



S. D. DESHPANDE B.E.(Mech) FIE FIV MICA

■ Chartered Engineer ■ Govt. Approved Valuer ■ Competent Person ■ Arbitrator

Mumbai/Thane : 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivli 421 201, Dist. Thane, M.S. (India)

Nasik : Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007, M.S. (India)

Pune : 42/6, 'Chatak', Scheme-10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044, M.S. (India)

Contact : +91 94222 58807, 98208 46791, 95948 05666, 95450 48899, +91 251 2472 666, 253 2355 475

Website : www.sddeshpande.com • Email : sanjaydeshpande63@gmail.com, balkrishna.chikhalkar@gmail.com info@sddeshpande.com

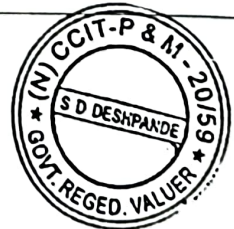
M/S. STATE BANK OF INDIA - SAMB-1,
Cuffe Parade, Mumbai,

VALUATION REPORT (IN RESPECT OF FLATS)

Our Ref No. 131/SDD/BBC/VR/SBI-SAMB-I/2022-23

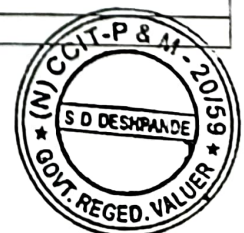
Date: 16.01.2023

I. GENERAL		:	:
1.	Purpose for which the valuation is made	:	To determine the Fair market value of the property
2.	a) Date of Inspection	:	05.01.2023
	b) Date on which the valuation is made	:	16.01.2023
3.	List of documents produced for perusal		
	i) Agreement for Sale	:	As Per Our previous Valuation Report Dtd. 25.12.2021
	ii) Index II Copy	:	-----
	iii) Receipt no.	:	-----
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)	:	
5.	Brief description of the property	:	Room No. 1B, Ground Floor, Marwadi Bungalow, Mandapeshwar Road, Borivali West, Mumbai 400 092.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-----
	b) Door No.	:	Room No. 1B, Ground Floor
	c) T.S. No. / Village	:	Details Not Available
	d) Ward / Taluka	:	Tal. Borivali
	e) Mandal / District	:	Dist. Mumbai
	f) Date of issue and validity of layout of approved map / plan	:	Details Not made available
	g) Approved map / plan issuing authority	:	MCGM
	h) Whether genuineness or authenticity of approved map / plan is verified	:	Details Not made available
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	NA
7.	Postal address of the property	:	MR. GANGADHAR S. SHETTY Room No. 1B, Ground Floor, Marwadi Bungalow, Mandapeshwar Road, Borivali West, Dist. Mumbai 400 092
8.	City / Town	:	Borivali West, Mumbai
	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No



S. D. DESHPANDE

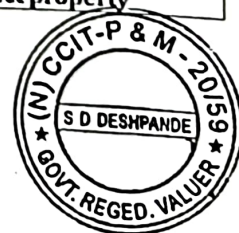
9.	Classification of the Area	:	
	i) High / Middle / Poor:	:	Middle Class
	ii) Urban / Semi Urban / Rural:	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Under MCGM
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No
12.	Boundaries of the property	:	
	East	:	Mandapeshwar Road
	West	:	MarwadiChawl
	North	:	Silver Gate Apartment
	South	:	Residential Building
13	Dimensions of the site	:	A B
		:	As Per the Deed Actual
	East	:	Mandapeshwar Road
	West	:	MarwadiChawl
	North	:	Silver Gate Apartment
	South	:	Residential Building
14	Extent of the site	:	As per Previous report Built up area 205 Sq. ft.
14.1	Latitude, Longitude & Co-ordinates of flat	:	Latitude :19.14122 N Longitude :72.51167E
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	As per Previous report Built up area 205 Sq. ft.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Vacant
II.	APARTMENT BUILDING	:	
1.	Nature of the Apartment	:	Residential
2.	Location	:	Borivali, Mumbal.
	T.S. No.	:	Details not made available
	Block No.	:	NA
	Ward No.	:	NA
	Village / Municipality / Corporation	:	MCGM
	Door No., Street or Road (Pin Code)	:	Room No. 1B, Ground Floor
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	As per information 1991
5.	Number of Floors	:	Ground + 3 rd Upper Floor.
6.	Type of Structure	:	RCC Framed
7.	Number of Dwelling unit in the building	:	It Is a Standalone Building
8.	Quality of Construction	:	Poor
9.	Appearance of the Building	:	Average
10.	Maintenance of the Building	:	Poor
11.	Facilities Available	:	
	Lift	:	Lift is not provided
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open / Covered	:	Open Car Parking
	Is compound Wall existing ?	:	Yes
	Is pavement laid around the Building	:	Yes



