



NEOCON

Infrastructure Services Pvt. Ltd.

**ARCHITECTS, ENGINEERS AND VALUERS
ALL SERVICES UNDER SINGLE WINDOW**

VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

**Mr. Amol Laxmipati Siddamsettiwar &
Mrs. Nilima Amol Siddamsettiwar.**

IMMOVABLE PROPERTY ADDRESS

**Flat No.701, 7th Floor, Building No-A/6A, Siddharth
Nagar, Opp. Khatu Mill Compound, Borivali (East),
Mumbai-400066.**

VALUATION REPORT SUMMARY (PAGE 3 TO 8)

Client Name	:	Mr. Amol Laxmipati Siddamsettiwar & Mrs. Nilima Amol Siddamsettiwar.
Details of the Property	:	Flat No.701, 7th Floor, Building No-A/6A, Siddharth Nagar, Opp. Khatu Mill Compound, Borivali (East), Mumbai-400066.
Type of Property	:	Residential Flat (2 BHK)
Super Built up Area	:	835 Sq. ft
Fair Market Value of the Property	:	Rs. 218,75,000.00
Realizable Market Value of the Property	:	Rs. 196,88,000.00
Distress Sale Value of the Property	:	Rs. 175,00,000.00
Government value of property	:	Rs. 117,88,026.78
Insurance value of property	:	Rs. 23,46,350.00
Residual Life of Building	:	37 Years

Authorized Signature

Neocon Infrastructure Services Pvt. Ltd.

(Architect & Govt.Regd Valuer)

Date 14-01-2025.

VALUATION REPORT

I.	GENERAL	:	Ref No: NIS/PER/25/25002
1	Purpose for which the valuation is made	:	To ascertain of fair market value of Property for Bank purpose.
2	a) Date of inspection	:	12-01-2025.
	b) Date on which the valuation report is made	:	14-01-2025.
3	List of documents produced for perusal (Xerox copy of Documents)		
	a) Building Authentic Document's		(Sale Agreement)
	i) Agreement for sale	:	Sale Agreement is dated. 15.11.2004 executed between Mr. Ramesh Rajaram Salvi (The Vendor) & Mr. Amol Laxmipati Siddamsettiwar & Mrs. Nilima Amol Siddamsettiwar. (Purchaser)
	b) Society Document	:	Regd No: BOM/WR/HSG/TC/11617/2002-2003.
	i) Share Certificate		Dated : 05.04.2002.
	c) Occupation Certificate	:	
4	Name of the Purchasers / Owner's / Intending Purchaser's of the property	:	Mr. Amol Laxmipati Siddamsettiwar & Mrs. Nilima Amol Siddamsettiwar. (Joint Ownership)
5	Brief description of the property	:	The property is a Residential Flat, Located on Flat No.701, 7th Floor, Building No-A/6A, Siddharth Nagar, Opp. Khatu Mill Compound, Borivali (East), Mumbai-400066. Building Consists of Stilt + 7th Upper Floors.
6	Location of property		
	a) Plot No. / Survey No.	:	C.T.S No.174
	b) Door No.	:	Flat No.701.
	c) T. S. No. / Village	:	Magathane
	d) Ward / Taluka	:	Borivali
	e) Mandal / District	:	Mumbai
	f) Date of issue and validity of layout of approved map / plan	:	NA.
	g) Approved map / plan issuing authority	:	Local Authority
	h) Whether genuineness or authenticity of approved map / plan is verified	:	Yes.

	i) Any other comments by our empaneled Valuers on authentic of approved plan	:	No Comments
7	Postal address of the property	:	Flat No.701, 7th Floor, Building No-A/6A, Siddharth Nagar, Opp. Khatu Mill Compound, Borivali (East), Mumbai-400066.
8	City / Town Residential Area Commercial Area Industrial Area	: : : :	Borivali Yes No No
9	Classification of the area		
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	MCGM
11	Is it leasehold, the name of lesser/ lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of	:	Free Hold
12	Boundaries of the property		
	North	:	Building-A/11.
	South	:	Gundecha trillium
	East	:	Building-A/6.
	West	:	Building-A/7.
13	Dimensions of the site/Flat	:	Area 762.14 Sq. ft. Carpet Area including Balcony. (As per Measurement) 835 Sq. Ft Super Built Up Area (As per Agreement)
14	Extent of the site	:	N.A.
15	Latitude, Longitude & Co-ordinates of flat	:	Latitude - 19.21615 Longitude - 72.86988
16	Extent of the site considered for valuation (least of 13 A & 13 B)	:	835 Sq. Ft. Super Built Up
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner is occupying the property. Monthly Rent is Rs.30,000/- to Rs.40,000/- (Approx.)

