

*Handwritten signature and initials*



Date : 25-01-2020

Ref: ADI/SBI/GHA/KS/PG/2020/01-100

**ANNEXURE-I**

**VALUATION REPORT**

(properties of value upto Rs.5 crores)

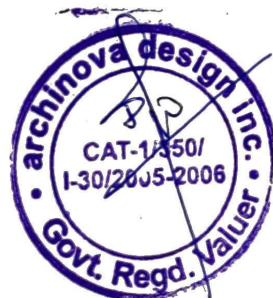
Name & Address of Branch : State Bank of India, RACPC Ghatkopar Branch  
 Name of Customer(s)/Borrowal unit : **Mr. Mohammed Mubin Mohammed Shafi Mulla**  
 (for which valuation report is sought) : **Mrs. Raisa Mohammed Shafi Mulla**

<b>1 Customer Details</b>				
Name	Mr. Mohammed Mubin Mohammed Shafi Mulla			
	Mrs. Raisa Mohammed Shafi Mulla			
Apl no	Not given			
<b>2 Property Details</b>				
Address	Flat No. 205, 2nd Floor, 'The Mandar Villa CHSL', Plot No. 34/3,			
	Zone No. 1/7, Village Panvel, Tal-Panvel, Dist.Raigad-410 206.			
Nearby Landmark / Google Map Independent access to the property	Near Khwaji Nagari, old Panvel			
	Google Map of Surrounding area is attached below.			
<b>3 Document Details</b>				
		Name of Approving Authority	Panvel Municipal Council	
Layout Plan	Yes/No	Not Given	Approval No	Occupation Certificate No. PMC/TP/BP/249/2018 Dated 11-10-2018
Building Plan	Yes/No	Not Given	Approval No	
Construction Permission	Yes/No	Yes	Approval No	
Legal Documents	Yes/No	1. Index II No. PVL-2/10998/2018 Dated 20-08-2018 Agreement Value: Rs. 37,60,000/- Government Value: Rs. 37,58,000/- 2. Sale agreement Between M/s. Marwan Construction And Mr. Mohammed Mubin Mohammed Shafi Mulla & Mrs. Raisa Mohammed Shafi Mulla 3. Occupation Certificate No. PMC/TP/BP/249/2018 Dated 11-10-2018		



1,Gr.Floor,New Bhushan Apt., Teen Hath Naka, Surjewadi, M.S.Road, Thane-(W)-400 604.Tel-022-25838990/91/92.  
 MOB - 9594578999 / 8108878999 e-mail: archinova@gmail.com

Physical Details								
Adjoining Properties	East	Open Plot	West	Chwal	North	Chwal	South	Road
Matching of Boundaries		Not given	Plot demarcated	Yes	Approved land use	Yes	Type of Property	Flat
No of rooms	Living	1	Bed Rooms	2	Toilets	2	Kitchen	1
Total No of Floors	½ Stilt + ½ Ground + Podium + 4 Floors	Floor on which the property is located	2nd Floor	Approx Age of the Property	1 Year (as per OC)	Residual Age of the Property	59 years (Subject to proper maintain)	Type of structure - RCC
<b>5 Tenure / Occupancy Details</b>								
Status of Tenure		Owner Occupied		No of years of Occupancy -		Relationship with tenant or owner - Owned		
<b>6 Stage of Construction</b>		100%				If under construction, extent of Completion - Completed.		
<b>7 Violations if any observed -</b>								
Nature and extent of violations		Nil						
<b>8 Area Details of the property</b>								
Sq. Ft C.A Sq. Ft. (As per Index II)	530.00	Plinth Area	-	Carpet Area Sq. Ft (As per Measurement) including balcony	486.00	Carpet Area Sq. Ft. (As per Index II)	530.00	Remark-
<b>9 Valuation</b>								
i. Mention the value as per Government Approved Rates also								
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.								
* It is a foregone conclusion that market value is always more than the RR prices. As the RR rates are fixed by respective state governments for Computing Stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location, amenities per se as evident from the fact that even RR Rates decided by Govt. differs.								



