

Valuation Report
ON
IMMOVABLE PROPERTY

OWNED BY

MR. KETAN NANLAL SHETH

PROPERTY SITUATED AT:-

M/s. ARIHANT SIDDHI CO-OP. HSG. SOC. LTD.,
FLAT NO. 06, 1ST FLOOR, 'F' WING,
ARIHANT APARTMENT,
SAI BABA NAGAR, OFF. V. S. ROAD,
BORIVALI (WEST), MUMBAI - 400092

Approved
Cent



A.S. SHAIKH & CO.
YOUNG INDIA ENGINEERS & SURVEYORS
Professional Surveyor, Approved Valuers,
Loss Assessors and Chartered Engineers.

Govt. of India License No. SLA/47350
Chartered Engineer Reg. No. M/123569/3
Govt. Regd. Valuer:- Reg. No. CAT.VII/86 of 1988

Dewan Center, Shop No. 75, Level II,
S. V. Road, Jogeshwari (West),
Mumbai- 400 102.

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YOUNG INDIA ENGINEERS & SURVEYORS

Chartered Engineers, Surveyors, Loss Assessors, Panel valuers for Banks & Financial Institution
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Govt. of India Lic. SLA/47350 Exp. date 09-06-2022

Dewan Centre, Shop No. 75, S.V. Road

Govt. Approved Valuer Reg No. CAT.VII/86 of 1988

Jogeshwari (W). Mumbai- 400 102.

Ref No. YIE / 1826C / 2019

DATE: 05.12.2019

Summary of Valuation Report of Immovable Property Owned By

Mr. Ketan Nanlal Sheth

Situated At

**M/s. Arihant Siddhi Co-op. Hsg. Soc. Ltd.,
Flat No. 06, 1st Floor, 'F' Wing,
Arihant Apartment,
Sai Baba Nagar, Off. V. S. Road,
Borivali (West), Mumbai - 400092**

As Instructed By

The Chief Manager, Bank of India – Khodadad Circle Branch

Description of Property	Fair Market Value as on 29.11.2019	Realizable Value (90%) as on 29.11.2019	Distress Value (80%) as on 29.11.2019
M/s. Arihant Siddhi Co-op. Hsg. Soc. Ltd., Flat No. 06, 1 st Floor, 'F' Wing, Arihant Apartment, Sai Baba Nagar, Off. V. S. Road, Borivali (West), Mumbai - 400092 Admeasuring 430 sq. ft. Built Up Area	Rs. 80,37,399/-	Rs. 72,33,659/-	Rs. 64,29,919/-

TOTAL PRESENT FAIR MARKET VALUE: Rs. 80,37,399/- of Residential Flat No. 06, 1st Floor, M/s. Arihant Siddhi Co-op. Hsg. Soc. Ltd., as on 29.11.2019 is (Rupees Eighty Lakh Thirty Seven Thousand Three Hundred Ninety Nine Only).

**ISSUED WITHOUT PREJUDICE
For YOUNG INDIA ENGINEERS & SURVEYOR**

(SURVEYORS & VALUERS)



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Dewan Centre, Shop No. 75, S.V. Road

Jogeshwari (W). Mumbai- 400 102.

DATE :- 05.12.2019

TO,
THE CHIEF MANAGER
M/S. BANK OF INDIA
KHODADAD CIRCLE BRANCH, MUMBAI

VALUATION REPORT

I. GENERAL		
1.	Purpose for which the valuation is made	To assess the Present Fair Market Value for Bank purpose.
2.	a) Date of inspection	: 29.11.2019
	b) Date on which the valuation is made	: 05.12.2019
3.	List of documents produced for perusal	
	i)	: Agreement Copy
	ii)	: -----
iii)	: -----	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of Single ownership)	: Mr. Ketan Nanlal Sheth (Single Ownership) M/s. Arihant Siddhi Co-op. Hsg. Soc. Ltd., Flat No. 06, 1 st Floor, 'F' Wing, Arihant Apartment, Sai Baba Nagar, Off. V. S. Road, Borivali (West), Mumbai - 400092 Single Ownership



