

SAMEER SHANTARAM SHINDE

Architect (Reg. No. CA/95/18240),
Urban & Regional Planner, LL.B. (Mumbai University)
Govt. Registered Valuer (Reg. No. CAT-1/350/15/16/44/2006-07)
IBBI Registered Valuer (Reg. No. IBBI/RV/07/2019/11743)

**Delta Valuation Services Pvt. Ltd.**

103, Shivsmruti, Near Dr. Tambe's Bungalow, Gawand Path,
Off Gokhale Road, Naupada, Thane (West) - 400 602.
E-mail : deltavspl@gmail.com
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WAA66869778

BOI- Walkeshwar

INVOICE

Bill No. DVSP/BOI/07/22/07

Invoice Date. 07-05-2022

GSTIN 27AADCD9828M1Z1

Client Name
& Address

Mr. Anandkumar Inderchand Baheti

Flat no.22, 6th floor, M.H. No. 483/F/22 Kasar ali at "Shivshakti Building" in Mahesh Park, near Challenge stadium, Bhiwandi, Tal. Bhiwandi, Dist.- Thane- 421302

ITEM No.	PARTICULARS	Amount
	Being professional Charges towards valuation carried out as per requirement for Valuation	3000.00
	Add CGST @ 9.00%	270.00
	Add SGST @ 9.00%	270.00
		3540

In words

(Rupees three thousand five hundred forty only)

For Delta Valuation Services Pvt. Ltd.,

State Bank Of India - Branch Naupada

Account No. 38803632175

IFSC Code - SBIN0005354

Ref.: DVSP/BOI/07/22/07

Date: 04/07/2022

TO,

BANK OF INDIA**BRANCH: Walkeshwar**

VALUATION REPORT

I. GENERAL		
1.	Purpose for which the valuation is made	To ascertain the fair market value of the property as on date
2.	a) Date of inspection	: 04- July - 2022
	b) Date on which the valuation is made	: 04 - July - 2022
3.	List of documents produced for perusal	
	i) <u>Registered Release deed:</u> Registered Release deed between Mrs. Bimladevi Inderchand Baheti 2) Mr. Nirmalkumar Inderchand Baheti 3) Mrs. Chanda Rajesh Nadhani D/o Mr.Inderchand Baheti AND Mr. Anandkumar Inderchand Baheti dated 12/03/2020 (BVD-2-2430-2020)	
	ii) <u>Commencement certificate:</u> Commencement Certificate ref no. TP/47 dated 09/05/1995 issued by Bhiwandi Nizampur Municipal Council	
	iii) <u>Occupancy certificate:</u> Occupancy Certificate ref no. TP/1132 dated 20/11/1997 issued by Bhiwandi Nizampur Municipal Council	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: The Sole owner of the said property is: Mr. Anandkumar Inderchand Baheti Flat no.22, 6 th floor, M.H. No. 483/F/22 Kasar ali at "Shivshakti Building" in Mahesh Park, near Challenge stadium, Bhiwandi, Tal. Bhiwandi, Dist.- Thane- 421302
5.	Brief description of the property	: The subject property is a 2BHK Residential Flat and it is located on 6 th Floor of Stilt + 6 upper storeyed residential building known as "Shivshakti Building" in Mahesh Park, near Challenge Stadium, Bhiwandi The Bhiwandi Railway Station is at about 5.3 km distance from the property. The Flat comprises of 1-Living with dinning+ 1-Kitchen + 2 Bedrooms + 1 bathroom + 1 WC +2 toilets
6.	Location of property	
	a) Plot No. / Survey No.	: Survey nos.52/3/2, 54 (Part), 55A(Part) & 55B, CTS nos.3743(Part), 3744, 3745 (Part) & 3747

