

Valuation Report Prepared For: SBI / RACPC Goa / Saurabh Prakash Naik(004451/2303080)

Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
Depreciation Ratio of the building	:	-
<b>b</b> Total composite rate arrived for Valuation	:	
Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 13,000/- per Sq. Ft.
<b>Total Composite Rate</b>	:	<b>₹ 16,000/- per Sq. Ft.</b>
Remarks	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	301.00 Sq. Ft.	16,000.00	48,16,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
<b>Total value / Realizable value of the property</b>				<b>48,16,000.00</b>
<b>Insurable value of the property (331.10 X 3,000.00)</b>				<b>9,93,300.00</b>
<b>Guideline value of the property (331.10 X 14,322.00)</b>				<b>47,42,014.00</b>

**Justification for Price / Rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.



2257  
17/12/2024



## Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
 Thane Nanded Indore Raipur  
 Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,  
 Chandivali Farm Road, Andheri (East),  
 Mumbai - 400 072, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 mumbai@vastukala.org

Valuation Report Prepared For: SBI / RACPC Sion / Saurabh Prakash Naik(004451/2303080)

Page 3 of 27

## Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,  
 The Branch Manager,  
 State Bank of India  
 RACPC Sion  
 B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirof  
 Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code -  
 400 070, State - Maharashtra, Country - India.

## VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 18.10.2023
	b) Date of which the valuation is made : 19.10.2023
3	List of documents produced for perusal: i) Copy of MHADA Provisional Offer Letter Dated 04.09.2023 And Saurabh Prakash Naik(The purchaser) issued by Mumbai Housing and Area Development Board.
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) : Saurabh Prakash Naik Residential Flat No. 902, 9 <sup>th</sup> Floor, Building No 1, Wing - A, "MHADA Housing Scheme Code No. 414 ", Aatmaram Surve Marg, Kannamwar Nagar II, Village - Hariyali, Vikhroli (East), Mumbai, Taluka - Kurla, District - Mumbai Suburban, 400 083, State - Maharashtra, India. Contact Person : Sanjay Chaudhary (Sales Person) Mobile No. 8007779403 sole ownership
5	Brief description of the property (including Leasehold / freehold etc.) : The property is a Residential Flat located on 9 <sup>th</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2 Passage. The property is at 1.9 Km distance from Railway Station Vikhroli.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 356 (pt)
b)	Door No. : Residential Flat No. 902
c)	C.T.S. No. / Village : Village - Hariyali
d)	Ward / Taluka : Taluka - Kurla



2257  
 17/12/2023