II. APARTMENT BUILDING			
1	Nature of the Apartment	:	Residential Building
2	Location		
	T.S.No.	:	C.T.S No.174
	Village/ Municipality/Corporation	:	MCGM
	Door No.	:	Flat No.701.
	Nearest Landmark	:	Near Gundecha trillium
3	Description of the locality Residential / Commercial / Mixed	:	Residential area.
4	Year of Construction	:	2002
	Age of Building	:	23 Years
	Estimated Future Life	:	37 Years
5	Number of Floors	:	Stilt + 7 upper Floor.
6	Type of Structure	:	RCC framed structure
7	Number of Dwelling units in	:	NA
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available		
	Lift	:	1 Lift.
	Protected Water Supply	:	Local Authority
	Underground Sewerage	:	Connected to public sewer
	Car Parking - Open/ Covered	:	Open car parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the	:	Well Paved
III FLAT			
1	The floor on which the flat is	:	7th Floor
2	Door No. of the flat	:	Flat No.701.
3	Specifications of the flat	:	2 BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic Tiles Flooring
	Doors	:	Wooden Door & Safety Door
	Windows	:	Aluminum Sliding Window
	Fittings & Finishing	:	Concealed
4	House Tax	:	N.A.
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax amount	:	N.A.
5	Electricity Account no.	:	N.A.
	Meter Card is in the name of	:	N.A.

6	How is the maintenance of flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Amol Laxmipati Siddamsettiwar & Mrs. Nilima Amol Siddamsettiwar.
8	What is the undivided area of land as per Sale Deed?	:	N.A.- Valuation is only for flat.
9	What is the plinth area of the flat?	:	762.14 Sq. Ft. Carpet area
10	What is the floor space index	:	As per local norms.
11	What is the Builtup Area of the	:	835.00 Sq. Ft. Super Built up area
12	Is it Posh/I class/Medium	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential Building
14	Is it Owner-occupied or let out?	:	Owner is occupying the property.
15	If rented, what is monthly rent?	:	Monthly Rent is Rs.30,000/- to Rs.40,000/- (Approx.)
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 with respect to adjacent properties in the areas)	:	Rs.20,000 to Rs.25,000/Sq.ft Builtup area (20% loading)
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. 25,000.00 /Sq.ft. Builtup area
3	Break - up for the rate		
	i) Building + Services	:	Rs. 2,810.00 /Sq.ft
	ii) Land + Others	:	Rs. 22,190.00 /Sq.ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 1,56,390 /Sq.Mtrs For Flat Rs. 69,980 /Sq.Mtrs For Land
	Project Size wise increase	:	Rs. 1,56,390.00
	Floor Rise (10%)	:	Rs. 1,64,209.50
	After Depreciation Value	:	Rs. 1,51,959.67 /Sq.Mtrs
	Rate in Sq. Ft.	:	Rs. 14,117
	Rate for Flat (A)	:	Rs. 117,88,027
	Car Parking Area	:	Rs. 0.00 /Sq.Mtrs
	Car Parking Value (B)	:	Rs. 0.00
	Terrace Area	:	0.00
	Terrace Value (C)	:	Rs. 0.00
	Total Value GV (A+B)	:	Rs. 117,88,027

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION				
a.	Depreciated building rate	:		
	Replacement cost of flat	:	835.00 X	Rs. 2,810.00
	Age of the building	:		Rs. 23,46,350.00
	Life of the building estimated	:	37 Years	
	Depreciation percentage assuming the salvage value as 10%	:		
	Depreciated Ratio of the building	:		
b.	Total composite rate arrived for valuation	:		
	Depreciated building rate VI (a)	:		
	Rate for Land & other V (3)ii	:		
	Total Composite Rate	:	Rs. 25,000.00	/Sq.ft for Super Builtup area.
VII DETAILS OF VALUATION.				
Sr. No.	Description	Area in Sq. ft.	Unit Rate (Rs./ sq. ft.)	Estimated/ Present Value (Rs.)
1	Market Value of the flat	835.00	Rs. 25,000.00	Rs. 208,75,000.00
2	Interior Cost		Lum-Sum	Rs. 10,00,000.00
3	Fair Market Value 100% Rupees Two Crore Eighteen Lakh SeventyFive Thousand Only			Rs. 218,75,000.00
4	Realizable Value of the Property (Less 10%) Rupees One Crore NinetySix Lakh EightyEight Thousand Only			Rs. 196,88,000.00
5	Distress Value of the Property (Less 20%) Rupees One Crore SeventyFive Lakh Only			Rs. 175,00,000.00

Remarks

- 1 All the civic amenities are available within the proximity of the said building.
- 2 We observe that the guideline value of the said flat is significantly less as compared to its market value.

