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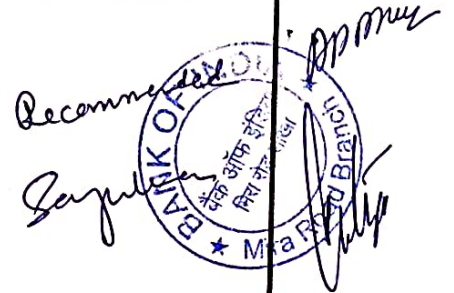
ISO 9011 : 2008 Quality Management System

VALUATION OF THE IMMOVABLE PROPERTY

(Flat)

For

**BANK OF INDIA,
MIRA ROAD BRANCH
MUMBAI**



**OWNED BY / CLIENT
Mr. Aditya Suresh Kumar Jain,
Mrs. Sangeeta Sureshkumar Jain &
Mr. Suresh Kumar Jain.**

**Flat No. 104, 1st Floor, Building No. SP-67/68, Jangid Apartment, Shailputri
Co. Op. Hsg. Soc. Ltd., Shanti Park, Mira Road East, Thane- 401 107.**

BY

**Ar. DINESH WARADE
GOVT APPROVED VALUER**

Dated 06-02-2024

**archinova design inc.
ARCHITECTS – VALUERS – INTERIOR DECORATORS**

**1, Gr. Floor, New Bhushan Chs Ltd, Teen Hath Naka Survewadi,
M.S. Road, Thane (West) - 400 604**

Mob - 9594578999, 8657899922, 8108578999



© 1, New Bhushan, Teen Hath Naka, Behind Punjab & Sindh Bank, Thane - 400 604, Maharashtra.

✉ archinova@gmail.com ☎ 95945 78999 / 81085 78999 🇮🇳 GSTIN - 27AAFVW9891E1ZZ

REF No. ADI/BOI/MIRA ROAD/PS-VIR/TD/2023-24-SF1933

Dated 06-02-2024

Name of the Owner : Mr. Aditya Suresh Kumar Jain,
Mrs. Sangeeta Sureshkumar Jain &
Mr. Suresh Kumar Jain.

Property Address : Flat No. 104, 1st Floor, Building No. SP-67/68, Jangid Apartment,
Shailputri Co. Op. Hsg. Soc. Ltd., Shanti Park, Mira Road East, Thane-
401 107.

Value of the Property :

As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with aforesaid specifications is Rs. 1,25,56,000/-.
(Rupees One Crore Twenty Five Lakh Fifty Six Thousand Only).

As a result of my appraisal and analysis, it is my considered opinion that the Realizable Value of the above property in the prevailing condition with aforesaid specifications is Rs. 1,13,00,400/-.
(Rupees One Crore Thirteen Lakh Four Hundred Only).

As a result of my appraisal and analysis, it is my considered opinion that the Distress Value of the above property in the prevailing condition with aforesaid specifications is Rs. 1,00,44,800/-.
(Rupees One Crore Forty Four Thousand Eight Hundred Only).

Government Value =	Rs. 95,76,669/- (Rs. Ninety Five Lakh Seventy Six Thousand Six Hundred And Sixty Nine Only)
Rental Value =	Rs. 31,000/- (Rs. Thirty One Thousand Only)
Insurance Value =	Rs. 24,90,000/- (Rs. Twenty Four Lakh Ninety Thousand Only)