	b)	Door No.	:	Flat no.22
	c)	T. S. No. / Village	:	Bhiwandi
	d)	Ward / Taluka	:	Bhiwandi
	e)	Mandal / District	:	Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan is not available for our Perusal. But Occupancy certificate ref no. TP/1132 dated 20/11/1997 issued by Bhiwandi Nizampur Municipal Council
	g)	Approved map / plan issuing authority	:	Municipal Council
	h)	Whether genuineness or authenticity of approved map / plan is verified	:	
	i)	Any other comments by our empaneled valuers on authentic of approved plan	:	
7.		Postal address of the property	:	Flat no.22, 6 th floor, M.H. No.483/F/22 Kasar ali at "Shivshakti Building" in Mahesh Park, near Challenge stadium, Bhiwandi, Tal. Bhiwandi, Dist.- Thane- 421302
8.		City / Town	:	Thane
		Residential Area	:	Residential Area
		Commercial Area	:	-
		Industrial Area	:	-
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle
	ii)	Urban / Semi Urban / Rural	:	Urban
10		Coming under Corporation limit / Village Panchayat / Municipality	:	Bhiwandi- Nizampur City Municipal Corporation
11		Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No
		Whether Leasehold/Freehold	:	Freehold
12		Boundaries of the property	:	Flat
		North	:	Open to sky
		South	:	Lobby, Flat no.23 &24
		East	:	Open to sky
		West	:	Flat no.21
13		Dimensions of the site	:	A
			As per the agreement	
			:	B
			:	Actuals
		North	:	Shiv Bhakti Building
		South	:	Shiv Smurti Building
	East	:	Challenge stadium	
	West	:	Kombad Pada	
14		Extent of the site	:	--
14.1		Latitude, Longitude & Co-ordinates of flat	:	Lat: 19.308144, Long: 73.059366
15		Extent of the site considered for valuation (least of 13 A & 13 B)	:	NA
16		Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied (Expected rent is Rs.14,000/- to Rs.15,000/- per month)

II. APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential building
2.	Location	:
	T.S.No.	: -
	Block No.	: -
	Ward No.	: -
	Village/ Municipality / Corporation	: Corporation
	Door No., Street or Road (Pin Code)	: 421302
	Nearest Landmark	: Near Challenge stadium
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 1996 or thereabout
5.	Number of Floors	: Stilt + 6 upper floor, 9'6" ht. approx. 04flats on each Floor
6.	Type of Structure	: RCC
7.	Number of Dwelling units in the building	: Not known
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: Yes (01)
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car Parking - Open/ Covered	: Open
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
III FLAT		:
1	The floor on which the flat is situated	: 6 th floor
2	Door No. of the flat	: Flat no.22
3	Specifications of the flat	:
	Roof	: RCC
	Flooring	: Vitrified
	Doors	: Wooden flush doors
	Windows	: Aluminium framed sliding glass windows
	Fittings	: Concealed
	Finishing	: Concealed
4	House Tax	: Not applicable
	Assessment No.	: Not applicable
	Tax paid in the name of	: Not applicable
	Tax amount	: Not applicable
5	Electricity Service Connection no.	: Not known
	Meter Card is in the name of	: --
6	How is the maintenance of the flat?	: Good
7	Sale Deed executed in the name of	: Registered agreement in the name of Mr. Anandkumar Inderchand Baheti
8	What is the undivided area of land as per Sale Deed?	: Not Applicable

9	What is the plinth area of the flat?	:	Not known
10	What is the floor space index (app.)	:	-
11	What is the Carpet Area of the flat? As per site visit	:	849 Sq.ft.(Carpet)
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
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?	:	Rent is Rs.14,000/- to Rs.15,000/-per month
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Nil
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? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.4,000/- to Rs. 6,000/- on BUA
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	Rs. 6,550/- on BUA
3	Break - up for the rate	:	
	i) Building + Services	:	Rs. 2,500/-
	ii) Land + Others	:	Rs. 4,050/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 35,900/- per Sq.mt. i.e. Rs.3,335/- per Sq.ft.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate	:	Rs. 1,750/- (30% dep.)
	Replacement cost of flat with Services(v(3)(i)	:	Rs. 2500/- x 920 Sq.ft.= Rs.23,00,000/-
	Age of the building	:	26 years
	Life of the building estimated	:	44 Years
	Depreciation percentage assuming the salvage value as 10%	:	33%
	Depreciated Ratio of the building	:	Not Applicable
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs.1,750/-
	Rate for Land & other V (3)ii	:	Rs.4,050/-
	Total Composite Rate	:	Rs.5,800/- per sq.ft.

