

Vipul C. Gosaliya

**aAKRUTEE CONSULTANCY**

[B.E., M.Sc. (RE), M.I.E., F.I.V., C.E., F.I.I.S.L.A.]

\* Chartered Engineer

\* Competent Person (Factory Act-1948)

\* Govt. Regd. Valuer (CAT- I)

\* Surveyor & Loss Assessor

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Ref. No. - 360 / VAL / MU / 20

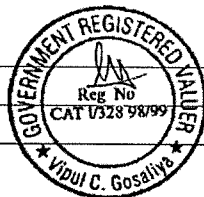
Date - 25-01-2021

TO,

STATE BANK OF INDIA RACPC-CHINCHPOKLI BRANCH:

**VALUATION REPORT (IN RESPECT OF FLATS)**

I. General	
1	Purpose for which the valuation is made : To Assess Realisable Value for Auction Purpose
2	a) Date of inspection : 25-01-2021
	b) Date on which the valuation is made : 25-01-2021
3	List of documents produced for perusal : Photo Copies of Few Pages of Agreement, Index-2, C.C., O.C.
4	Name of the owner(s) : <b>Shashikant Shrinivas Shetty</b>
	Address(es) : As Per Document
	Contact no(s) : 8928592013, 9167011234, 9844817535 None of the number reachable
	Ownership : Individual
	Shares of each owners : 100%
5	Brief description of the property : Unit is a Residential Unit situated on 5th Floor
6	Location of property
	a) Name of building : Damodar Bhavan
	a) Plot No. / Survey No. : Plot No.- N.A., Sector No. - N.A.
	b) Door No. : 502
	c) T. S. No. / Village : Malabar
	d) Ward / Taluka : Mumbai
	e) Mandal / District : Mumbai
	f) Date of issue and validity of layout of approved map / plan : C.C. No.- EB/6842, Date-24-10-2016, O.C. No.- EB/6842, Date-02-04-2018, O.C. issued by - M.C.G.M.
	g) Approved map/plan issuing authority : M.C.G.M.
	h) Whether genuineness or authenticity of approved map / plan is verified : Plan is not available
	i) Any other comments by empanelled valuer on authenticity of approved plan : In absence of Plan, cant' Comment
7	Postal address of the property : 502, Damodar Bhavan, Banganga 2nd Cross Lane, Walkeshwar, Cumballa Hill, Malabar, Mumbai-400006
8	City / Town : Village - Malabar, Taluka - Mumbai, Dist - Mumbai
	Area is a : Residential Area



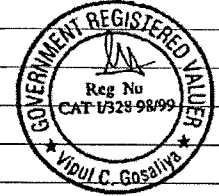
E-mail : vipul.valuer@gmail.com

Shashikant Shetty

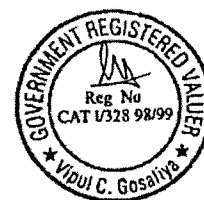
9	Classification of the area		
	i) High / Middle / Poor	:	High
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Corporation
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	Data Not Available
12	Boundaries of the property	:	<i>As per the Document</i> <i>As per Site</i>
	North	:	Not mentioned in Deed      Public Road
	South	:	Not mentioned in Deed      Anurag Building
	East	:	Not mentioned in Deed      Rotary Club of Bombay SeaFace Charity Trust
	West	:	Not mentioned in Deed      Musalim Chawl
13	Dimensions of the site in Sq.m.		<i>A</i> <i>B</i>
		:	<i>As per the Deed</i> <i>Actuals</i>
	North	:	N.A. for Flat      N.A. for Flat
	South	:	N.A. for Flat      N.A. for Flat
	East	:	N.A. for Flat      N.A. for Flat
	West	:	N.A. for Flat      N.A. for Flat
14	Extent of the site -MoFA-Carpet Area - Sq.m.-	:	32.52 <i>Unit was not allowed to visit from inside</i>
			<i>Built-up area - As per Document - 39.02 Sq.m. = 420.01 Sq.ft.</i>
14.1	Latitude, Longitude, Co-ordinates of flat		18° 56' 41" N      72° 47' 37" E
15	Extent of site considered for valuation	:	32.52 Sq.m.
	(least of 13 A & 13 B) - Carpet Area		350.05 Sq.ft.
16	Whether occupied by the owner/tenant?	:	Not allowed to visit from inside. So, not able to find out who is the occupier
	If occupied by tenant, since how long? Rent received per month.		



