

18087/2021

VALUATION REPORT**SMT. SHARDA MUKUND TATED**

**BUNGALOW TENEMENT NO. 19/75, GOREGAON YASHWANT
NAGAR C.H.S. LTD., YASHWANT NAGAR, GOREGAON (WEST),
MUMBAI 400 062**

FOR

BANK OF MAHARASHTRA, SEEPZ BRANCH

PRASHANT RAUT

**B/312, 3RD Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,
Laxmi Nagar, Ghatkopar (East), Mumbai 400075**

Phone: 022-25004096/022-25004097 Mob.: 8828901005

E-mail:- rautprashant1@gmail.com / rautprashant1968@outlook.com

CERTIFICATE

Date : 10th February, 2021

**To,
Bank of Maharashtra
Seepz Branch**

We have carried out the valuation of Bungalow pertaining To **Smt. Sharda Mukund Tated** at Bungalow Tenement No. 19/75, Goregaon Yashwant Nagar C.H.S. Ltd., Yashwant Nagar, Goregaon (West), Mumbai 400 062

On the basis of the data/ information furnished by **Bank of Maharashtra** our visual inspection, observations, analysis and judgement, we are of the opinion that the present value of the above referred assets to be considered as **Rs. 7,01,46,500/- (Rupees Seven Crores One Lakhs Forty Six Thousand Five Hundred Only)** as on 10th February, 2021

We have not verified any encumbrances such as mortgage, hypothecation to Bank or Financial Institutions etc. if any.





**PRASHANT RAUT
(PROPRIETOR)**

PRASHANT RAUT**Govt. Approved Valuer****Reg. No. CCIT-TH/350/16/22/3/2010-11****Ref:-PR/ VLN/BOM/18087/2021****VALUATION REPORT**

1. **PARTY :-** **SMT. SHARDA MUKUND TATED**
- BUNGALOW TENEMENT NO. 19/75,
GOREGAON YASHWANT NAGAR C.H.S.
LTD., YASHWANT NAGAR, GOREGAON
(WEST), MUMBAI 400 062
2. **OWNER :-** **SMT. SHARDA MUKUND TATED**
3. **REFERENCE DATE :-** 8th FEBRUARY, 2021
4. **DATE OF INSPECTION :-** 9th FEBRUARY, 2021
ENGINEER- DEVESH
ALONG WITH ANIL KUMAR
5. **VALUATION**
INSTRUCTED BY :- BANK OF MAHARASHTRA,
SEEPZ BRANCH
6. **PURPOSE OF**
VALUATION :- TO ASCERTAIN THE PRESENT MARKET
VALUE BUNGALOW TENEMENT NO.
19/75, GOREGAON YASHWANT NAGAR
C.H.S. LTD., YASHWANT NAGAR,
GOREGAON (WEST), MUMBAI 400 062 IN
CONNECTION FINANCIAL DEALING WITH
BANK OF MAHARASHTRA, SEEPZ
BRANCH



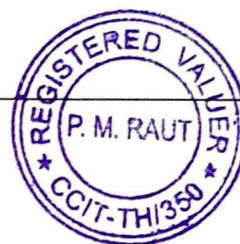
| | | |
|----|--|---|
| | Name of registered valuer:- PRASHANT RAUT | : <u>Reg.No. CCIT-TH 350 16/22/3/2010-11</u> PR VLN BOM 18087 2021 |
| 1. | General | : Bungalow |
| 2. | Purpose for which valuation is made | : To ascertain the present market value of Bungalow |
| 3 | Date as on which valuation is made | : 10 TH February, 2021 |
| 4 | Name of the owner / owners | : Smt. Sharda Mukund Tated |
| 5 | If the property is under Joint Ownership / Co-owner-ship. Share of each such owner. Are the shares undivided? | Ownership 100% |
| 6 | Brief description of the property | : Enclosed in this report |
| 7 | Location, Street, Ward No. | : This Property is 900 Mtrs. away from Goregaon Railway Station |
| 8 | Survey / Plot No of land | : CTS No. 53 26, P 48 ^o (44), Village Pahadi Goregaon |
| 9 | Is the property situated in residential / commercial / mixed area / industrial area | : Residential area |
| 10 | Classification of locality - high class / middle class / poor class | : Middle Class |
| 11 | Proximity to civic amenities, like schools, hospitals, offices, markets. | : Yes |
| 12 | Means and proximity to surface communication by which the locality is served Land: | : By Bus, Taxi, Auto, Trains etc. |
| 13 | Area of land supported by documentary proof, shape, dimensions and physical features. | : Details enclosed |
| 14 | Roads, streets or lanes on which the land is abutting. | : Aapana Bazar |
| 15 | Is it leasehold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease: (i) Intial premium (ii) Ground rent payable per annum. (iii) Unearned increase payable to the lessor in the event of sale or transfer. | : Freehold  |

