

B.D. KULKARNI  
B.E. (Civil)  
Registered Valuer  
Chartered Engineer

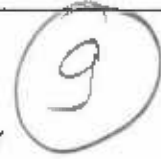


15', Minal Society, Almeida Road  
Panchpakhadi, Thane (W) 400601  
Phone- 022-25433879  
9833256879



STATE BANK OF INDIA  
OVERSEAS BRANCH KANPUR

**PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**



Name of Registered Valuer:	B.D.Kulkarni
Registration No.: (With State Commissioner of Income Tax)	CAT-I / 350 / 1 / 20 / 2007-08 (F-20330)

(Appendix - I)

Form at of valuation Report (for all properties of value upto Rs. 5 crores)

Ref. No.	03435 Date 03-07-2018				
Date of Visit	26-06-2018				
1 Customer Details					
Mr. Mohammed Salim Qureshi	Apl. No.				
2 Asset Details					
Address	Flat No.6, 1 <sup>st</sup> Floor ,Building No.2,Sea Face Apartment ,Noor Co-operative Housing Society Ltd,Plot No.18.Sector 9A Vashi Navi Mumbai , 400703Taluka and District Thane				
Nearby Landmark / Google Map Independent access to the property	Opposite Father Agnel School  Latitude:19.04.33.20 N Longitude::72.59.33.60 E				
3 Document Details					
Layout Plan	No.	Name of Approving	Not provided	Approval No.N.A.	
Building Plan	No			Approval No.	
Construction Permission	/No			Approval No.	
Legal Documents	No	List of Documents	Previous Valuation Report Society Maintenance Bill No.2532 Dated 01-04-2018		
4 Physical Details / Brief Description					
Adjoining Properties	East	West	North	South	
	Mahagajanan Society	Road	Open Ground	Road	

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Ref No.03435

Matching of Boundaries		Plot Demarcated	Approved land use	Type of property	
Yes		Yes	Residential	Residential	
No. of rooms	Living / dining	Bed Rooms	Toilets	Kitchen	
04 (2 BHK)	01	02	03	01	
Total no. of Floors		Floor on which the property is located	Approx. age of the property	Residual age of the property	Type of structure -
Ground + 4		1 <sup>st</sup> floor	33Years	27 years (Total Life 60Years)	RCC frame
5 Tenure/Occupancy Details					
Status of Tenure	Owner Occupied	No. of years of Occupancy	Details Not Provided	Relationship of tenants to owner	N.A.
6 Stage of Construction :-					
Status of Tenure	100% completed				
7 Violation if any observed N.A.					
Nature and extent of violations		N.A.No plan Provided			
8 Area Details of the property					
Site area	Plinth area	Carpet area	Saleable area	Remarks	
Not known		864 Sq.Ft as measured of flat no.6 and 7 Merged flats	517 sq.ft. Area of flat No.6	As per Previous Report	





Ref No.03435

9.	Valuation				
	(mention the valuation as per Government Approved Rates also)				
	Area of Flat	517 sq.ft.			
	Rate adopted for valuation	18500/-per Sq ft.			
	Value after Completion	Rs.95,64,500/- Say Rs.95,65,000 Rs. Ninety Five Lakh Sixty Five Thousand Only.			
	Realisable Value	Rs.86,00,000 /- Rs. Eighty Six Lakh Only.			
	Distress value	Rs. 76,50,000/- Rs. Seventy Six Lakh Fifty Thousand Only.			
	Rental Value Rs.24000 per Month. Insurance Value Rs.12,92,500/-				
	Government/ Ready Reckoner Rate :- Rs.96900 /- Per Sq.Mt Rs.9002 Per Sq.Ft				
10.	Assumptions/ Remarks/	Flat No.6 and 7 area merged with one entrance .Society Board Indicates Name of Mohammed Salim Qureshi flat No 6  Name of owner is mentioned in Main Entrance door			
11.	Declaration	1) The property was inspected on 26-06-2018. 2) The undersigned does not have any direct/ indirect interest in the above property. 3) The information furnished herein is true and correct to the best of our knowledge. 4) I have submitted Valuation report directly to the Bank.			

12.	List of Documents enclosed	Valuation report
13.	List of photo enclosed	05
14.	Google Map	01

B.D.Kulkarni

Registered Valuer

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## STRUCTURAL REPORT

Flat No.6, 1<sup>st</sup> Floor ,Building No.2,Sea Face Apartment ,Noor Co-operative  
Housing Society Ltd,Plot No.18.Sector 9A Vashi Navi Mumbai , 400703Taluka  
and District Thane

We have Inspected the above, Building on 26-06-2018 from outside and Flat internally. The Building is Ground + 04 storied RCC frame structure We did not found any structural defect in the Building and damage of plaster, Cracks in beams columns and Flat is also found no damages. The structure is safe to use as residential use. The age of Building is 33 Years and its future life can be taken as 30 years subject to timely repairs and Maintenance.