5.	Brief description of the property	:	The Building is of Ground + 4 Upper Floors having height of 8'10" ft. Flat No. 06 on 1 st Floor is admeasuring 430 sq. ft. Built Up Area (As per Agreement). The Building has RCC frame structure i.e. RCC beams, columns & slabs. The external walls are made up of 9" thick brick masonry with cement plaster & internal walls are made up of 4½" thick brick masonry with cement plaster. The Flat No. 06 on 1 st Floor is having Living Room, 2 Nos. Bedroom, Kitchen, W.C., Bathroom and Passage. Kitchen is having 'Straight' shape Granite platform with cabinets. Teakwood Door with Wooden Safety Door and Aluminum Sliding Windows with External Grills are provided. Flooring is finished in Spartex Tiles. Wiring & Plumbing are of Concealed Type. Ceiling is of Ordinary type. The Building is having Compound Wall with 1 No. M. S. Gate. The Construction of the building was found as per Sanction Plan approved by the Competent Authority.
6.	Location of property		
	a) Plot No. / Survey No.	:	CTS No. 13/3
	b) Door No.		Flat No. 06
	c) T.S. No. / Village		Village: Kandivali
	d) Ward / Taluka		Tal. Borivali
	e) Mandal / District		Dist. Mumbai Suburban
7	Postal address of the property	:	M/s. Arihant Siddhi Co-op. Hsg. Soc. Ltd., Flat No. 06, 1 st Floor, 'F' Wing, Arihant Apartment, Sai Baba Nagar, Off. V. S. Road, Borivali (West), Mumbai - 400092
8	City / Town	:	Mumbai
	Residential area	:	Residential Area
	Commercial area	:	-----
	Industrial area	:	-----
9	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Area
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Mumbai Municipal Corporation.
11	A) Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area. B) Impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions	:	N.A. N.A. Property is a Freehold Land having Residential Building
12	Boundaries of the property	:	Sai Baba Mandir
	North	:	Arihant E Wing
	South	:	Sai Baba CHSL
	East	:	



	West	:	Sai CHSL
	Latitude	:	19.212700
	Longitude	:	72.847070
13	Dimensions of the site	:	A
			B
		:	As per the Deed
		:	Actual
		:	430 sq. ft. Built Up Area (As per Agreement).
		:	346 sq. ft. Carpet Area (On Physical Measurement)
14	Extent of the site	:	N.A.
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner
II. APARTMENT BUILDING			
Sr. No.	Description	:	Remarks
1	Nature of the apartment	:	Residential Flat
	Location	:	CTS No. 1313
	T.S. No.	:	Village - Kandivali
	Block No.	:	Tal. - Borivali
	Ward No.	:	Dist. Mumbai Suburban
	Village / Municipality / Corporation	:	Mumbai Municipal Corporation.
	Door No., Street or Road (Pin Code)	:	M/s. Arihant Siddhi Co-op. Hsg. Soc. Ltd., Flat No. 06, 1 st Floor, 'F' Wing, Arihant Apartment, Sai Baba Nagar, Off. V. S. Road, Borivali (West), Mumbai - 400092
3	Description of the locality Residential / Commercial / Mixed	:	Residential
4	Year of Construction	:	1977
5	Number of floors	:	Ground +4 Upper Floors
6	Type of structure	:	R.C.C.
7	Number of Dwelling units in the building.	:	Applicant to Advice
8	Quality of Construction	:	Satisfactory
9	Appearance of the Building	:	Satisfactory
10	Maintenance of the Building	:	Require Painting Internally & Externally
11	Facilities available	:	
	Lift	:	N.A.
	Protected Water Supply	:	N.A.
	Underground Sewerage	:	Connected to Public Sewer
	Car Parking - Open / Covered	:	Ground Parking
	Is Compound wall existing?	:	Provided with 1 No. M. S. Gate
	Is pavement laid around the Building?	:	Chequered Tiles Flooring
III FLAT			
1	The floor in which the flat is situated	:	1 st Floor
2	Door No. of the flat	:	06
3	Specifications of the flat	:	1 BHK Flat
	Roof	:	R.C.C. Slab
	Flooring	:	Spartex Tiles
	Doors	:	Teakwood Door with Wooden Safety Door