| | | | |
|----|---|---|---|
| 16 | Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant. | : | No |
| 17 | Are there any agreements of easements? If so, attach copies. | : | No |
| 18 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars. | : | No |
| 19 | Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding? | : | No |
| 20 | Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification. | : | No |
| 21 | Attach a dimensioned site plan | : | Photos enclosed |
| 22 | Improvements: Attach plans and elevations of all structures standing on the land and a lay-out plan. | : | Photographs enclosed |
| 23 | Furnish technical details of the building on a separate sheet (The Annexure to this Form may be used). | : | Enclosed |
| 24 | (i) is the building owner - Occupied / tenanted / both? (ii) If partly owner-occupied, specify portion and extent of area under owner-occupation. | : | Owner occupied  |
| 25 | What is the Floor Space Index permissible and percentage actually utilized? | : | As per norms |

| | | | |
|----|--|---|------|
| 26 | Rents: (i) Names of tenants / lessees, etc. (ii) Portions in their occupation (iii) Monthly or annual rent/ compensation / licence fee, etc. paid by each. (iv) Gross amount received for the whole property. | : | N.A. |
| 27 | Are any of the occupants related to, or close business associates of, the owner? | : | N.A. |
| 28 | Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking ganges, built in wardrobes, etc., or for service charges? If so, give details. | : | N.A. |
| 29 | Give details of water and electricity charges, if any, to be borne by the owner. | : | N.A. |
| 30 | Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars. | : | N.A. |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation - owner or tenant? | : | N.A. |
| 32 | If a pump is installed, who has to bear the cost of maintenance and operation - owner or tenant? | : | N.A. |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc. - owner or tenant? | : | N.A. |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof. | : | NA |
| 35 | Is the building insured? If so, give the policy No. amount for which it is insured and the annual premium. | : | N.A. |
| 36 | Is any dispute between landlord and tenant regarding rent pending in a court of law? | : | N.A. |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent? | : | N.A. |



| | | | |
|----|--|---|------------------------------|
| 38 | Sales: Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold. | : | See details |
| 39 | Land rate adopted in this valuation | : | Rs. 30,000/- Sq. Ft. |
| 40 | If sale instances are not available or not relied upon, the basis of arriving at the land rate. | : | Rate based on local enquires |
| 41 | Cost of construction: Year of commencement of construction and year of completion. | : | Year of completion 2007 |
| 42 | What was the method of construction – by contract / by employing labour directly / both? | : | N.A. |
| 43 | For items of work done on contract, produce copies of agreements. | : | N.A. |
| 44 | For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof. | : | N.A. |



Basis Of Valuation

- **Market Value** is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- **Realisable sale value** can be defined as the estimated selling price of an asset in the ordinary course of business, less the estimated costs of completion & the estimated costs necessary to make the sale
- **Forced sale value** is often used in circumstances where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken. It may also reflect the consequences for the seller of failing to sell within the period available. Unless the nature of, and the reason for, the constraints on the seller are known, the price obtainable in a forced sale cannot be realistically estimated. The price that a seller will accept in a forced sale will reflect its particular circumstances, rather than those of the hypothetical willing seller in the Market Value definition. A "forced sale" is a description of the situation under which the exchange takes place, not a distinct basis of value.
- **Insurance value** is the value of the building for which the building is insured. Normally the building is insured of the superstructure alone (not for the foundation) – land value is excluded.

