Village / Municipality / Corporation	:	Mira Bhayandar Municipal Corporation limits
	Door No., Street Road (Pin code)	:	Temba Road, Flyover Bridge, Bhayander (West), Dist. Thane.
3	Descriptions of the locality Residential/Commercial /Mixed	:	Residential
4	Year of Construction	:	Year 2007
5	Number of Floors	:	Stilt + 07 Upper floors
6	Type of Structure	:	RCC framed structure
7	Number of Dwelling flats in the building	:	5 flats per floor
8	Quality of Construction	:	Good
9	Appearance of the building	:	Good
10	Maintenance of the building	:	Good
11	Facilities available	:	
	Lifts	:	Yes
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car parking - Open / Covered	:	Yes
	Is compound wall existing?	:	Yes
	Is pavement laid around the building?	:	Yes
III	FLATS	:	



1	The floor in which the flat is situated	:	2 nd Floor
2	Door No. of the flat	:	Flat No. 202 (Flat Nos. 201 & 202 are combined flat. We have considered flat no. 202 for valuation purpose)
3	Specification of the flat	:	
	Roof	:	R.C.C slab roofing
	Flooring	:	Marbonite tiles flooring, Granite kitchen platform with glazed tiles as dado
	Doors	:	TW frame with flush door
	Windows	:	Powder coated aluminum frame with sliding glazed shutters with grill
	Fittings	:	Standard
	Finishing	:	Standard
4	House Tax	:	---
	Assessment No.	:	---
	Tax paid in the name of	:	---
	Tax amount	:	---
5	Electricity Service Connection no.	:	Consumer No. 100489755912
	Meter Card is in the name of	:	In the name of Mr. Vivek Surana & Mrs. Sneha Surana
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	MR. VIVEK H. SURANA & MRS. SNEHA V. SURANA
8	What is the undivided area of land as per Sale deed?	:	Details not given
9	What is the plinth area of the flat?	:	As per document the Built up area of the flat is 1143 sq.ft. As per measurement terrace area is 360 sq.ft. We have adopted 1323 sq.ft. Built up area for valuation purpose (inclusive of 50% terrace area)
10	What is the floor space index (app)	:	As permissible
11	What is the Carpet area of the flat?	:	As per measurement the carpet area of the combined flat nos. 201 & 202 is 1550 sq.ft. & Terrace area is 360 sq.ft.
12	Is it Posh / I Class / Medium?	:	I Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner occupied or Let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	N.A.



IV	MARKETABILITY		:	
1	How is the marketability ?		:	Good.
2	What are the factors favoring for an extra Potential Value ?		:	Well developed Area The recent success of real estate in Mumbai has helped Bhayandar become one of the populated stations on the Western railway circuit. Mira Bhayandar Municipal Transport (MBMT) has recently increased the frequency of bus services provided in the Mira-Bhayandar City. Mahanagar Gas (MGL) pipeline service is available. Tata Power as well as Adani Power provides 24-hour electricity supply in the city. Multiplex and Hyper Market called Maxus Mall, which includes a six-screen multiplex and Big Bazaar are located in Bhayander West. D-Mart and Sahakari Bhandar have made a mark in the suburb. Bhayandar has witnessed a hike in property rates in a short time. All basic facilities like Hospital, School, Market and Transportation Services are available within 1 km radius.
3	Any negative factors that are observed which affect the market value in general?		:	N.A.
V	RATE		:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?		:	Rs. 13,000/- to Rs. 16,000/- per sq.fts of 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 (given details)		:	Around Rs. 14,500/- plus per sq.fts of Built up area.
3	Break - up for the rate			
	i)	Building + Services		Rs. 2,200/-
	ii)	Land + Others		Rs. 12,300/-
4	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed		:	Rs. 5,388/-per sq.ft. of Built Up Area
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		:	



a.	Depreciation building rate	:	Rs. 440/-
	Replacement cost of flat with services (v(3)i)	:	Rs. 2200/-
	Age of the building	:	14 years
	Life of the building estimated	:	46 Years (Subject to proper repair and maintenance of the building)
	Depreciation percentage assuming the salvage value as 10%	:	20%
	Depreciation Ratio of the building	:	---
b.	Total composite rate arrived for valuation	:	
	Depreciation building rate VI (a)	:	Rs. 1,760/-
	Rate for land & other V (3) ii	:	Rs. 12,300/-
	Total Composite Rate	:	Rs. 14,060/-
VII	DETAILS OF VALUATION	:	
	Present value of the flat	:	1323 sq.ft. x Rs. 14,060/- per sq.ft. = Rs. 1,86,01,380/-
	Add for car parking	:	---
	Wardrobe	:	---
	Showcase	:	---
	Kitchen arrangements	:	---
	Superfine finish	:	---
	Interior Decoration	:	---
	Electricity deposits/electrical fittings	:	---
	Extra collapsible gates/ grill works etc.	:	---
	Potential value, if any	:	---
	TOTAL VALUE	:	= Rs. 1,86,01,380/-
	REALIZABLE VALUE	:	= Rs. 1,67,41,242/-
	DISTRESS VALUE	:	= Rs. 1,48,81,104/-
	RENTAL INCOME	:	= Rs. 38,752/-
	INSURANCE VALUE	:	= Rs. 29,10,600/-