	Windows	:	Aluminum Sliding Windows with External Grills
	Fittings	:	Ordinary
	Finishing	:	Satisfactory
4	House Tax	:	
	Assessment No.	:	Applicant to Advice
	Tax paid in the name of	:	Applicant to Advice
	Tax amount	:	Applicant to Advice
5	Electricity Service connection No.	:	Applicant to Advice
	Meter Card is in the name of	:	Applicant to Advice
6	How is the maintenance of the flat?	:	Required Repair & Painting
7	Sale Deed executed in the name of	:	Mr. Ketan Nanlal Sheth
8	What is the undivided area of land as per Sale Deed?	:	Land belong to Society
9	What is the plinth area of the flat?	:	430 sq. ft. Built Up Area
10	What is the floor space index (app.)	:	1:1
11	What is the Carpet Area of the flat?	:	346 sq. ft. Carpet Area
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Occupied by Owner
15	If rented, what is the monthly rent?	:	N.A.
IV MARKETABILITY			
1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra Potential Value?	:	Fast developing area in Mumbai Suburban District
3.	Any negative factors 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?	:	Prevailing Rate of the Flat in the locality is Rs. 19,500/- to Rs. 20,500/- per sq. ft.
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 (given details).	:	Rs. 20,000/- per sq. ft. (Rates verified from local Estate Agents, Sub Registrar Offices as per IBA Guidelines, Local Enquiry i.e. information from residents, news paper advertisement, internet online property site, local acquisition cases date, other investors in the vicinity, etc.)
3	Break – up for the rate		
	i) Building + Services	:	Rs. 2,250/-
	ii) Land + others	:	Rs. 17,750/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Government Stamp Duty Rate for such Flat is Rs. 5,927/- per sq. ft. (After Depreciation)
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	Rs. 9,67,500/-
	Age of the building	:	42 Years
	Life of the building estimated	:	23 Years with Proper maintenance

	Depreciation percentage assuming the salvage value as 10%	:	58.15 %
	Depreciated Ratio of the building	:	Rs. 941.625
b	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 4,04,899/-
	Rate for Land & other V (3) ii	:	Rs. 76,32,500/-
	Total Composite Rate	:	Rs. 80,37,399/-
	Approach to valuation of property and indicate how the value has been arrived at. supported by necessary calculation	:	Considering Location & locality, facilities & amenities, quality of Construction, residual life of the building, business potential, supply of demand, local nearby enquiry, market feed back of investigation. See Annexure "A"

Details of Valuation:

Sr. No.	Description	Area	Rate per unit Rs.	Estimated value Rs.
1	M/s. Arihant Siddhi Co-op. Hsg. Soc. Ltd., Flat No. 06, 1 st Floor, 'F' Wing, Arihant Apartment, Sai Baba Nagar, Off. V. S. Road, Borivali (West), Mumbai - 400092	430 sq. ft. B.U.A	Rs. 18,691.625	Rs. 80,37,399/-

Fair Market Value of the Property.	Rs. 80,37,399/-
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Realizable value of the Property (90% F.M.V.)	Rs. 72,33,659/-
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Distress value of the Property (80% F.M.V.)	Rs. 64,29,919/-
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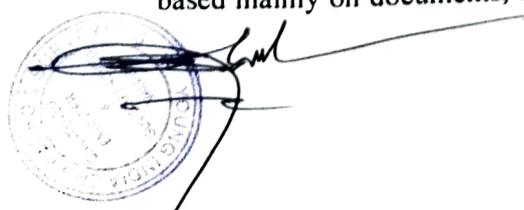
Value as per Stamp Duty Ready Recknor for Flat	Area 430 sq. ft. B.U.A.	Rate Rs. 5,927/-	Rs. 25,48,610/- Depreciated value
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Value for Insurance Purpose (See Annexure "A")	Rs. 9,67,500/-
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Declaration: -

I hereby declare that: -

- The information furnished above is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property being valued.
- Our representative has personally inspected the property.
- My registration with State Chief Commissioner of Income Tax is valid as on date.
- This valuation report will remain valid for 3 months from the date of the Report as the property market is fluctuating day by day also valid for the purpose for which it is made and for party to whom it is addressed. It will not hold Good / Valid for any other parties or Bank to whom it is not addressed.
- I have not been convicted of any offence and sentenced to term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- We shall not be held responsible in any event and liable for consequential damages/lost of due to this Report.
- The Valuer is not required to give testimony or to appear in Court by reason of this Report.
- Our report doesn't cover check of ownership, title clarification or legality. This report is based mainly on documents, information provided and the subject property identified by the



applicant / Borrower. The valuer shall not be held responsible at anytime, if any variation / discrepancy is observed later on out of such documents / information. The bank is advised to verify all such documents / information provided by the borrower / Applicant from concerned agency / legal agency appointed for that purpose. This valuation is purely an opinion has no legal or contractual obligation on our part. The rates are based on current market conditions and may vary with time.