Certificate

- 1 The information furnished is true and correct to the best of my knowledge and belief.
- 2 I have no direct or indirect interest in the property valued.
- 3 I have not been found guilty of misconduct in my professional capacity.
- 4 The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Client has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.
- 5 The value varies with the purpose and time.
- 6 We are not aware of any outstanding dues – such as society taxes, out goings etc., if any pertaining to the unit under consideration. As no details were furnished, we have assumed that all taxes are paid to date.

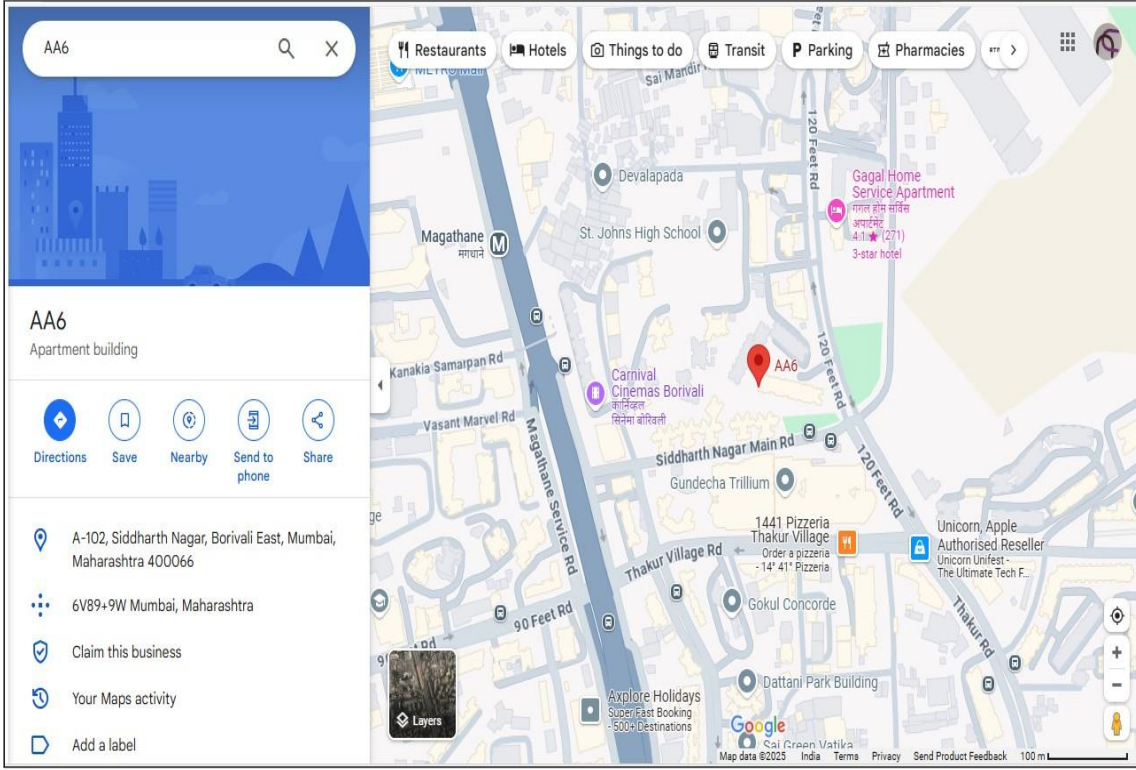
Authorized Signature

Neocon Infrastructure Services Pvt. Ltd.

(Architect & Govt.Regd Valuer)

Date 14-01-2025.