S. D. DESHPANDE

Continuation Sheet....

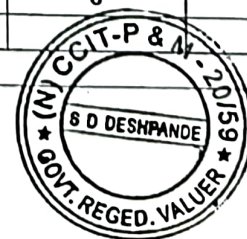
III	FLAT	:	
1.	The floor on which the flat is situated	:	Ground Floor
2.	Door No. of the flat	:	Room No. B1
3.	Specification of the flat	:	Single room
	Roof	:	RCC
	Flooring	:	Flooring Damaged
	Doors	:	Main door of MS Rolling Shutter broken/damaged
	Windows	:	No windows
	Fittings	:	Standard
	Finishing	:	Standard
	Remarks: Nil		
4.	House Tax	:	Applicants to furnish
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax Amount	:	
5.	Electricity Service connection No.	:	
	Meter Card is in the name of	:	
6.	How is the maintenance of the flat?	:	Not maintained properly.
7.	Sale Deed executed in the name of	:	MR. GANGADHAR S. SHETTY
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the flat?	:	Built up Area 205 sq. ft.
10.	What is the floor space index (app.)	:	NA
11.	What is the Carpet Area of the flat?	:	Physical Measurement Carpet area 245 sq. ft.
12.	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Use for commercial
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	Not Applicable
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	The subject locality is good demanded for Residential and commercial
3	Any negative factors are observed which affect the market value in general?	:	No
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? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	:	Total life of Building is taken as 55 years. We have worked out this valuation on the basis of Composite Rate method. Rate considered for subject flat as per Prevailing market rate as per market enquiry. Prevailing Market Rate for Residential Premises in this locality is Rs. 11,000/- to 13,000 per sq. ft. on Built up Area Note: Sale instances is not readily available for the subject property



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).	:	The room condition is dilapidated, very poor and damaged from inside, not in proper maintenance therefore we have considered Condition of the room and the Depreciated rate adopted is Rs. 11,500/- per Sq. ft. for valuation.
3	Break - up for the rate	:	
	i) Building + Services	:	2,500/-
	ii) Land + Others	:	9,000/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Govt. Guideline Rate is Rs. 142570/- per Sq. Mtr. I.e. Rs. 13,245/- (In the Year of 2022-2023 as per Ready Reckoner) for residential property. For the Flat Govt. Value is 205 x 13,245/- Sq. mtrs. = Rs. 27,15,225.00
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a.	Depreciated building rate	:	Rate adopted Rs. 11,750/- per Sq. ft.
	Replacement cost of flat with Services {V 3}i)	:	NA
	Age of the building	:	Around 31 Years
	Life of the building estimated	:	19 Years (If Proper Care & Regular Maintenance)
	Depreciation percentage assuming the salvage value as 30%	:	Depreciated rate considered, please refer Details of Valuation.
	Depreciated Ratio of the building	:	Depreciated rate considered, please refer Details of Valuation.
b.	Total composite rate arrived for valuation	:	Composite rate Arrived Rs. 11,500/- per Sq. ft.
	Depreciated building rate VI (a)	:	NA, We have valuation the property on the basis of Composite Rate method.
	Rate for Land & other V (3)ii	:	NA
	Total Composite Rate	:	Rs. 11,500/-