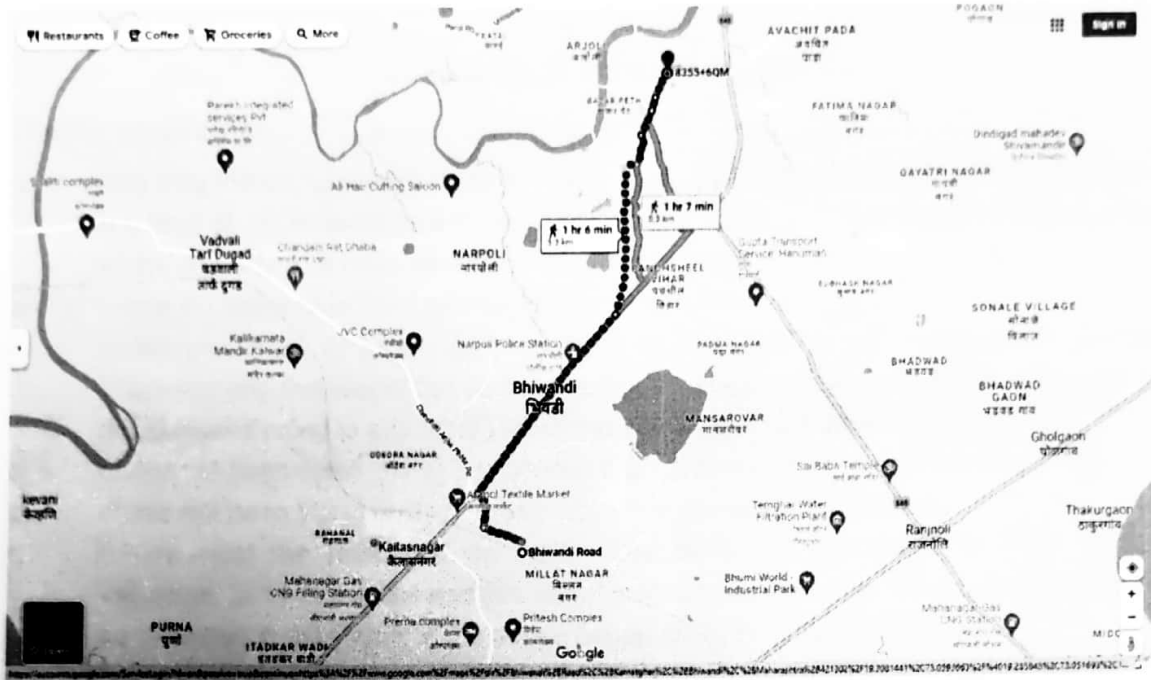


Details of Valuation:

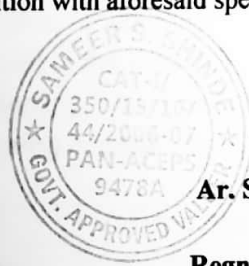
Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Flat	85.50 Sq.mt. i.e. 920 Sq.ft. (BUA as per agreement)	Rs. 5,800/-	Rs. 53,36,000/- Say ~ Rs. 53,00,000/-
2	Wardrobes	N.A.		
3	Showcases	N.A.		
4	Kitchen Arrangements	N.A.		
5	Superfine Finish	N.A.		
6	Interior Decorations	N.A.		
7	Electricity deposits / electrical fittings, etc.,	N.A.		
8	Extra collapsible gates / grill works etc.,	N.A.		
9	Potential value, if any	N.A.		
10	Others	N.A.		
	Total (Fair Market Value i.e. F.M.V)			Rs. 53,00,000/- (Rupees fifty-three lakh only)
11	Construction cost/ Insurable value	920 Sq.ft.	Rs. 2,500/-	Rs.23,00,000/-
12	Realizable value (90% of F.M.V)			Rs. 47,70,000/-
13	Distress value (80% of F.M.V)			Rs. 42,40,000/-
14	Government Value	Rs.35,900/- per sq.mt.	Rs.2335/- per sq.ft. (30% dep.)	Rs.21,48,200/-

The said property has no impending threat of acquisition & CRZ provisions are not applicable.





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. 53,00,000/- (Rupees fifty-three lakh only)**



Ar. Sameer S. Shirde (M. Arch., LL.B)
Govt. Approved Valuer
Regn. No CAT -1/350/15/16/44/2006-07

DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report 04th July 2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. We have valued the correct property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally arranged the property to be inspected by my assignee, Mr. Sanjay Wadtkar and this visit to the said property was conducted on 04/07/2022. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am an official member of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential Project
2	Purpose of valuation and appointing authority	Appointed by Bank of India. Purpose of this report is to ascertain the Value for extending credit facility against the said property.
3	Identity of the valuer and any other experts involved in the valuation;	Sameer Shantaram Shinde
4	Disclosure of valuer interest or conflict, if any;	NIL
5	Date of appointment, valuation date and date of report;	Inspection Date: 04 th July 2022 Report Date: 04 th July 2022
6	Inspections and/or investigations undertaken;	Site-visit undertaken; Documents such as Agreement copy is verified
7	Nature and sources of the information used or relied upon;	Legal Contract (Release deed), OC
8	Procedures adopted in carrying out the valuation and valuation standards	Market Approach

	followed;	
9	Restrictions on use of the report, if any;	Yes. As per the attached Annexure VI
10	Major factors that were taken into account during the valuation;	Surrounding development, Local market conditions and Sale Instances.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	As per attached Annexure VI

Place: Thane

Date: 04th July 2022



Ar. Sameer S. Shinde (M. Arch., LLB)

Govt. Approved Valuer

Regn. No CAT - I/350/15/16/44/2006-07



APPROVED