

VALUATION OF IMMOVABLE PROPERTY

SITUATED AT

Flat No. 'E' - 11, Ground Floor, 'Sunita Apartment', "Sonmung Co. – Op. Housing Society Ltd.", 62CC, Peddar Road, Mumbai – 400036.

FOR

BANK LOAN PURPOSE

TO

THE MANAGER

"BANK OF MAHARASHTRA", Goregaon (W) Branch.

IN THE CASE OF OWNER

Mrs. NIRMALA PRAVEEN SARAFF
(nee NIRMALA S. AGGARWAL)

PREPARED BY

Sanjiv Hate

ARCHITECTS PLANNERS
INTERIOR DESIGNERS
GOVT. REGD. VALUER

302, Mahalaxmi Tower, Caesar Road,
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CIVIL ENGINEER
LICENSED SURVEYOR
APPROVED VALUER

Date: 20/12/2021.

ANNEXURE – I

Summary Valuation Report on properties owned by
Mrs. NIRMALA PRAVEEN SARAFF
(nee NIRMALA S. AGGARWAL)/ LD - 3287

Sr. No.	Particulars	Details/Information
1	Name of the Branch	“Bank of Maharashtra”, Goregaon (W) Branch.
2	Name of the borrower	Mrs. NIRMALA PRAVEEN SARAFF (nee NIRMALA S. AGGARWAL)
3	Name of the Valuer/Firm	Sanjiv Hate, GOVT. REGD. VALUER
4	Date of visit by Valuer	18/12/2021.
5	Name of Bank Official accompanied/visited with value	Not available
6	Description of Property/properties	
a	Name of Owner/Mortgagor	Mrs. NIRMALA PRAVEEN SARAFF (nee NIRMALA S. AGGARWAL)
b	Extent of area(in acres/hectars/Sq. meter/Sq. Feet)	Carpet Area is 540 Sq. Ft. (50.17 Sq. Mt) as per actual measurement on site. Built Up Area is 648 Sq. Ft. (60.20 Sq. Mt.)
c	Survey No./GUT no./CTS No./House No.	Flat No. ‘E’ - 11, Ground Floor, ‘Sunita Apartment’, “Sonmung Co. – Op. Housing Society Ltd.”, C. S. No. 674/Pt, Malabar Cumbala Hill Division, Mumbai City, 62CC, Peddar Road, Mumbai – 400036.



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Mrs. NIRMALA PRAVEEN SARAFF
(nee NIRMALA S. AGGARWAL)/ LD - 3287
To,
The Manager
“Bank of Maharashtra”
Goregaon (w) Branch.

VALUATION REPORT OF IMMOVABLE PROPERTY

1	Purpose of Valuation	:	Fair Market Value for Bank Loan Purpose.
2.	Name of Applicant	:	Mrs. NIRMALA PRAVEEN SARAFF (nee NIRMALA S. AGGARWAL)
3.	Name of Present Owner	:	Mrs. NIRMALA PRAVEEN SARAFF (nee NIRMALA S. AGGARWAL)
	Name of the Seller/Developer		Bank of India (Re - Conveyance 2017)
4.	Present occupant	:	Vacant.
5.	Valuation Instructed By	:	“Bank of Maharashtra”, Goregaon (W) Branch.
6.	Person met on Site	:	Mr. Suresh Malekar (M) - 9221805338
7.	<u>Details Of the Property</u>		
a.	Type of Property	:	Residential: Ground + 3rd upper floors.
b.	Address of premises under reference	:	Flat No. ‘E’ - 11, Ground Floor, ‘Sunita Apartment’, “Sonmung Co. – Op. Housing Society Ltd.”, 62CC, Peddar Road, Mumbai – 400036.
D	S. No. / Street No. /Village Name Taluka / Dist.	:	C. S. No. 674/Pt, Malabar Cumbala Hill Division, Mumbai City, 62CC, Peddar Road, Mumbai – 400036.
d.	Date of Inspection	:	18/12/2021.