DETAILS OF VALUATION:

Sr. No.	Description	Qty.	Rate Per Unit Rs.	Estimated Value Rs.
1	Present value of the Room (incl. car parking, If provided)	205 sq. ft.	11,500/-	23,57,500.00
	Car Parking	0	0	0
2	Wardrobes	0	0	0
3	Showcases	0	0	0
4	Kitchen Arrangements	0	0	0
5	Superfine Finish	0	0	0
6	Interior Decorations	0	0	0
7	Electricity deposits / electrical fittings, etc.,	0	0	0
8	Extra collapsible gates / grill works etc.,	0	0	0
9	Potential value, if any	0	0	0
10	Others	0	0	0
	Total			23,57,500.00



S. D. DESHPANDE

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be Incorporated) and their effect on i) Salability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Sale ability ii) Likely rental value in future and iii) any likely income it may generate may be discussed). Photograph of owner/representative with property in background to be enclosed. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

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. 23,57,500.00 (Rupees Twenty Three Lacs Fifty Seven Thousand Five Hundred only).

The Realizable value of the above property as of is Rs. 21,21,750.00 (Rupees Twenty One Lacs Twenty One Thousand Seven Hundred & Fifty only) and

The Distress value Rs. 18,86,000.00 (Rupees Eighteen Lacs Eighty Six Thousand Only)



Nitin Date
B.E. (Civil), FIE, FIV
Govt. Approved Valuer
Regn No. NSK/CCIT/Tech/34AB/62/12 (Imm. Prop)/CAT-1/2013-14



S. D. DESHPANDE
Wealth Tax Registration No. (N) CCTT/P&M-
20/59/06-07 Approved Valuer-FIV-16367, Competent
Person-D-036

Office No. 7, 1st Floor, Shantaram Smruti, Joshi Wadi,
Near Municipal School, Station Road, Thakurli (E),
Dombivali - 421201, Dist. Thane

Justification: In case of variation of 20 % or more in the valuation proposed by the value and the Guideline value provided in the state Govt. notification or Income Tax Gazette Justification on variation has to be given.

The guiding price is set by the government, while the market price is set by the seller according to the Location, demand & condition of the property.

Therefore reason is Govt. rate is taken to compute stamp duty only and not valid for any other purposes as per town/Industrial development planning circular. Market rate is always according to situation, location, demand, availability, frontage, Prospects, location from highway, developed surroundings etc.

Adopting Comparable Sale Method for Land & Building:

Factor Considered: The Location, location features, size and shape of land, ability, topography, soil conditions, encumbrance, infrastructure, land use regulations, government legislation etc.

Generally, the value of any land depends on its potential. Even in the same locality, plots of land can have different rates depending upon their statutory status. Few many have public purpose reservations, few may attract of urban land ceiling act, CRZ or NDZ restrictions, few many have restrictions covenants on use and few may be freehold or leasehold etc. Other important factors of location, permissible FSI, size, shape, frontage, user of the plot- Commercial, Residential, Industrial or mix etc.

Encl:

