

No. Ref.

Date:

VALUATION REPORT

08/07/2017

1. Customer Details						
Name		Shri. Mahendra S/o. Shriram Thakur			Apl. No.	
Case Type		Mortgage to the Punjab National Bank, Mumbai- Branch.				
2 Asset Details						
Address		Office No. : 201, on Second floor, Apartment : "MAINFRAME APARTMENT" City Survey No : 169, Sheet No. : 1627, Mouza : Marol Maroshi, Tah. : Andheri. Dist : Mumbai.				
Nearby Landmark		<p>The above property is a office block on second floor of MAINFRAME APARTMENT" Building" located at 400 m from the entrance of Royal Palace situated at 5 km from western exp entrance road of Arey Colony Goregaon east in Mumbai. There are many commercial and residential building in Royal Palace. The ground plus eight storeyed building was constructed in 2006. The above block has loft (96.00 Sq. Ft.). Includes well furnished cabin toilet block & general interior. Common facilities includes covered parking, passenger lift, fire lighting, security etc etc.</p> <p>All facilities such as market, hospitals, schools, banks, etc, are at Royal Palace & in Goregaon within 7 km dist.</p>				
3 Document Details						
Layout Plan		N.A.	Name of Approving Authority	N.A.	Approval No.	N.A.
Building Plan		N.A.	Name of Approving Authority	Nagar Parishad Gondia.	Approval No.	N.A.
Construction Permission		N.A.	Name of Approving Authority	N.A.	Approval No.	N.A.
Legal Documents	Yes	List of Documents		Xerox copy of Agreement For Sale Xerox copy of Power of Attorney Xerox copy of Master Plan Xerox copy of Sanction Drawing.		
4. Physical Details						
Adjoining Properties	East	West	North	South		
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	Matching of Boundaries	Yes	Plot Demarcated	Yes	Approved land use	Residential	Type of Property	Residential
	No. of rooms	Living /Dining	Bed Rooms		Toilets /		Kitchen	
	Total no. of Floors	Ground plus Eight storeyed	Floor on which the property is located	Second floor	Approx. Age of the property	About 39 years back	Residual age of the property	11 Years
								Type of structure- RCC framed structure
5	Tenure/ Occupancy Details							
	Status of Tenure	Owned	No. of years of Occupancy	From 2014	Relationship of tenant to owner		N.A.	
6.	<p>Description of Construction : Ground plus eight storeyed on second floor RCC framed structure. Brick masonry walls. Internal & external surfaces cement plastered & painted. Roof height 3.0 M. The building includes well furnished cabin, toilet block & general interior. Common facilities includes covered parking, passenger lift, fire lighting, Security.</p> <p>Flooring :- Ceramic tiles flooring.</p> <p>Door :- T.W framed Plywood flush door.</p>							
	Status of Tenure	Under Construction/completed : Complete		If under construction, extent of completion			: N.A	
7	Violation if any observed							
	Whether it is constructed as per sanctioned plan		Yes					
8	Area Details of the Property							
	(As per Sanctioned Drawing) Plot		: (As per Sanctioned Drawing) Built up Area : 26.67 Sq. M.		Carpet area : N.A.		Saleable area : Same as above	
9	<p>VALUATION OF FLAT :</p> <p>i) Valuation of Flat : Built up Area x Replacement of Composite rate / Sq. M. = 26.67 x Rs. 86080.00 / Sq. M. = Rs. 2295753.6 Say Rs. 2295800.00</p> <p>(Rs. Twenty Two Lakhs Ninety Five Thousand Eight Hundred Only)</p>							



PART - B VALUATION OF EXTRA ITEMS, SERVICES & AMINITIES

I) Fixed Interior : Lump Sum = Rs. 100000.00
Total = Rs. 100000.00

ABSTRACT OF THE ENTIRE PROPERTY

PART - A FLAT : Rs. 2295800.00

PART - B EXTRA ITEMS, SERVICES & AMENITIES : Rs. 100000.00

Total : Rs. 2395800.00

- i. Fair Market Value when Completed : Rs. 2395800.00 (Rs. Twenty Three Lakhs
Ninety Five Thousand Eight Hundred Only)
- ii. Realizable Value when completed : Rs. 2156200.00 (Rs. Twenty One Lakhs Fifty
Six Thousand Two Hundred Only)

(mention the valuation as per Government Approved Rates also)

Guideline Value Flat : Built Up area x Govt. Rate / Sq. M.
= 26.67 x Rs. 104600.00 / Sq. M.
= Rs. 2789682.00
Say Rs. 2789700.00

a. Flat : Rs. 2789700.00

10 Assumptions /Remarks/ Insurable Value : = 26.67 x Rs. 21520.00 / Sq. M.
= Rs. 573938.4
Say Rs. 573900.00

11	Declaration	1) The property was inspected by assistant Mr. Shakti Nagrare on my behalf. 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.		
12	Name, address & signature of Valuer		Signature of Valuer	Date of valuation : 08/07/2017



13	List of Documents enclosed	To be submitted by Owner		
14.	List of Photo enclosed : List of photos attached to the report			



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VIJAY MEGHRAJANI

Sr. Consultant, Designers Consortium
 Consulting Civil En. - 1461 - L
 Chartered Engineer-M-60003/7
 Govt. Approved Valuer - CAT 1/420/97
 Approved Valuer - F-8166
 Licensed Surveyor - NIT-308/MMC-L/351



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

20172018

Annual Statement of Rates

Language

English

Selected District मुंबई(उपनगर)

Select Village मरोशी-बोरिवली

Search By * Survey No * Location

Enter Survey No 1627

[Search](#)

उपविभाग	खुली जमीन	निवासी सदनिका	औद्योगिक डुकाने	औद्योगिक एकक (Rs./)	Attribute
54/254/अ-पूचांग : चौकल पाम मसाहत सि.स.क्र.1627	56400	104600	115100 153800	104600	चौरस मीटर सि.टी.एस. नंबर