To,
THE MANAGER,
BANK OF INDIA,
MIRA ROAD BRANCH
MUMBAI

Date : 06-02-2024

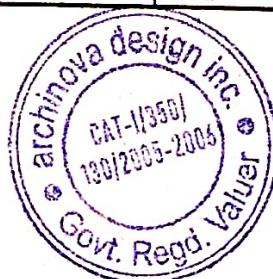
VALUATION REPORT

REF No. ADI/BOI/MIRA ROAD/PS-VIR/TD/2023-24-SF1933

I. GENERAL.		
1	Purpose for which the valuation is made	To determine the Fair market value of the property
2	a) Date of inspection	05-02-2024
	b) Date on which the valuation is made	06-02-2024
3	List of documents produced for perusal	
	Documents Details	Index II No. TNN10-1251-2024 Dated 18/01/2024, Agreement Value : Rs. 95,00,000/- Govt. Value : Rs. 95,76,700/-
		Sale Agreement Between Mr. Pritamsingh G. Gohonia (the Transferor) AND Mr. Aditya Suresh Kumar Jain, Mrs. Sangeeta Sureshkumar Jain & Mr. Suresh Kumar Jain (the Transferees)
		Construction Permission No. NP/NR/1530/7095/2000 2001 Dated 28/02/2001 issued by Mira Bhayander Nagarpalika Parishad
		Occupancy Certificate No. Ja. No. MNP/NR/745/2011-12 Dated 30/05/2011 issued by Mira Bhayander Municipal Corporation.
		Electricity Bill No. 101983658693 Dated 16/11/2023 in the name of Mr. Pritamsingh Gohonia.
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)	Mr. Aditya Suresh Kumar Jain, Mrs. Sangeeta Sureshkumar Jain & Mr. Suresh Kumar Jain.
5	Brief description of the property	Flat No. 104, 1st Floor, Building No. SP-67/68, Jangid Apartment, Shailputri Co. Op. Hsg. Soc. Ltd., Shanti Park, Mira Road East, Thane- 401 107.
6	Location of property	
	a) Plot No. / Survey No.	Old Survey No. 731, New Survey No. 126
	b) Door No.	Flat No. 104
	c) T. S. No. / Village	Village Bhayander
	d) Ward / Taluka	Tal. Thane
	e) Mandal / District	Dist. Thane
	f) Date of issue and validity of layout of approved map / plan	-
	g) Approved map / plan issuing authority	-
	h) Whether genuineness or authenticity of approved map / plan is verified	-
	i) Any other comments by our empanelled valuers on authentic of approved plan	Yes, Since OC is obtained for said building it implies that plan was verified by respective authorities
7	Postal address of the property	As same mentioned in point No.5



8	City / Town		
	Residential Area	Yes	
	Commercial Area	Yes	
9	Industrial Area	Yes	
	Classification of the area	-	
	i) High / Middle / Poor	Middle Class	
10	ii) Urban / Semi Urban / Rural	Semi Urban	
	Coming under Corporation limit / Village Panchayat / Municipality	Mira Bhayander Municipal Corporation Mumbai	
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		
	North	Passage	
	South	Open to sky	
	East	Wall	
	West	Flat No. 101	
13	Dimensions of the site		
		A	B
		As per the Deed	Actual
	North	-	Bharam Charini CHSL
	South	-	Akshar Dham CHSL
	East	-	Chandraghata CHSL
14	West	-	St. Xavier School Road
	Extent of the site	Not Known	
15	Latitude, Longitude & Co-ordinates of flat	Latitude: 19.279583, Longitude: 72.866222	
16	Extent of the site considered for valuation (least of 13 A & 13 B)	Not Known, as related documents not provided for verification	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Seller Occupied	
II. APARTMENT BUILDING			
1	Nature of the Apartment	Residential Apartment	
2	Location		
	T. S. No.	Old Survey No. 731, New Survey No. 126	
	Block No.	-	
	Ward No.	-	
	Village/ Municipality / Corporation	Mira Bhayander Municipal Corporation Mumbai	
	Door No., Street or Road (Pin Code)	Shanti Park, Mira Road East, Thane- 401 107.	
3	Description of the locality Residential / Commercial / Mixed	Residential Cum Commercial	
4	Year of Construction	Year 2011 (As per OC)	
5	Number of Floors	Part Stilt + Part Ground + 7 Part Upper Floor	
6	Type of Structure	RCC Frame Structure	
7	Number of Dwelling units in the building	26 Flats in building	
8	Quality of Construction	Good	
9	Appearance of the Building	Good	
10	Maintenance of the Building	Good	