Date - 02-11-2021

Place - Mumbai



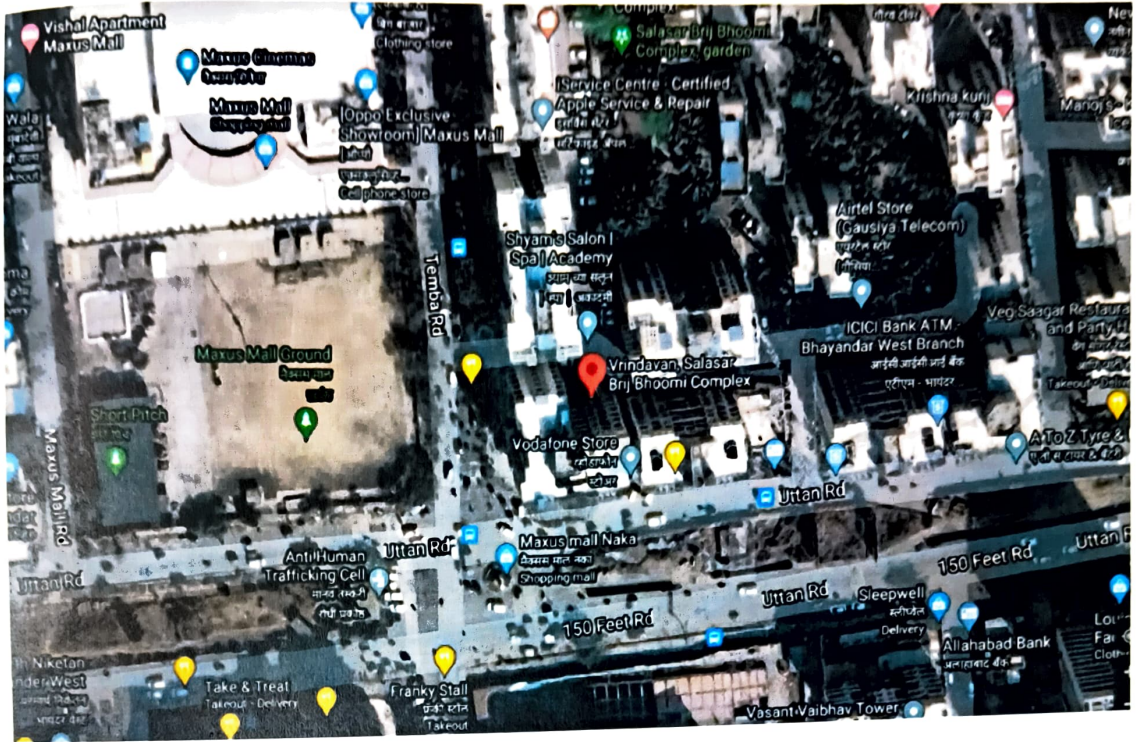
Prahlad M. Aher
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Valuers & Engineers

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is, Rs. 1,86,01,380/- (Rupees One Crore Eighty Six Lakh One Thousand Three Hundred Eighty Only), realizable value Rs. 1,67,41,242/- (Rupees One Crore Sixty Seven Lakh Forty One Thousand Two Hundred Forty Two Only), the distress value Rs. 1,48,81,104/- (Rupees One Crore Forty Eight Lakh Eighty One Thousand One Hundred & Four Only).

Place : Mumbai
Date : 02-11-2021



Aher
Prahlad M. Aher
Valuers & Engineers



DIVISION / VILLAGE : BHAYANDER						
Commence From 1st April 2021 To 31st March 2022						
Type of Area	Urban	Local Body Type	Corporation - Class "D"			
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land Zone : H-2) Properties of Village Bhayander on West of Railway Line, Except above mentioned Zones "A" to "G" and "H-1".					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/11	22250	58000	65500	98500	65500

Survey No. 140, 141A, 141B, 142, 143, 144, 145A, 145B, 155 to 179, 198, 200 to 224, 231, 236 to 254, 261 to 277, 377



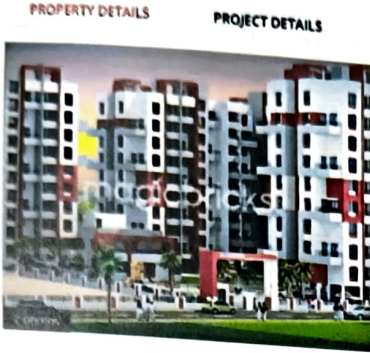
₹ 1.30 Cr
See Other Charges

2 BHK 1150 Sq-ft Flat
For Sale 150 Feet Road, Mumbai

Property ID: 11918891



Contact Now



PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS

Bedrooms
2 See Dimensions

Super area
1150 sqft ~
₹ 11,304/sqft

Project
Salasar Brij Bhoomi Phase III

Status
Ready to Move

Bathrooms
2

Carpet area
765 sqft ~
₹ 16,993/sqft

Transaction type
Resale
[Get Documents Verified](#)

Balconies
3

Loading
33%

Floor
7 (Out of 7 Floors)

Puja Room
1

Car parking
1 Open

Posted on Nov 18, '21



All Residential Type Location or Project/Society or Keyword

SEARCH

Posted on Nov 12, 2021

₹ 1.28 Cr @ 13,513 per sq.ft.
Estimated EMI ₹ 1,02,234

2BHK 2Baths

Residential Apartment for Sale
In Salasar Brij Bhoomi, Bhayander (West), Mira Road And Beyond, Mumbai

REAR STATUS: NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in>

Overview Owner Details Recommendations Price Trends

Property (17)



Area
Super Built up area **925 sq.ft.** (85.94 sq.m.)
Built Up area: **800 sq.ft.** (74.32 sq.m.)
Carpet area: **680 sq.ft.** (63.17 sq.m.)

Configuration
2 Bedrooms , 2 Bathrooms, No Balcony

Price
₹ 1.28 Crore
@ **13,513 per sq.ft.** (All Inclusive) [View Price Details](#)

Address
**Salasar Brij Bhoomi
Bhayander (West), Mira Road And Beyond**

Floor Number
1st of 7 Floors

Facing
North