Map:-



Reference 1

सूची क्र.2		दुयम निस्का: सड दु.नि. ओरीगली 2
11283367 14-01-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		दल क्रमंक: 11283/2024 नेटवरी Ragn:03m
गावाचे नाव : मागादाणे		
(1) विविधा प्रकार	सेर डीड	
(2) प्लॉट नंबर	10500000	
(3) काबाज-अव-भू-मि-पट्टावली काबाजिपट्टावली अकारली डेले की पट्टेदार ते मूळ करावे	7225240	
(4) भू-मामन-पेट्टावली व परकामना(अवकाश)		
(5) क्षेत्रफल	44.00 चौ.मीटर	
(6) अकारली किच कुली डेवलाप असेल तेव्हा		
(7) दलदलेवर कसप ट्रेडिंग या विषय डेवलाप या प्लॉटकाराचे नाव किवा दिवाणी न्यायालयात इड्डमनामा किच अटीस अल्लरपस,प्रतिवादिचे नाव व पत्ता	1) नाव-नील वसुदेवराव सुनील का-52 पत्ता-व्हॉट नं. 701, भागा नं. 1 वा मळा विंग नं.२-३, इमारतीचे नाव- सिद्धार्थ मगर विलीन नं-1 कॉ-ओप हीरोला सेव्हारी सिमेंट, ब्लॉक नं. ओरीगली ईस्ट, रोड नं. पिन खटाप मित कंगडठ, ऑफ वेस्टर्न एस्तेस हायवे ओरीगली ईस्ट, मुंबई-400066. प्लॉट नं. 10500000 2) नाव-अशोक विष्णुनाथ सुनील का-53 पत्ता-व्हॉट नं. 701, भागा नं. 1 वा मळा विंग नं.२-३, इमारतीचे नाव- सिद्धार्थ मगर विलीन नं-1 कॉ-ओप हीरोला सेव्हारी सिमेंट, ब्लॉक नं. ओरीगली ईस्ट, रोड नं. पिन खटाप मित कंगडठ, ऑफ वेस्टर्न एस्तेस हायवे, मुंबई, प्लॉट नं. 400066 पिन नं. 400066	
(8) दलदलेवर कसप ट्रेडिंग या विषय डेवलाप या प्लॉटकाराचे नाव किवा दिवाणी न्यायालयात इड्डमनामा किच अटीस अल्लरपस,प्रतिवादिचे नाव व पत्ता	1) नाव-नील वसुदेवराव सुनील का-44 पत्ता-व्हॉट नं. 1006, टॉवर, भागा नं. , इमारतीचे नाव- वीरनर्स सी एच एम सिमेंट, ब्लॉक नं. काडिवली ईस्ट, रोड नं. ठाकर विवेक, मुंबई, पिन कोड-400101 पिन नं. AUPT241/151 2) नाव-अशोक विष्णुनाथ सुनील का-41 पत्ता-व्हॉट नं. 1006, टॉवर, भागा नं. , इमारतीचे नाव- वीरनर्स सी एच एम सिमेंट, ब्लॉक नं. काडिवली ईस्ट, रोड नं. ठाकर विवेक, मुंबई, पिन कोड-400101 पिन नं. BAP264/151	
(9) दलदलेवर कसप ट्रेडिंग या विषय डेवलाप या प्लॉटकाराचे नाव किवा दिवाणी न्यायालयात इड्डमनामा किच अटीस अल्लरपस,प्रतिवादिचे नाव व पत्ता	28/06/2024	
(10) दलदलेवर कसप ट्रेडिंग या विषय डेवलाप या प्लॉटकाराचे नाव किवा दिवाणी न्यायालयात इड्डमनामा किच अटीस अल्लरपस,प्रतिवादिचे नाव व पत्ता	28/06/2024	
(11) अड्डमनामा रुब व वूड	11283/2024	
(12) काबाज-अवकाश प्लॉट नुसक	630000	
(13) काबाज-अवकाश प्लॉट नुसक	30000	
(14) नोटा		
मुद्रांकनसाठी विषयाने वेवदेल तपशील:-		
मुद्रांकन मुल्य आगातान निवडलेले अनुकोट :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

NIS/PER/25/25002 Residential Flat Flat No.701, 7th Floor, Building No-A/6A, Siddharth Nagar, Opp. Khatu Mill Compound, Borivali (East), Mumbai-400066

INTERNAL & EXTERNAL PHOTOGRAPH OF THE PROPERTY.



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INTERNAL PHOTOGRAPH OF THE PROPERTY.



**NIS/PER/25/25002 Residential Flat Flat No.701, 7th Floor, Building No-A/6A, Siddharth Nagar, Opp. Khatu Mill Compound,
INTERNAL PHOTOGRAPH OF THE PROPERTY.**