Summary of Valuation

i. Guideline Value

a. Land:

b. Building:

c. Flat : Rs. 3,757,700.00 ( C.A 530 Sq. Ft. x SDRR Rs. 7,090.00 )

ii. Fair Market Value	: Rs. 5,035,000.00	Rate Adopted	Rs. 9,500
iii. Realizable Value	: Rs. 4,531,500.00		
iv. Forced/Distress Sale value	: Rs. 4,028,000.00		
v. Rental Value	: Rs. 10,489		
vi. Insurance Value	: Rs. 1,060,000.00		

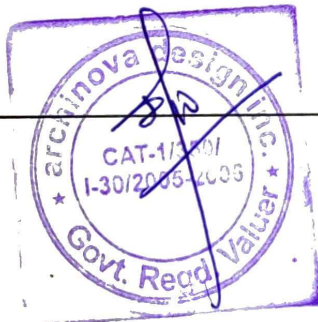
10 Assumptions/ Remarks	<p>i. Qualifications in TIR/Mitigation suggested, if any- Not Given</p> <p>ii. Property is SARFAESI compliant:: Yes</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.- No</p> <p>iv. Whether entire piece of land on which the unit is setup/property is situated has been mortgaged or to be mortgaged.- Not known</p> <p>v. Details of last two transactions in the locality/area to be provided, if available.- Not Available</p> <p>vi. Any other aspect which has relevance on the value or marketability of the property - Property is located about 2 km distance from Panvel Rly. Stn.</p>
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11 Declaration	<p>i. The property was inspected by the undersigned on 24-01-2020.</p> <p>ii. The undersigned does not have any direct/indirect interest in the above property</p> <p>iii. The information furnished here in is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank</p>
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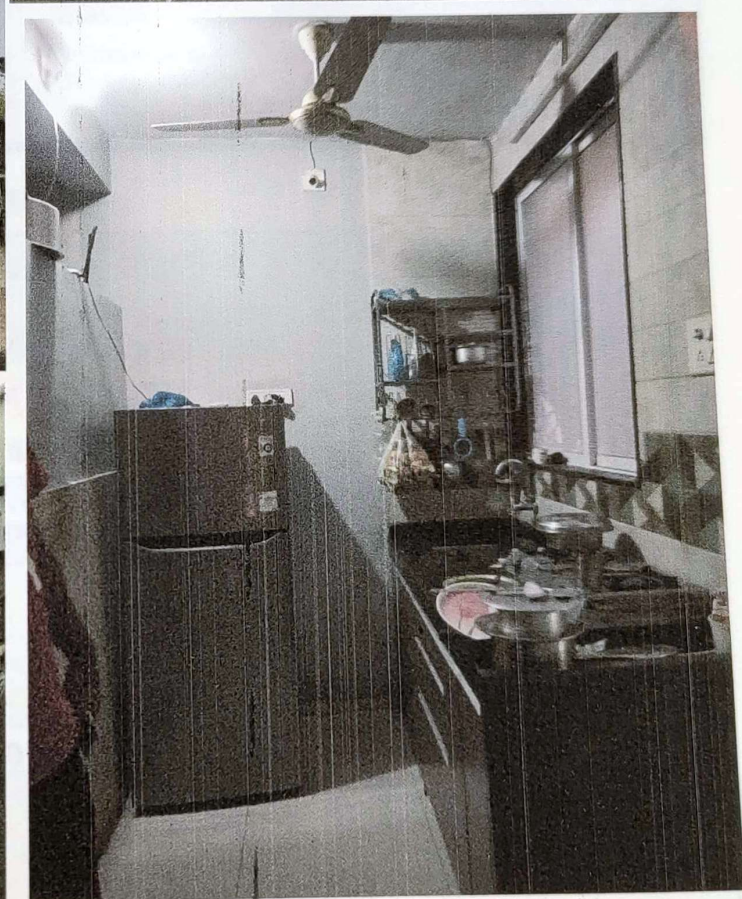