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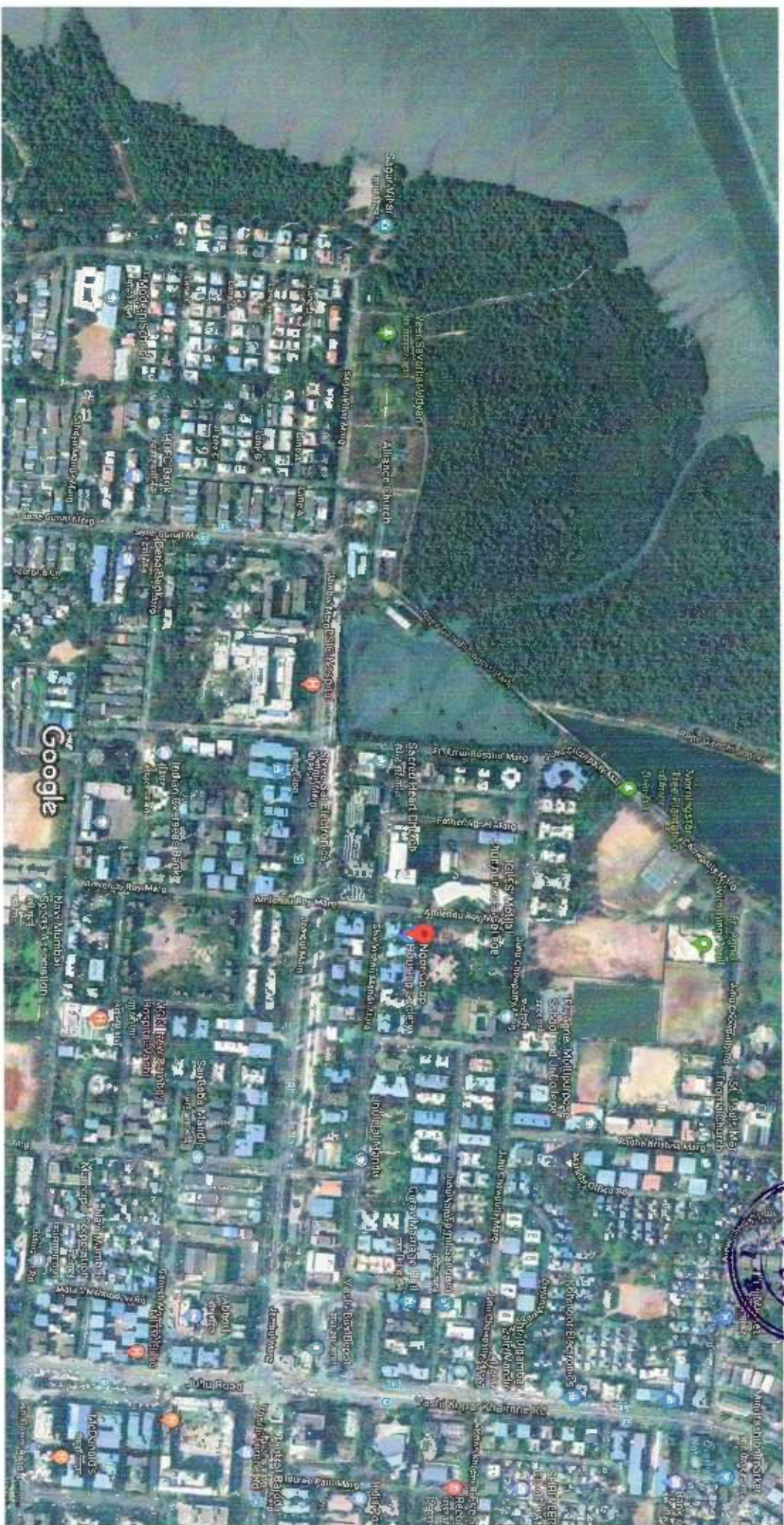


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and District Thane









Introducing Home Loans with interest rates linked to the 601 Treasury Bill rate.

Know More



Property Type    Type Location or Project/Society or Keyword

Home > Property in Mumbai Navi > Sector-9A Vashi > Apartments > 1 BHK > 90 Lac to 1 Cr > 600 to 700 Sq.Ft.    Posted on Mar 29, 2018    Ready to move

Standard Price

**₹92 Lac**

**1BHK 1Bath**

@ 14,153 per Sq.Ft.

Residential Apartment for Sale

Estimated FMI ₹ 73,481

In on request, Sector-9A Vashi, Mumbai Navi, Mumbai    What's Nearby

Overview

Location

Price Trends

Dealer Details

Recommendations

Contact Dealer

Shortlist



PROPERTY (2)



Area

Super Built up area 650 Sq.Ft.

Built up area: 550 Sq.Ft.

Carpet area: 470 Sq.Ft.

Price

₹ 92 Lac

@ 14,153 per Sq.Ft.

View Price Details

Configuration

1 Bedroom , 1 Bathroom  
Balcony

Deal with Trusted RERA Professionals  
RERA Certified Dealer has posted this property!

Address

on request  
Sector-9A Vashi, Mumbai Navi

Floor Number

Ground of 3 Floors

Facing

North

Overlooking

Main Road

Property Age

10+ years old

Transaction Type:

sale

Property Ownership: Co-operative...

Flooring: Ceramic

Gated Community: Yes

Parking: 1 Open

Water Source: Municipal corporat...

Power Backup: None

Property Code: J35779619

www.99acres.com/J35779619

About Property

Address: Sector-9A Vashi, Mumbai Navi, Mumbai

A spacious 1 bhk behind jain temple and bus depo. The property is on the ground floor.

Leave us a message



# ₹ 90.0 Lac 1 BHK null null Flat/Apartment for Sa...

[See Other Charges](#)

for sale in Vashi, Navi Mumbai

[What's Nearby](#)

Owner  
Saad Qureshi

[Contact Now](#)



## PROPERTY DETAILS

### LOCALITY DETAILS

### PRICE TRENDS

### OWNER DETAILS

### 111 DISCUSSIONS



14 photos

Bedroom  
1

Bathroom  
1

Carpet area  
535 sqft  
₹ 16,822/sqft

Status  
Ready to Move

Transaction type  
Resale

Floor  
1 (Out of 4 Floors)

Car parking  
None

Furnished status  
Unfurnished

Type of Ownership  
Freehold

Overlooking  
Main Road

[See Location](#)



Contact Owner

[Get Phone No.](#)

[Share](#)

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