CERTIFICATE

This is to certify that we have visited and inspected the right property and valued the same as reflected in the report.

Place : Mumbai
Date : 05.12.2019

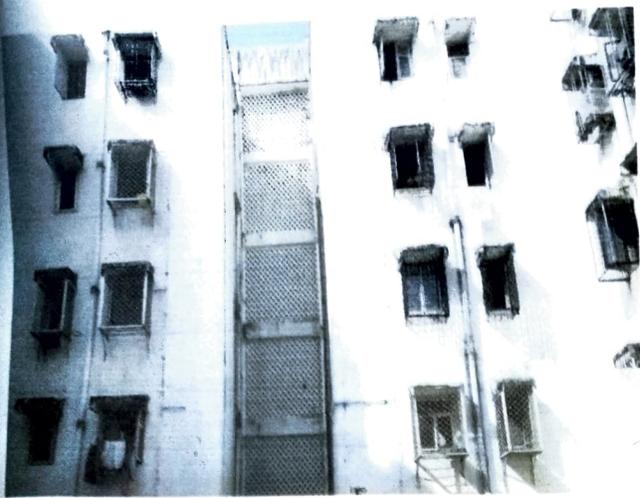
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(SURVEYORS & VALUERS)

ANNEXURE "A"

Sr. No.	Description	Replacement Rate Rs.	Replacement Amount Rs.	Total Life Building	Age of the Building	Depreciation %	Depreciated Amount
1.	M/s. Arihant Siddhi Co-op. Hsg. Soc. Ltd., Flat No. 06, 1 st Floor, 'F' Wing, Arihant Apartment, Sai Baba Nagar, Off. V. S. Road, Borivali (West), Mumbai - 400092 Admeasuring 430 sq. ft. Built Up Area	Rs. 2,250/-	Rs. 9,67,500/- For Insurance Purpose	65 Years	42 Years	58.15 %	Rs. 4,04,899/-





ENGINEER
CHARTERED
BY
GOVT. APPOINTMENT
VALUERS
MUMBAI

Place Name

Sai Baba Nagar Borivali West 400092

Find

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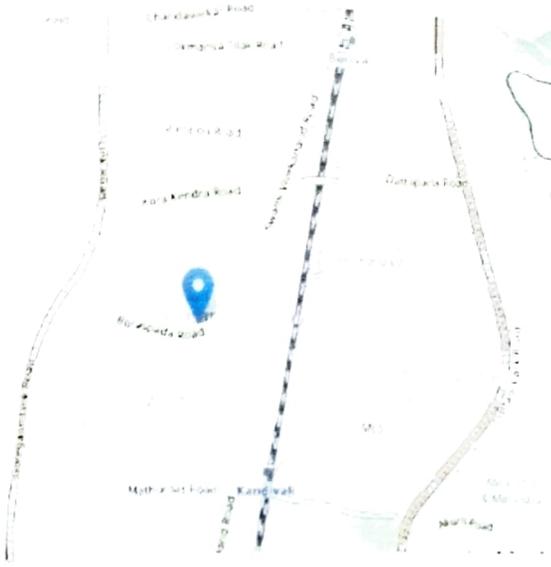
Add the country code for better results. Ex: London, UK

Latitude

Longitude

19.212700

72.847070



Department of Registration & Stamps
Government of Maharashtra

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बाजारमूल्य दर पत्रक

Valuation Rules User Manual

Annual Statement of Rates

Selected District मुंबई (उपनगर)

Select Village कांदीवली वॉरीवली

Search By • Survey No Location

Enter Survey No 13 Search

उपविभाग	कुनी चनी	विवाही बदनीस	बॉडीस दुप्पे	बॉचोफिक	एरर (Rs.)	Attribute
79/355-भुभाग, उत्तर व पूर्वस गावाची सीमा, दक्षिणेस 90 फूट रस्ता व पश्चिमेस लिंक रोड	68000	127600	158600	213300	127600	चौरस मीटर मि.टी.एस. नंबर



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