Market Value = Documented Area X Adopted Rate

Realisable Value = Market Value X 90%

Distress Value = Market Value X 80%

Government Value = Government Rate X Built up Area (Including floor rise)

Insurance Value = Built Area X Construction cost



PART II - VALUATION

Here the registered valuer should discuss in details his approach to valuation of the property and indicate how the value has the value has been arrived at, supported by necessary calculation.

RATE:-

THIS BUNGALOW IS GROUND + 2 UPPER FLOORS BUILDING WITH NO LIFTS AND IS 900 MTRS. AWAY FROM GOREGAON RAILWAY STATION

TOTAL PLOT AREA = 1330 SQ. FT.

BUILT UP AREA = 1869 SQ. FT.

AS PER APPROVED PLAN

TOTAL CARPET AREA = 1774 SQ. FT.

AS PER SITE MEASUREMENT

| SR. NO. | FLOORS | AREA IN SQ. FT. | RATE IN SQ. FT. | FAIR MARKET VALUE IS RS. |
|---------|--------------------|-----------------|-----------------|--------------------------|
| 1 | GROUND FLOOR | 623 SQ. FT. | RS. 32,000/- | RS. 1,99,36,000/- |
| 2 | FIRST FLOOR | 623 SQ. FT. | RS. 29,000/- | RS. 1,80,67,000/- |
| 3 | SECOND FLOOR | 623 SQ. FT. | RS. 28,500/- | RS. 1,77,55,500/- |
| 4 | TERRACE | 250 SQ. FT. | RS. 16,000/- | RS. 40,00,000/- |
| 5 | GROUND DEVELOPMENT | 1330 SQ. FT. | RS. 5,000/- | RS. 66,50,000/- |
| 6 | FIXED INTERIOR | 1246 SQ. FT. | RS. 3,000/- | RS. 37,38,000/- |
| | TOTAL | | | RS. 7,01,46,500/- |

MARKET VALUE :- RS. 7,01,46,500/-

REALISABLE SALE VALUE :- RS. 6,31,31,850/-

DISTRESS SALE VALUE:- RS. 5,61,17,200/-

INSURANCE VALUE :- RS. 46,72,500/-

GOVT. VALUE:- RS. 2,67,22,962/-



PART III - DECLARATION

I hereby declare that –

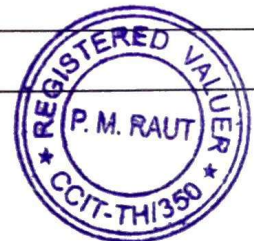
- (a) the information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued;
- (c) I have personally inspected the property on 9/2/2021



**PRASHANT RAUT
(PROPRIETOR)**

ANNEXURE TO FORM-0-1
TECHNICAL FOR THE PREMISES

| | | | |
|----|---|---|--|
| 1. | No. of floors and height of each floor | : | Ground + 2 Upper Floors |
| 2 | Location and Plinth Area | : | See details |
| 3 | Year of Construction | : | 2007 |
| 4 | Estimated future life | : | 46 Years under normal working condition and regular maintenance. |
| 5 | Type of Construction | : | RCC |
| 6 | Type of foundation | : | RCC |
| 7 | WALLS | : | |
| | a) External Walls | : | 9" Brick Walls |
| | b) Partitions | : | 4 ½ " Brick Walls |
| 8 | Door and Windows (floor - wise) | : | Wooden door & Aluminum sliding windows |
| 9 | Flooring (floor-wise) | : | Ceramic |
| 10 | Finishing and Maintenance | : | Good |
| 11 | Roofing and terracing | : | RCC roof |
| 12 | Special architectural or decorative | : | Good |
| 13 | a) Internal wiring - surface or conduit | : | Concealed |
| | b) Class of flitting superior / ordinary poor | : | Superior |
| 14 | a) Sanitary installations | : | Superior |
| | b) Class of fittings superior colored / superior white / ordinary | : | Superior |
| 15 | Compound Wall | : | Yes |
| 16 | No. of lifts and capacity | : | No lifts |
| 17 | Underground Sump | : | Existing |
| 18 | a) Capacity | : | Sufficient as per requirement |
| | b) Type of construction | : | RCC |
| 19 | Overhead Tank | : | Existing |
| | a) Where located | : | Terrace |
| | b) Capacity | : | Sufficient as per requirement |
| | c) Type of construction | : | RCC |
| 20 | Pumps Nos and their horsepower | : | 2, 2 H.P. |