e.	Age. Future Life	:	The building is constructed in the year 1971, hence, the future life of the building can be said to be about 10 years if maintained properly & regularly.
f.	Land Area	:	Details not available.
	Shape of the Land	:	Regular shape of land.
	Frontage of the land	:	Abutting Internal access Road.
g.	Built Up Area	:	Carpet Area is 540 Sq. Ft. (50.17 Sq. Mt) as per actual measurement on site. Built Up Area is 648 Sq. Ft. (60.20 Sq. Mt.)
h.	Whether Residential / Commercial / Both	:	Residential.
i.	Proposed area of extension	:	N. A.
j.	Nature of Extension	:	N. A.
k.	Classification	:	Upper Class Locality.
l.	Free / Leasehold	:	Freehold Land.
m.	Furnish details such as share of each owner. If under joint ownership Co- ownership	:	Single Ownership.
n.	Corporation limits / Village panchayat / Municipality	:	M.C.G.M.
08.	<u>Accessibility</u>		
a.	Nearby Land Mark:	:	Behind Mount Unique Building, Peddar Road.
b.	Condition of approach road	:	Tar Road in average condition.
c.	Distance from nearest railways station /Bus station	:	Approx. 1.50 Kms. distance from Grant Road (W) Railway Station.
9.	<u>Survey of Construction</u>		
a.	Whether the construction is as per the approved building plan (if no, give details)	:	Details not provided.
b.	Type of Construction	:	R.C.C. Framed structure.
c.	Maintenance of Building New one / good /Average/ Poor	:	Good.



d.	Plan Approval details	:	Details not provided.
e.	No. of Lifts	:	No lift.
10.	Brief description of premises under reference	:	The said Building is located at Peddar Road at a convenient & quiet location. The said Building is located in the upper class locality surrounded by other residential societies & accessible by all forms of transport. The Building is a R.C.C. structure with Ground + 3rd upper floors without lift.
11.	<u>Specification of Construction (Floor wise) in respect of</u>		
a.	Foundation	:	R.C.C. Foundation.
b.	Wall (load bearing /partitions)	:	Brick Masonry Walls with Cement Plaster.
c.	Door & Windows	:	Teak Wood Door & Aluminum sliding Window.
d.	Roofing including weatherproof course and drainage	:	R.C.C. Terrace Slab with W.P. treatment.
e.	Flooring	:	Vitrified Tiles flooring.
f.	Electrical installations	:	Concealed Wiring.
g.	Plumbing Installations	:	Concealed Plumbing.
h.	Kitchen platform	:	Black Granite Kitchen platform.
i.	Other details	:	The Flat is located on Ground floor. The Building is Ground + 3rd upper floors without lift.
j.	Any other amenities	:	-
k.	Property tax receipt referred	:	N. A.
l.	Agreement Amount Stamp Duty & Registration	:	Rs. 0/- Rs. 1,140/-
12.	Documents produced for perusal	:	Re – Conveyance Deed dated 14.11.2017.
13.	Property Location: Location on Map	East: West: North: South:	: : : : - Mount Unique Building - Flat No. 'E' - 10 - 'D' - Wing - Adjacent Building - 18°58'01.7"N 72°48'21.2"E



CERTIFICATION

This is to certify that the Present Fair Market Value of the Flat No. 'E' - 11, Ground Floor, 'Sunita Apartment', "Sonmung Co. – Op. Housing Society Ltd.", 62CC, Peddar Road, Mumbai – 400036 is as under:

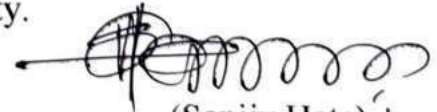
- a) Fair Market Value is = Rs. 4,07,70,000/-
(Rupees Four Crore Seven Lac Seventy Thousand only)
- b) Realisable Value of the subject property
90% of Fair Market Value: = Rs. 3,66,93,000/-
(Rupees Three Crore Sixty Six Lac Ninety Three Thousand only)
- c) Distress sale value = (80%) of F.M.V. = Rs. 3,26,16,000/-
(Rupees Three Crore Twenty Six Lac Sixteen Thousand only)

I, hereby, declare that:-

- 1) The information furnished in this report 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 personally inspected the property on 18/12/2021.
- 4) Our report does not cover check of ownership, title clearance or legality. This valuation is purely of my opinion & has no contractual obligations on our part. The rates are based on current market condition as per our enquiries & opinion and the value may change with time.
- 5) In no event shall the consultant / valuer be held responsible in respect of any one or series of event of the actual loss or damage sustained or liable of one or special, indirect or consequential damages as assignment has been completed on best effort and knowledge & personal opinion.
- 6) The valuation is subject to clear & marketable transferable tiles & same shall be checked & verified through legal due diligence. This valuation is also subject to adequacy of Engineering / Structural design & authentic approval from approving authorities.
- 7) This valuation is given subject to titles & legality verified through legal due diligence & approved status of building from the Competent Authority.

Date: 20/12/2021.

Place: Andheri (West), Mumbai.



(Sanjiv Hate)

Architect

Govt. Regd. Valuer