11	Facilities Available	
	Lift	Yes, (1 Lift)
	Protected Water Supply	Yes, From MBMC
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	Yes, Open Space / Part Stilt
	Is Compound wall existing?	Yes
	Is pavement laid around the Building	Yes
III	FLAT	
1	The floor on which the flat is situated	1st Floor
2	Door No. of the flat	Flat No. 104 (2 BHK Flat with Terrace)
3	Specifications of the flat	
	Roof	RCC
	Flooring	Vitrified Flooring
	Doors	Wooden Flush Door with safety door
	Windows	Powder Coated Aluminium Sliding Windows
	Fittings	Concealed Electrification & Plumbing
	Finishing	Distemper Paint done over cement sand plaster
4	House Tax	Details not available
	Assessment No.	-
	Tax paid in the name of	-
	Tax amount	-
5	Electricity Service Connection no.	Bill No. 101983658653 Dated 16/11/2023
	Meter Card is in the name of	Mr. Pritamsingh Gohonia
6	How is the maintenance of the flat?	Good
7	Sale Deed executed in the name of	Mr. Aditya Suresh Kumar Jain, Mrs. Sangeeta Sureshkumar Jain & Mr. Suresh Kumar Jain.
8	What is the undivided area of land as per Sale Deed?	-
9	What is the plinth area of the flat?	As per Agreement
		996 Sq.Ft. Built Up Area
		400 Sq.Ft. Terrace Area
10	What is the floor space index (app.)	-
11	What is the Built up Area of the flat?	As per Agreement (Considered for valuation)
		996 Sq.Ft. Built Up Area
		400 Sq.Ft. Terrace Area
12	Is it Posh/ I class / Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	It is used for residential purpose
14	Is it Owner-occupied or let out?	Seller Occupied
15	If rented, what is the monthly rent?	Approx. Rs. 31,000/- to Rs. 32,000/-
IV	MARKETABILITY	
1	How is the marketability?	Marketability is good
2	What are the factors favouring for an extra Potential Value?	Said Property is situated <u>Shanti Park, Mira Road East, Thane- 401 107</u> . All basic facilities like Hospital, School, Market and Transportation services are available within 1 Km Radius. Nearest Railway Station is Mira Road East about 1.2 km distance away.
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)	As per the instructions from the Manager, BOI/ Mira Road East, we have done enquiry also searched composite rate online through Real Estate Authorised Site. And attached sale instances from Real Estate Sites and IGR from Govt. Stamp Duty And Registration Dept.		
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	Rate adopted Rs. 11,500/- per Sq. Ft. on Built Up Area & Rs. 4000/- pe Sq. Ft. on Terrace Area as per location		
3	Break - up for the rate			
	i) Building + Services	Rs. 2,500/-		
	ii) Land + Others	Rs. 9,000/-		
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 89145/- Sq. Ft. on Built Up Area (Incl. 5% Floor Rise) Rs. 13,25,408/- for Terrace Area		
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate	Rs. 500/-		
	Replacement cost of flat with Services	Rs. 2,500/-		
	Age of the building	12 Years (as per OC)		
	Life of the building estimated	48 Years (Subject to Proper Maintenance)		
	Depreciation percentage assuming the salvage	20%		
	Depreciated Ratio of the building			
b.	Total composite rate arrived for valuation	80:100		
	Depreciated building rate VI (a)	Rs. 2,000/-		
	Rate for Land & other V (3) ii	Rs. 9,000/-		
	Total Composite Rate	Rs. 11,000/-		
Details of Valuation:				
Sr. No.	Description	Area. (Sq.Ft)	Rate per unit (Rs.)	Estimated Value (Rs.)
1	Present value of the flat	996	11,000	1,09,56,000
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits /electrical fittings,			
8	Extra collapsible gates / grill works			
9	Potential value, if any			
10	Others (Terrace Area)	400	4000	16,00,000
	Total			1,25,56,000



JUSTIFICATION:

The Govt. Guideline Rate is for rates which are fixed by respective state governments for computing Stamp Duty/Rgstn. Fees purpose only. In the valuation of subject property, the rates are justified by the sale advertisement for same type of properties in the same complex if found or else in nearby area of the subject property which are open to be sold in year 2023-2024.