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PRASHANT RAUT

| | | | |
|----|---|---|--------------------|
| 21 | Roads and paving within the compound, approx area | : | No |
| 22 | Sewage disposal / Whether connected to public sewers. If septic tanks provided, no and capacity | : | As per local norms |
| 23 | Regards to Aesthetics and Environment | : | Open & Airy |
| 24 | Safety considerations fires, earthquakes and tides | : | - |



18087/2021

BRIEF DESCRIPTION:-

PRASHANT RAUT

THIS PROPERTY IS BUNGALOW TENEMENT
NO. 19/75, GOREGAON YASHWANT NAGAR
C.H.S. LTD., YASHWANT NAGAR,
GOREGAON (WEST), MUMBAI 400 062

**THIS BUNGALOW HAS FOLLOWING
AMENITIES :-**

- 1] CERAMIC FLOORING
- 2] WOODEN DOOR
- 3] ALUMINUM SLIDING WINDOWS
- 4] ALL WALLS INTERNALLY
PLASTERED WITH DRY DISTEMPER
OIL BOUND PAINT FINISH
- 5] ALL WALLS EXTERNALLY
PLASTERED WITH SAND FACED
FINISH
- 6] CONCEALED WIRING
- 7] CONCEALED PLUMBING
- 8] WC/BATH HAS CERAMIC FLOORING
- 9] THIS BUILDING IS GROUND + 2
UPPER FLOORS
- 10] NO LIFTS FACILITY
- 11] RCC FRAMED STRUCTURE
- 12] RCC ROOF

NOTE:

AT THE TIME OF INSPECTION
GROUND FLOOR IS USED AS
COMMERCIAL PREMISES AND FIRST
& SECOND FLOOR ARE BEING USED
AS RESIDENTIAL PREMISES



18087/2021

DOCUMENTS REFERRED:-

PRASHANT RAUT

- 1) AGREEMENT MADE BETWEEN RAMESH PITRE AND SHRI. MUKUNDLAL LAXMICHANDJI TATED (PREVIOUS OWNER) DATED 15/7/1978
- 2) SHARE CERTIFICATE OF GOREGAON YASHWANT NAGAR C.I.S. LTD STATING THE NAME OF OWNER AS SMT. SHARDA MUKUND TATED
- 3) OCCUPANCY CERTIFICATE VIDE LETTER NO. CHE/9081/BP/(WS)/AP DATED 18/1/2007 ISSUED BY EXECUTIVE ENGINEER, BUILDING PROPOSAL, MCGM
- 4) APPROVED PLAN APPROVED BY EXECUTIVE ENGINEER, BUILDING PROPOSAL, MCGM
- 5) SOCIETY MAINTENANCE BILL

LOCATION:-

THIS BUILDING IS 900 MTRS. AWAY FROM GOREGAON RAILWAY STATION

PROPERTY BOUNDARIES:-

AS PER AGREEMENT:-

EAST SIDE:- COMMON WALL OF

TENEMENT NO. 19/74 & 19/73

WEST SIDE:- COMMON WALL OF

TENEMENT NO. 19/76

NORTH SIDE:- OPEN GROUND OF THE HOUSING BOARD

SOUTH SIDE:- MUNICIPAL ROAD

AS PER BUNGALOW:-

EAST SIDE:- UNNAT NAGAR ROAD NO. 1

WEST SIDE:- ROAD

NORTH SIDE:- MUSKAN FOUNDATION

SOUTH SIDE:- ROAD NO. 2

AGE & FUTURE LIFE:-

THIS BUILDING IS BUILT IN ABOUT 2007 GENERAL CONDITION IS GOOD AND FUTURE LIFE MAY BE TAKEN AS 46 YEARS UNDER NORMAL WORKING CONDITION & REGULAR MAINTENANCE

**GOVT. RATE = RS. 1,53,900/- SQ. MT.
= RS. 14,298/- SQ. FT.**