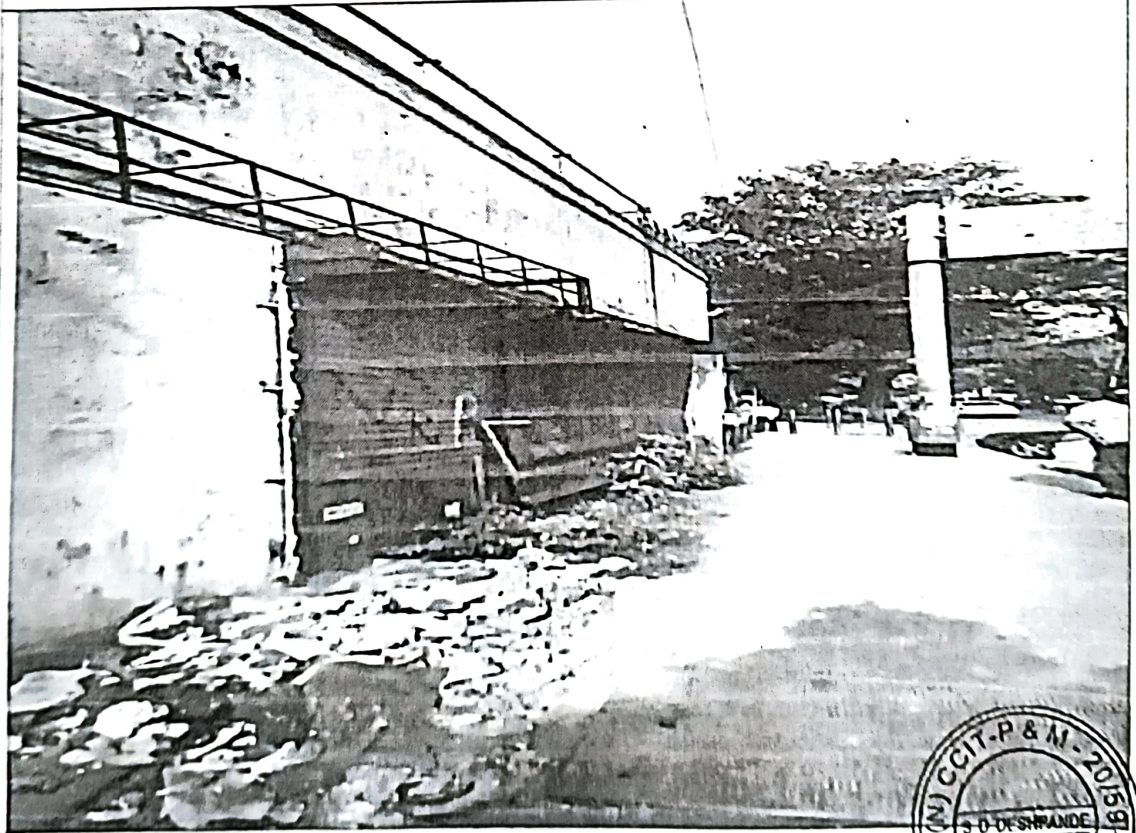
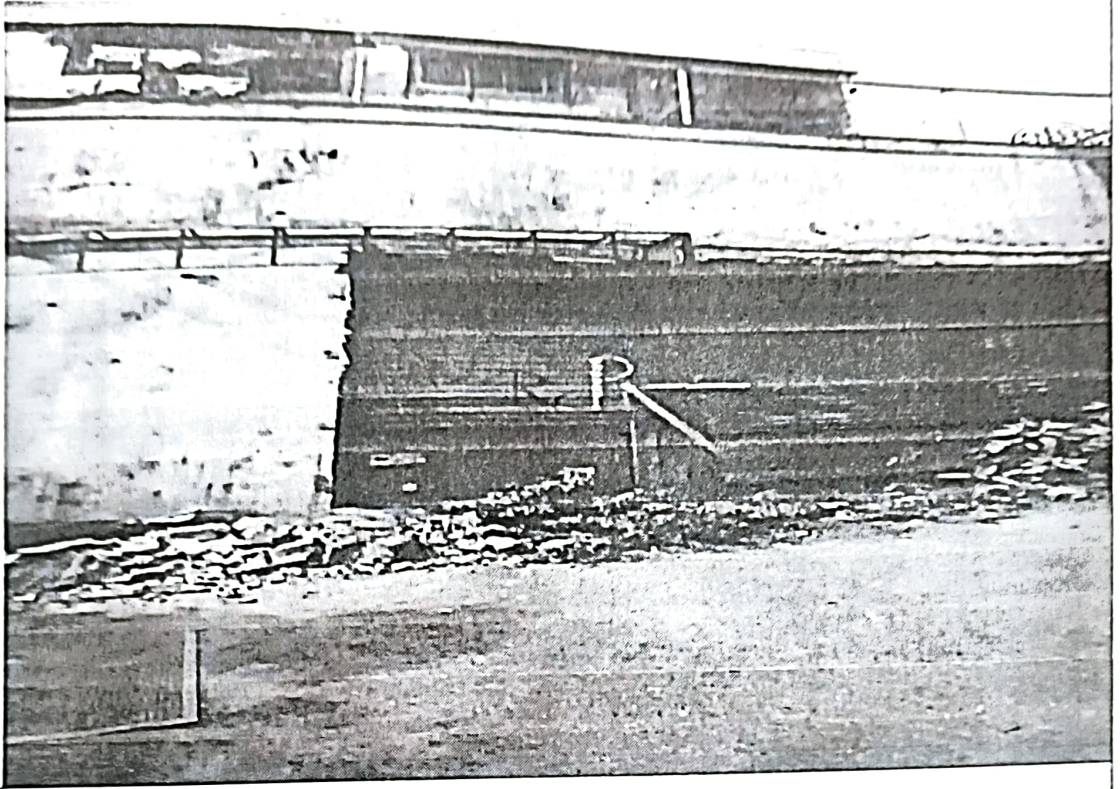
1. Declaration-cum-undertaking from the Valuer (Annexure-I)
2. Model code of conduct for Valuer (Annexure II)

