

VALUATION REPORT

Of

**MR. YATIN SHASHIKANT DESHMUKH &
MRS. KUMUDINI YATIN DESHMUKH**

At.

"Triveni Building CHSL",
Flat No.303, 3rd Floor,
B wing, Tilak Nagar Road,
Village Chembur,
Tal. Kurla, Mumbai-400089.

For,

STATE BANK OF INDIA, BRANCH- RACPC CHINCHPOKALI

BY

Vinod P. Talathi

Govt. Approved Valuer & Chartered Engineer

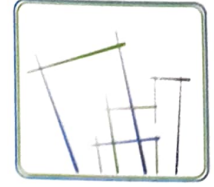
**Corporate Office : 305 B, Poseidon Uptown Avenue, Back side of
Karnala Sports Academy, 52 Bungalow, Panvel, Tal. Panvel, Dist. Raigad**

Mobile: 9422433557/9096606240

Email: vtalathi500@gmail.com

Vinod P. Talathi

B.E. (Civil), MIE
Govt. Approved Valuer & Chartered Engineer
IBBI Reg. No. : IBBI/RV/07/2018/10512
(Govt. Reg. No. : CAT No. I - 203 of 2013-2014)



VALUATION REPORT

VT/PNL/SBI/19-20/02/225

Date: - 07/02/2020

Name & Address of Branch: State Bank Of India. – RACPC Chinchpokli

Name of Customer (s) / Borrowal unit: Mr. Yatin Shashikant Deshmukh &
(for which valuation report is sought) Mrs. Kumudini Yatin Deshmukh

1. Customer Details

- a) Owner Name of the Property Mr. Yatin Shashikant Deshmukh &
Mrs. Kumudini Yatin Deshmukh
- b) Survey in presence of Mr. Shashikant Shinde
Contact-9833329223
- c) Application No. --

2. Property Details

- a. Address Flat No. 303, 3rd Floor, B wing, Building No. 1, "Triveni Building CHSL", Tilak Nagar Road, Village Chembur, Tal. Kurla, Mumbai-400089.
- b. Landmark / Google Map Tilak Nagar Rly Stn & Police Stn.
- c. S.No., H.NO., C.T.S.N. S.No. 14(pt.), C.T.S.No. 34 (pt)
- d. Independent access/approach to the property, etc. Yes

3. Document Details	Name of Approving Auth.	Approval No
Approval Plan	Yes	CHE/ES/0141/M/W/337 (NEW)
Building Plan	Yes	MCGM dated 16/09/2016
Commencement Certificate	Yes	MH/EE/7(B.P)/GM/MHADA-25/065/2018 dated 23/08/2018

List of Documents

- Index II No. 327/2020 Dated 10/01/2020
Agreement Value: Rs. 2,00,00,000/- Govt. Value: Rs. 1,36,01,227.25/-
- Agreement for Sale dated 08/01/2020 between M/S. Reliance Estate Developers (The Developer) & Mr. Yatin Shashikant Deshmukh & Mrs. Kumudini Yatin Deshmukh (The Purchasers)
- Floor Plan
- IOD CE/6400/BPES/AM dated 16/09/2016 by MCGM.
- Certificate of Title TC/TCHSL/CTS-34/BLDG-45&52/2505/2010 dated 25/05/2010 by Adv. Jagdeep S. Shah.
- RERA regn. No. P51800004685 dated 09/08/2017.



Thane : FA-14 (Mezzanine), Youdian, Lake City Mall, Kapurbawadi, Thane (W) - 400 607. M. : 9112127783 / 9112127784
Panvel : 305 B, Poseidon Uptown Avenue, Back side of Karnala Sports Academy, Sai Nagar,
Panvel, Tal- Panvel, Dist-Raigad. M. : 9096606240
Dapoli : At. Post Jalgaon (Bazarpeth), Tal. Dapoli, Dist. Ratnagiri. M. : 8485063557 Tel. : 02358-283292
Email : vtalathi500@gmail.com

- Property Card
- Cost Sheet
- Architect completion certificate up to 15th Slab dated 14/09/2019 by Arch. R.S. Karnik.