Market value given in the report is in line with current trends in the market. The location, amenities/ facilities available in complex premises, subject to the location, current demand & supply of real estate properties are the factors influencing the market value.

Government Value = Rs. 95,76,669/- (Rs. Ninety Five Lakh Seventy Six Thousand Six Hundred And Sixty Nine Only)

Rental Value = Rs. 31,000/- (Rs. Thirty One Thousand Only)

Insurance Value = Rs. 24,90,000/- (Rs. Twenty Four Lakh Ninety Thousand Only)

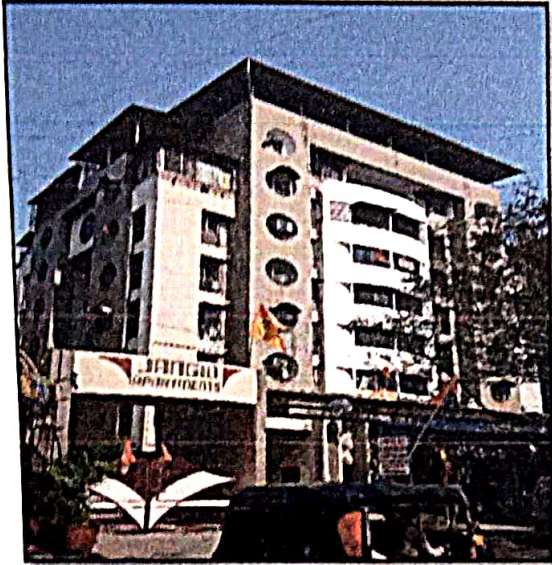
Note :

(i) In Sale Agreement Building No. SP-67/68 is mentioned, but it is not mentioned in Occupancy Certificate, Bank has to verify by their end.

(ii) Area mentioned in the agreement 996 Sq. ft. Built-up area. However, as per physical measurements it is treated as saleable area & a suitable rate is adopted.