Format of undertaking to be submitted by Individuals/ proprietor/ partners/ DECLARATION- CUM- UNDERTAKING

I Mr. Sanjay Dattatray Deshpande son of Mr. Dattatray Deshpande do hereby solemnly affirm and state

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as Valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 16.01.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My representative have personally inspected the property on 05.01.2023 The work is not subcontracted to any other Valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an un-discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an un-discharged insolvent
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n. My PAN Card number is AELPD3957L
- o. I undertake to keep you informed of any event so happenings which would make me ineligible for empanelment as a Valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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
- r. 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
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I am Valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (not applicable)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.





(N) CCIT-P & M - 2015
S. D. DESHPANDE
★ GOVT. REGED. VALUER ★



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2022-23

Annual Statement of Rates

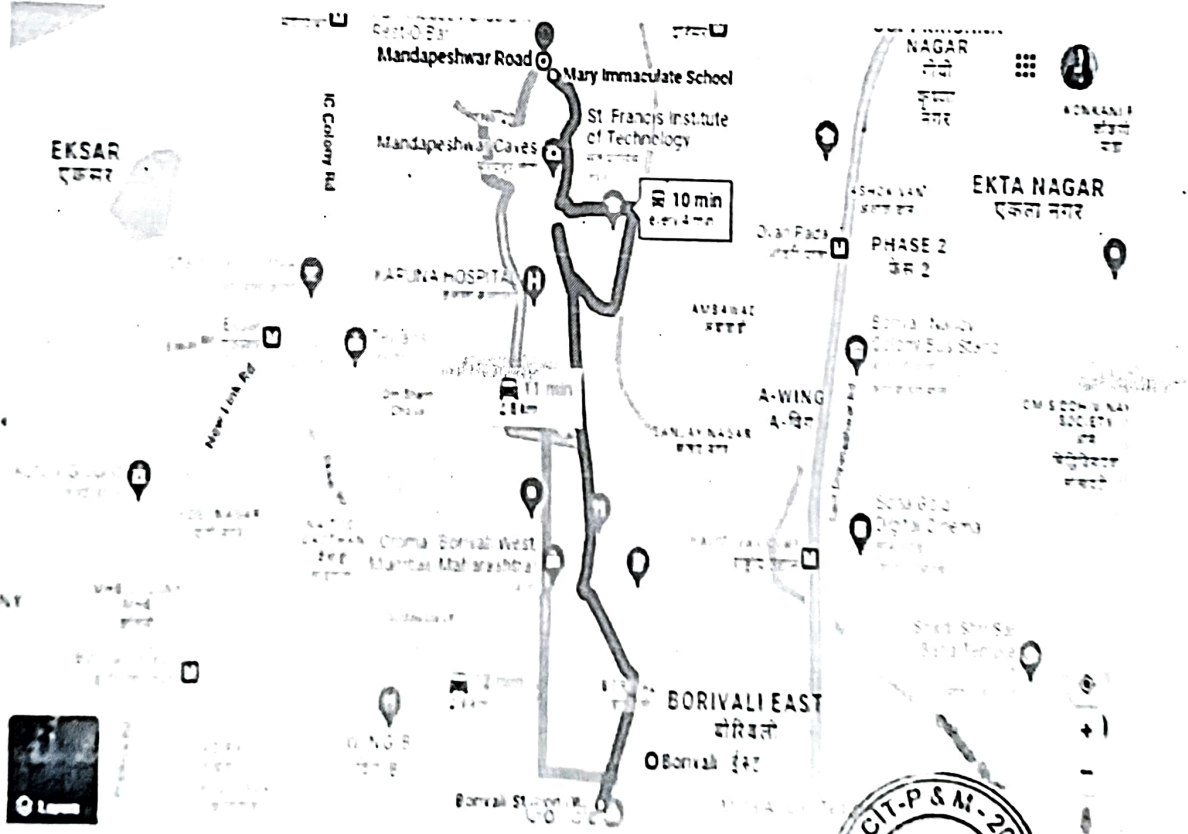
Language: English

Selected District: मुंबई (उपनगर)

Select Village: गेरीवली (गेरीवली)

Search By: Survey No Location

सर्वेक्षण क्रमांक	वर्णन	पूरी मूल्य	नियमित मूल्य	वैयक्तिक मूल्य	कुल मूल्य	वैयक्तिक मूल्य (रु.)