4. Physical Details		Actual	As per Sale Deed / TIR		
i. Adjoining Properties	East	Building No.46			
	West	Building No.62			
	North	Road			
	South	Highway			
ii. Matching of Boundaries		Not Given in sale deed			
iii. Plot demarcated		Yes			
iv. Approved land use		Yes			
v. Type of Property		Flat			
vi. No. of rooms		Living Room	Bed Room	Toilet	Kitchen
		1	3	3	1
vii. Total No. of Floors		G+15 upper floors			
viii. Floor on which the property is located		3 rd Floor			
ix. Approx. age of the Property		Under Construction (Possession on Dec-2020)			
x. Residual age of the property		60 Years (Subject to proper Maintenance After Completion Building)			
xi. Type of structure - RCC framed / stone / BB masonry		RCC Framed			
xii. Flooring		Not Known			
xiii. Lift.		Yes, 2 No.			
5. Tenure / Occupancy Details					
State of Tenure - Owned / Rented	Under Construction	No. of years of Occupancy	Relationship of tenant or Owner		
		--	-		
6. Stage of Construction					
Stage of Construction	70%	Under Construction / Completed	If under construction, extent of completion		
		Under Construction	RCC & Brick work up to 14 th floor completed, Plaster up to 10 th floor & flooring work of 1 st floor is in progress.		
7. Violations if any observed		Nil			
Nature and extent of violation		-			
8. Area Details of the property		RERA Carpet area in sq. ft.	Built-up area in sq. ft.	Saleable area in sq. ft. (50% Loading on C.A.)	
Area (As per Index II)		960	1056	1,440	
Area considered for Valuation - Flat No. 303 - 1,440 Sq. Ft (Saleable Area).					
9. Remark					
		❖ The Said property is Residential Flat.			



- ❖ It is under construction building.
- ❖ All the civic amenities are within close proximity of the building.

10. Valuation - Methodology of valuation

The valuation of the residential flat 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 residential flat. We have considered the valuation on saleable area of the said flat.

The realizable value of the said residential premises is considered at 90% of the present market value, while the forced sale value for the said residential premises is considered at 80% of its present market value.

i) **Guideline Rate obtained from Registrar's office / State Govt. Gazette/Income Tax Notification** Rs. 1,33,900/- per Sq.mtr. i.e. Rs. 12,440/- Sq.ft.

ii). **In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.** We have considered prevailing Market Rate /Price from local estate agents & that from property search sites - viz magickbricks.com, 99acres.com, makaan.com, etc.

d) Summary of Valuation	Built Up area in sq. ft.	Unit Rate in Rs.	Total Value in Rs.
i. Guideline Value (Stamp Duty Ready Reckoner Rate - 2019-20).	1056 Sq.ft	12,440/-	Rs. 1,31,36,640/-
ii. Fair Market Value	Saleable Area in sq. ft.	Unit Rate in Rs.	Total Value in Rs.
A. Flat No. 303	1,440 Sq.ft	17,000/-	Rs. 2,44,80,000/-
B. One Car parking space			Rs. 8,00,000/-
Total			Rs. 2,52,80,000/-
Fair Market Value			Rs. 2,52,80,000/-
iii. Realizable Value			Rs. 2,27,52,000/-
iv. Forced / Distress Sale value			Rs. 2,02,24,000/-
v. Insurable Value			Rs. 23,23,200/-
vi. Rental Value			Rs. 52,667/- Monthly

11. Assumptions / Remarks

- | | |
|---|--|
| i. Qualification in TIR / Mitigation suggested, if any | TIR not provided. |
| ii. Property is SARFAESI compliant: | Yes |
| iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. | No |
| iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. | Not Known |
| v. Details of last two transactions in the locality / area to be provided, if available. | No |
| vi. Any other aspect which has relevance on the value or marketability of the property. | 500m from Tilak Nagar Rly. Stn. |
| vii Longitude & Latitude of the property | Longitude -19.0658017
Latitude - 72.8931773 |



12. Declaration

It is declared that:

- i. The property was visited by our Associate on 01/02/2020.
- ii. We do not have any direct/indirect interest in the above property.
- iii. The information furnished herein is true and correct to the best of our knowledge.
- iv. We have submitted Valuation report directly to the bank.