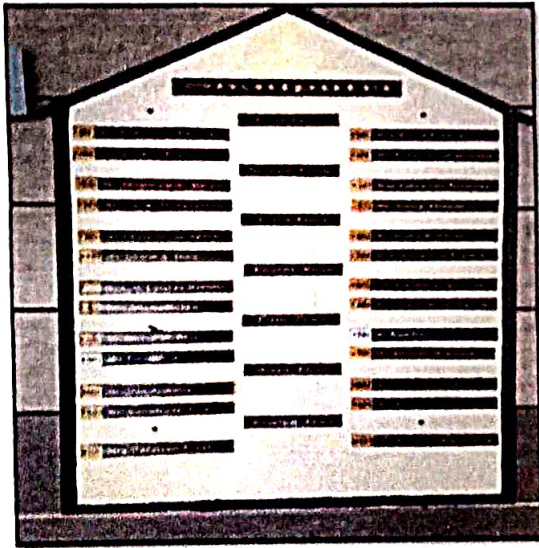
**Photographs
External**



View of Building



View of Building



View of Society Name Board



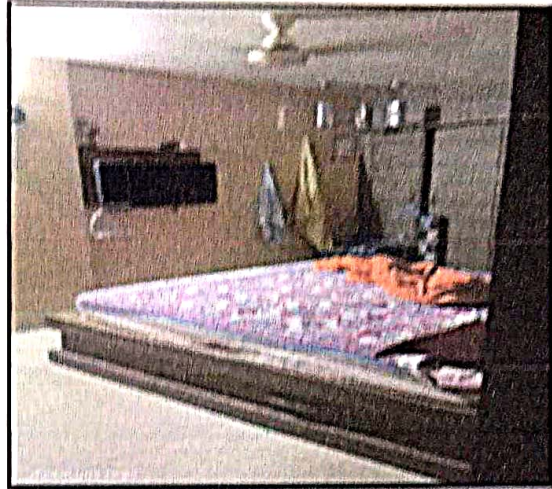
View of Main Door



Internal



View of Hall



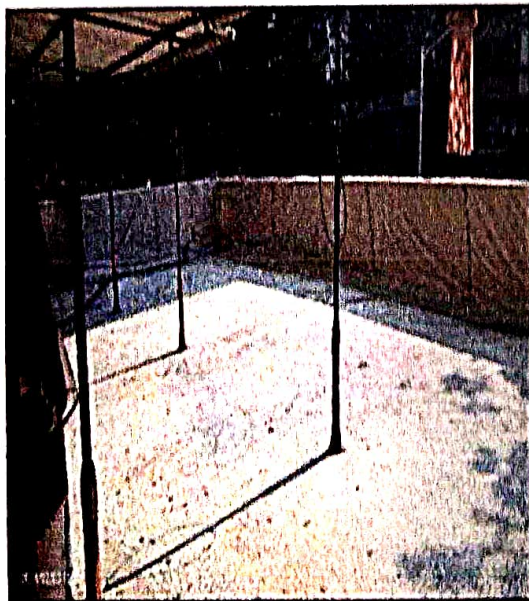
View of Bedroom



View of Bedroom



View of Kitchen



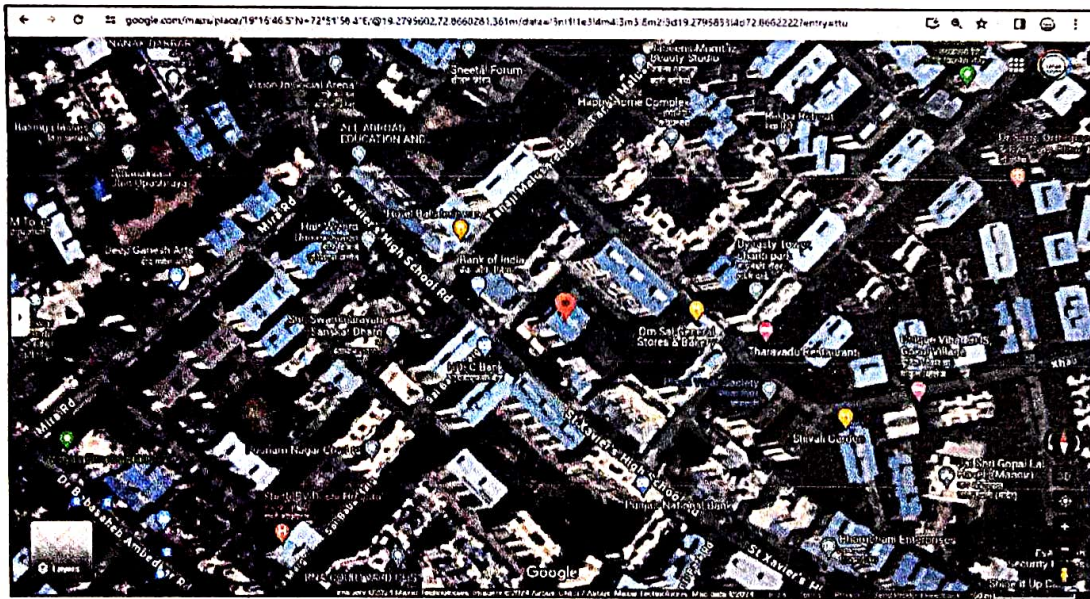
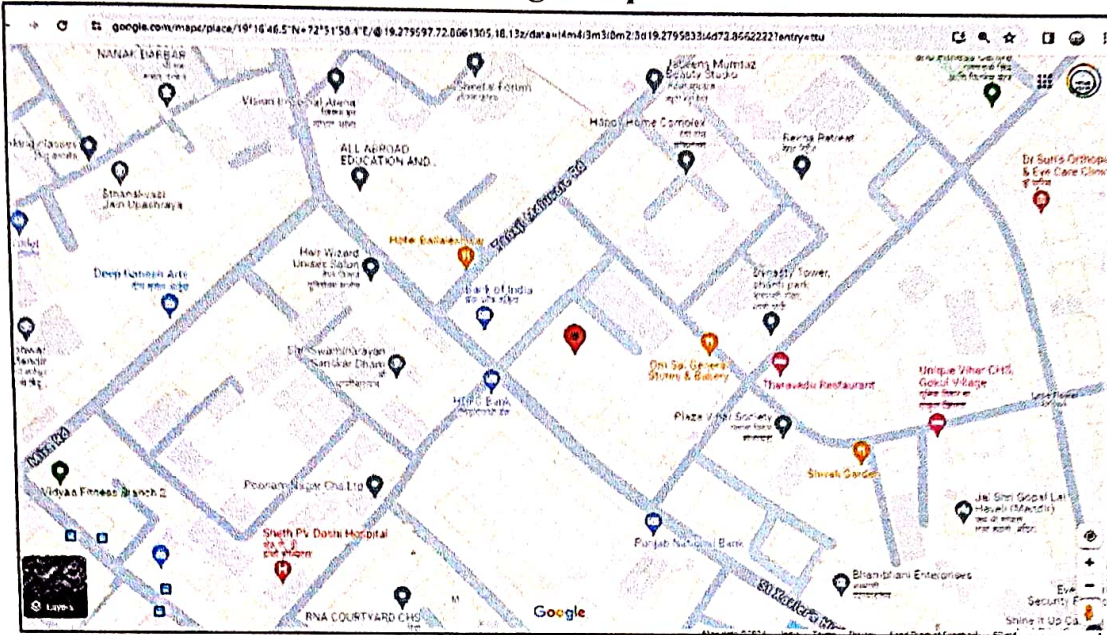
View of Terrace