83365	पुणे जिल्हा जवळ गेरीवली रोड, पुणे नगर, इन्डियन वायर्स कंपनी इन्डियन बॉय	44890	98330	113080	124400	56330
83366	पुणे जिल्हा इ. व्ही. रोडला मधिलेवडी इन्डियन वायर्स इन्डियन वायर्स कंपनी इन्डियन बॉय	63740	14270	163950	205400	142570
83367	पुणे जिल्हा इ. व्ही. रोडला मधिलेवडी रोड	76510	144190	194100	250100	144190



S. D. DESHPANDE

EKSAR
₹887



magicbricks

Buy - Rent - Sell - Home Loans

Log in - Add Property

Corporate rates & benefits with MIB Prime

Unlock exclusively Diamond Owner Properties

Join Prime @ 55% OFF

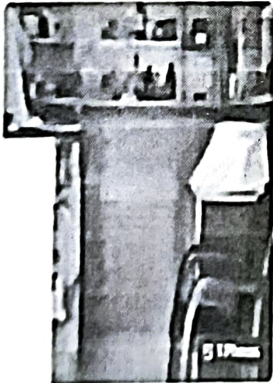
Project Details - Floor Details

Contact Owner

Avinash Parbhakar

₹35.0 Lacs

Commercial Office For Sale in EKSAR, East, Mumbai



Ground Floor - 6 Rooms

3000 sq ft
59 sq ft
1.82 BHK
Floor
Ground (Out of 7 Floors)
Ready to go
5 to 10 years

Your Name
Phone Number
Email
NO. of
Viewing Date

Get Contact Details



S. D. ...

Get full support from Relationship Manager @ All India

Shared Properties Communicate with Owners

Live Video Call

Join Prime @ 30% OFF

Contact Owner

Call @ 91-98-1000-1000

₹50.0 Lac

Commercial Property for Sale in ...



51 Floor

240 sq ft

Floor: 2 (Out of 2 Floors)

Your Name

Email

NO. 91 Mobile Number

Agree to Magicbricks Terms & Conditions

Get Contact Details

S. D. ...

Save Time & Money with All India

Find the Right Property by calling Up to 25 Owners directly

Join Prime @ 30% OFF

Contact Owner

Call @ 91-98-1000-1000

₹56.0 Lac

Commercial Property for Sale in ...



Ground Floor Unfurnished

240 sq ft

Floor: Ground (Out of 22 Floors)

Property Age: 5 to 10 years

Your Name

Email

NO. 91 Mobile Number

Agree to Magicbricks Terms & Conditions

Get Contact Details