<b>II. APARTMENT BUILDING</b>	
1	Nature of the Apartment : Residential Unit
2	Location
	C.T.S. No. : 16
	Block No. / Gat No. : N.A.
	Ward No. : N.A.
	Village/ Municipality / Corporation : Corporation
	Door No., Street or Road (Pin Code) : 502, Damodar Bhavan, Banganga 2nd Cross Lane, Walkeshwar, Cumballa Hill, Malabar, Mumbai-400006
3	Description of the locality Residential / Commercial / Mixed : Residential
4	Year of Construction : 2018
5	Number of Floors : G+ 7
6	Type of Structure : R.C.C. Frame Structure
7	Number of Dwelling units in the building : As Per Plan
8	Quality of Construction : Good
9	Appearance of the Building : Good
10	Maintenance of the Building : Good
11	Facilities Available : Underground Sewerage, Protected Water Supply, Lift
	Car Parking - Open / Covered : Common Parking
	Is Compound wall existing? : No
	Is pavement laid around the Building : Yes
<b>III FLAT</b>	
1	The floor on which the flat is situated : 5th
2	Door No. of the flat : 502
3	Specifications of the flat
	Roof : R.C.C. Slab
	Flooring : Not allowed to inspect from inside
	Doors : Not allowed to inspect from inside
	Windows : Not allowed to inspect from inside
	Fittings : Not allowed to inspect from inside
	Finishing : Not allowed to inspect from inside
4	House Tax : Data Not Available
	Assessment No. : Data Not Available
	Tax paid in the name of : Data Not Available
	Tax amount : Data Not Available
5	Electricity Service Connection no. : Data Not Available
	Meter Card is in the name of : Data Not Available
6	How is the maintenance of the flat? : Not allowed to inspect from inside
7	Sale Deed executed in the name of : <b>Shashikant Shrinivas Shetty</b>
8	What is the undivided area of land as per Sale Deed? : Not Mentioned in Deed



9	What is the plinth area of the flat?	: Built-up area - As per Document- - 39.02 Sq.m. = 420.01 Sq.ft.
10	What is the floor space index (app.)	: As Per Plan
11	What is the Carpet Area of the flat? Min. of Site area and Documented Area	: 350.05 Sq.ft.
12	Is it Posh/ I class / Medium / Ordinary?	: Posh
13	Is it being used for Residential or Commercial purpose?	: Residential
14	Is it Owner-occupied or let out?	: Not allowed to visit from inside. So, not able to find out who is the occupier
15	If rented, what is the monthly rent?	: Mentioned in Valuation Part
<b>IV MARKETABILITY</b>		
1	How is the marketability?	: In Good demand
2	What are the factors favouring for an extra Potential Value?	: Good Connectivity By Road
3	Any negative factors are observed which affect the market value in general?	: N.A.
<b>V Rate</b>		
	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 area) - Per Sq.ft. of Carpet Area	: It is very hard to find sale instances of same kind of structure with same specification. Moreover, it is observed that most of the transactions registered are as near as the rates shown in Ready Reckoner. Value derived and adopted below is the outcome of local inquiry, application of personal experience, surrounding development, nature of surrounding locality, facilities available, future potentiality, etc., So, value derived here is purely an opinion for which written proof / justification) cannot be produced.



2	Assuming it is a new construction, what is the adopted basic composite rate (/S.ft.) of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details)	:	₹70,000
3	Break - up for the rate		
	i) Building + Services -Per Sq.ft.	:	₹3,000
	ii) Land + Others -Per Sq.ft.	:	N.A.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹6,20,000
		:	i.e. ₹57,599 Per S.ft.
5	Guideline rate per Sq.ft. of Carpet area	:	i.e. ₹69,119 Per Sq.ft.

**VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION**

a.	Depreciated building rate -Composite Rate / S.ft. of Carpet area	:	₹70,000
	Replacement cost of flat with Services{V(3)i}	:	₹3,000
	Age of the building in years	:	3 Years
	Total Life of the building estimated	:	60 Years
	Depreciation percentage assuming the salvage value as 10%	:	4.50%
	Depreciated Ratio of the building	:	1.50%
b.	Total composite rate arrived for valuation		
	Depreciated building rate VI (a) - Composite	:	₹70,000
	Rate for Land & other V (3)ii	:	N.A.
	Total Composite Rate --Per Sq.ft.	:	₹70,000

**Details of Valuation :**

Sr.	Description	Qty.	Rate / unit ₹	Estimated Value ₹
1	Total Value of the Flat	1	₹2,45,03,500	₹2,45,03,500
2	Car Parking	0	₹0	₹0
3	Wardrobes	0	₹0	₹0
4	Showcases	0	₹0	₹0
5	Kitchen Arrangements	0	₹0	₹0
6	Superfine Finish	0	₹0	₹0
7	Interior Decorations	0	₹0	₹0
8	Electricity deposits / elec. fittings, etc.	0	₹0	₹0
9	Extra collapsible gates / grill works etc.	0	₹0	₹0
10	Potential value, if any	0	₹0	₹0
11	Others	0	₹0	₹0
<b>Total</b>				₹2,45,03,500
<b>Realisable Value of Unit</b>				₹2,20,54,000
<b>Distressed Sale Value of Unit</b>				₹1,96,03,000
<b>Expected Rental Income -per month</b>				₹46,000
<b>Value for Insurance Purpose</b>				₹10,02,893