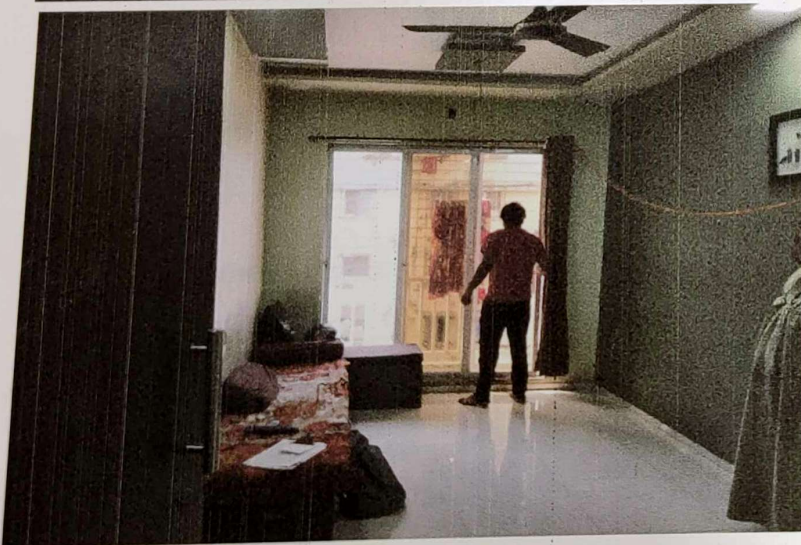
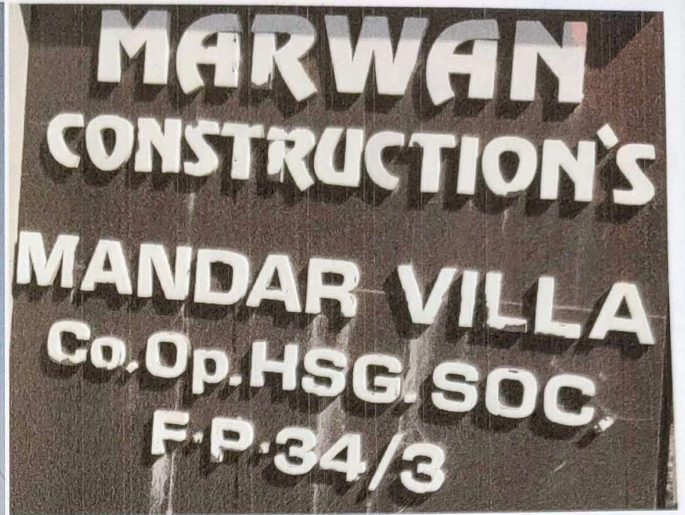
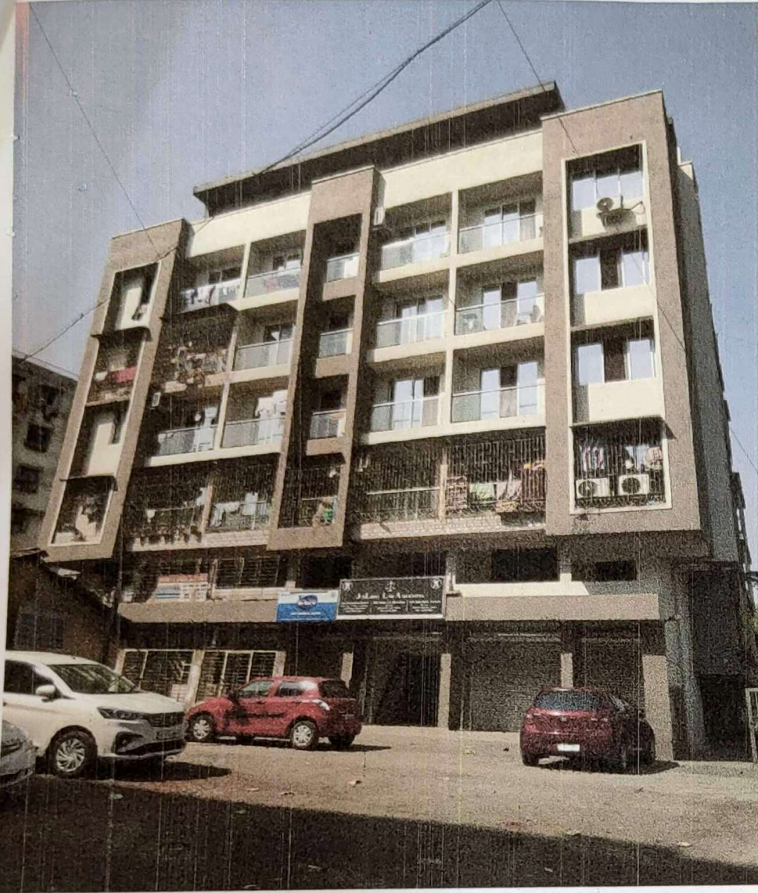
12 Name address & signature of valuer with Wealth Tax Registration No.	<p><i>[Signature]</i></p> <p><b>Authorized Signatory</b> <b>Archinova Design Inc.</b></p>	Date of Valuation:	25-01-2020
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13 Enclosures Documents	i) Photographs of Property
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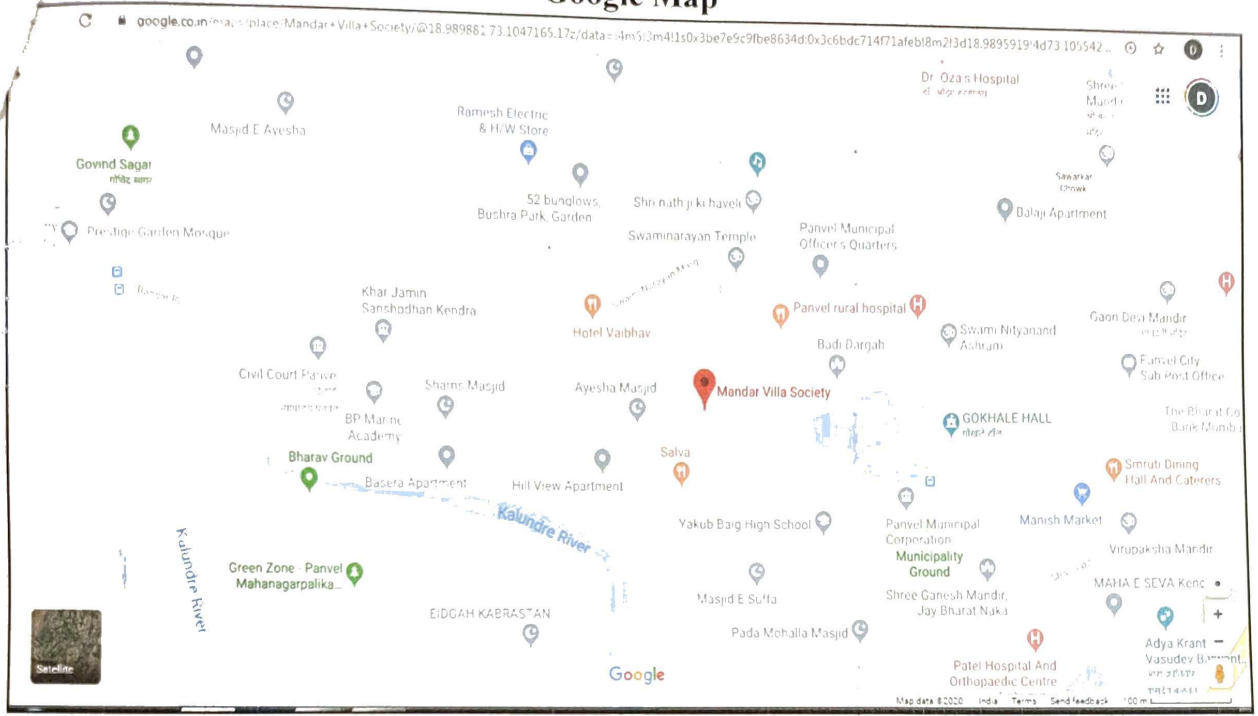
& Photographs ( Geo-stamping with date) etc.	ii) Google Map
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Annexure  
Mr. Mohammed Mubin Mohammed Shafi Mulla  
Mrs. Raisa Mohammed Shafi Mulla  
Building