View of Terrace



Google Map



Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time

**DINESH
PRABHAKAR
WARADE**

Digitally signed by Dinesh Prabhakar Warade
DN: cn=Dinesh Prabhakar Warade, o=Archinova Design Inc.,
ou=Archinova Design Inc., email=dinesh.warade@archinova.com,
c=IN, serial=1336/2005-2006, version=3
Date: 2024.02.06 11:24:14 +05'30'

Date: 06-02-2024
Place: Thane

Signature.....
Name Ar. Dinesh Warade
Address : 1,Gr. Floor, New Bhushan
Apt, Teen Hath Naka, Survewadi, M.S
Road, Thane (W) - 400 604.

SDRR

Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home Valuation Guidelines | User Manual

वर्ष 2023-24

भाषा इंग्रजी

नियंत्रण विभाग Thane

साधुका विभाग Thane

गाव विभाग भाद्र (गाव) भाईतर कामाक 1 (मरा भाईतर म

छाहने शोध सफाई मंत्र सोडवण

सर्व म. टाका 1%

Search

विवरण	सुती अधीन	निकाली अधीन	ऑफिसरकाने	ओपॉनिक (R.R.)	रकत (R.R.)	Attribute
1.13.01) मु. विभाग छडी मीरे भाईतर सोडवण मने सोडवण पुढेक छडी सर्व विवरण सोडवण	37100	84000	97600	124200	97600	सो. मीटर सर्वेक्षण मंत्र



RATE REFERENCE

Kalpataru Srihiti Namaah
2 BHK Flat @ Mira Road



Kalpataru Srihiti Namaah
2 Bedroom 575 Sq.Ft. Apartment in Mira Road Mumbai
Listing ID #6358294

₹ 1.14 Cr.

 **Need Loan?**
Get Free Credit Score!

1891 2 Bedrooms
Semi-Furnished
2 Bathroom
575 Sq Ft. (Carpet Area)
Road View