Name & Address of the Valuer.

305B, Poseidon Uptown Avenue,
Back Side of Karnala Sport Academy,
52 Bungalow, Panvel, Tal-Panvel,
Dist- Raigad.

Vinod Talathi

VINOD TALATHI
Govt. Approved Valuer.

Name of Valuer association of which I am a bonafide member in good standing

Wealth Tax Registration No. CAT NO. I-203 of 2013-14, vide their letter, Ref. No. PN/CC-II/Tech/34AB/VPT-126/2013-14/1862 DATED 22/11/2013

Date. 07/02/2020

Mobile No: - 9096606240

Email - vtalathi500@gmail.com



Stamp Duty Ready Reckoner Rate - 2019-20



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close

Year: 2019-2020

Annual Statement of Rates

Language: English

Selected District: मुंबई (उपनगर)

Select Village: चेन्नूर - कुर्ली

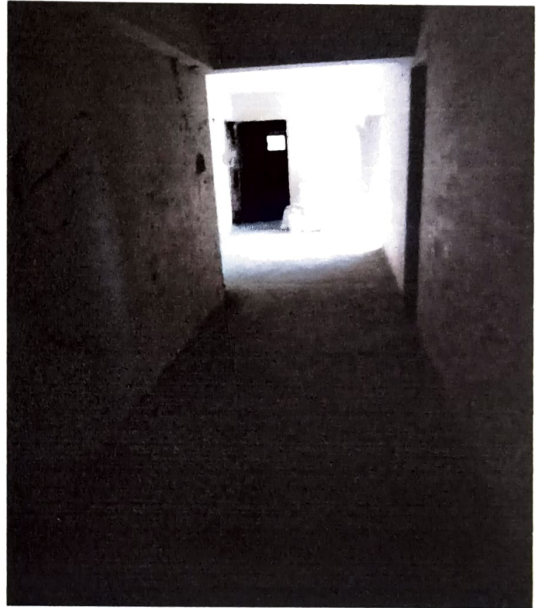
Search By: Survey No Location

Enter Survey No: 34 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R/-)	Attribute
98-440-भुभाग:वॉर्ड हद्द, द्रुतगती मार्ग व महात्मा गांधी मार्ग व पार्सप लाईन यांनी वेढलेला भाग.	62600	133900	147300	169800	133900	चोरस मीटर	सि.टी.एस. नंबर



PHOTOGRAPHS



COMPARABLE VALUE

HOUSING.COM Buy in Mumbai Sell Property **Free**

Reliance Tilak Indrayani CHSL

RELIANCE CORPORATION

Chembur, Mumbai

₹1.0 Cr - 1.67 Cr | ₹25,000/sqft

Price excludes maintenance, floor

[See More](#)

[Contact Developer](#)



No Property Images Available



401.17 sqft. - 668.33 sqft.
(Carpet Area)

₹ 25,000 per sqft.

1, 2 BHK Apartments

Mar, 2020

99acres Buy SEARCH

Home > Property in Mumbai (M) > Chembur > Apartments > 2 BHK > 2 to 3 Cr > 1350 to 1450 sqft

Posted on Dec 24, 2019 | Ready to move

Minimum

2.05 Cr @ 15,095 per sq ft.

Estimated EMI ₹ 1,63,734

2BHK 2Baths

Residential Apartment for Sale
in Tilak Indrayani, Chembur, Mumbai Harbour, Mumbai

REERA STATUS

REGISTERED | Registration No. P51820002213

Website: <https://maharera.mahaonline.gov.in>

[Overview](#)

[Society](#)

[Price Trends](#)

[Dealer Details](#)

[Recommendations](#)

PROPERTY (1) SOCIETY (2)



Photos (1/1)



Area
Super Built up area 1358 sq ft
136.16 sq m
Built Up area: 1103 sq ft
104.07 sq m
Carpet area: 849 sq ft
78.27 sq m



Price
₹ 2.05 Crore
@ 15,095 per sq ft. (Negotiable)
No Brokerage



Floor Number
1st of 15 Floors



Overlooking
Others



Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony with
Others



Address
Tilak Indrayani
Chembur, Mumbai Harbour



Facing
West



Project Age
1 to 5 Year Old