# Google Map



## SDRR



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

20192020

Annual Statement of Rates

Language

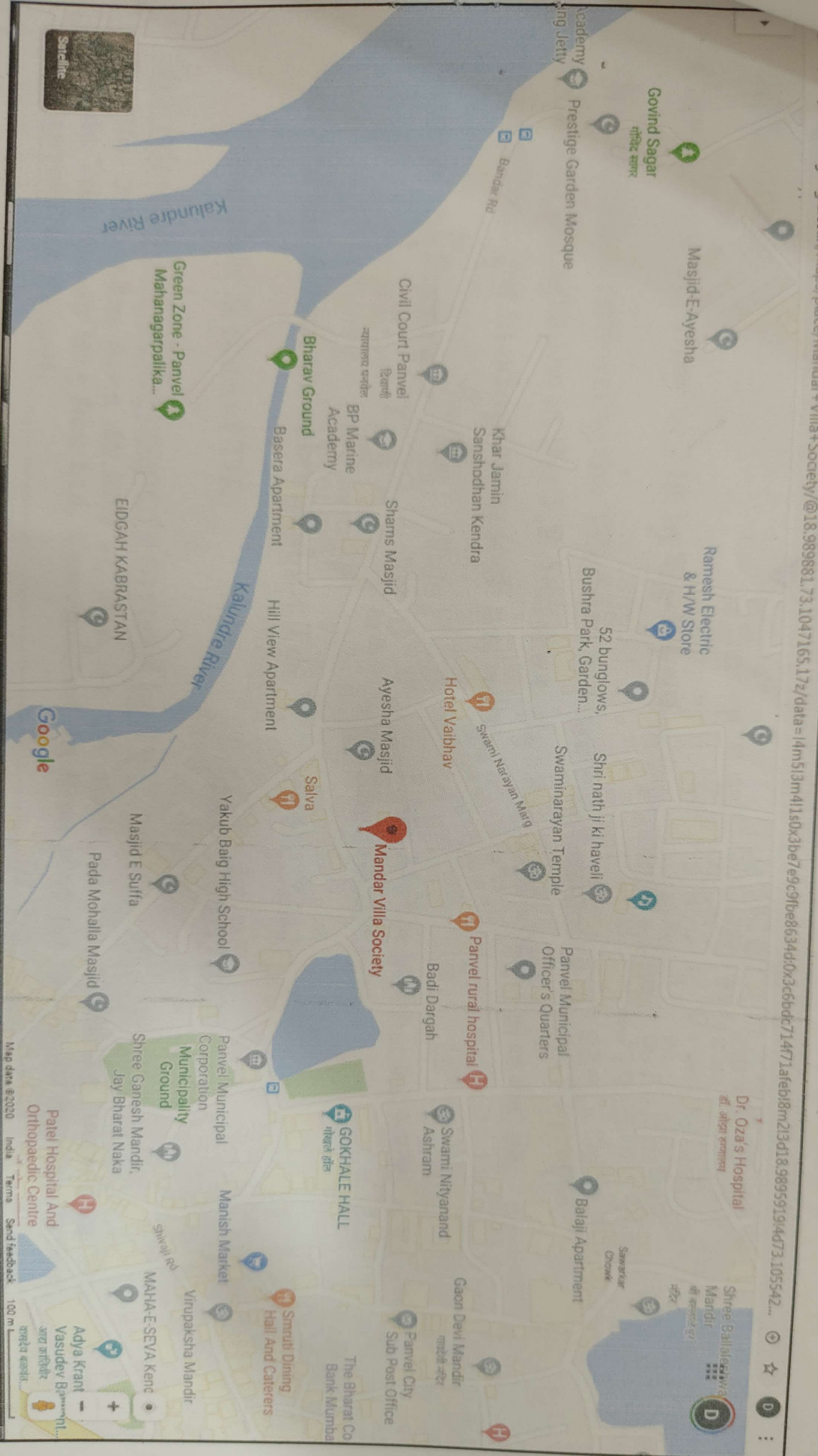
English

Selected District रायगड  
Select Taluka पनवेल  
Select Village मोत्रे : पनवेल ( पनवेल महानगरपालिका)  
Search By • Survey No Location  
Enter Survey No 34 Search

उपविभाग	दुनी पतीन	निवारी रुदनिस	नोंदणी	दुकरने	वैचोविक	एकूण (Rs.)	Attribute
1/5-बौध्दवाडा, काळीवाडा, कन्धीमोहल्ला, पटेल मोहल्ला, पाडा, मोहल्ला, बंदररोड कुंभार वाडा.	12700	42400	48300	55800	48300	चौ. मीटर	मि.टी.एम. नंबर
1/7-मीडल प्लास सोसायटी, पावोनीजर सोसायटी, बाबल बंगला.	24300	53600	71800	81600	71800	चौ. मीटर	श्रंतीम प्लॉट नंबर



# Google Map



SDRR