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Vipul C. Gosaliya**AAKRUTEE CONSULTANCY**

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

* Govt. Regd. Valuer (CAT- I)

* Surveyor & Loss Assessor

* Chartered Engineer

* Competent person (Factory Act-1948)

Add- A/702, Maitri Residency, Opp. Trimurti Towers, Nr. Uco Bank, Mamletdarwadi, Malad(W), Mumbai - 400064

Cell - 7021175760 / 9969147587

E-mail - vipul.valuer@gmail.com

Ref. No.- 825 / VAL-MU / 19

Date - 04-12-2019

VALUATION REPORT (A PERSONAL OPINION)

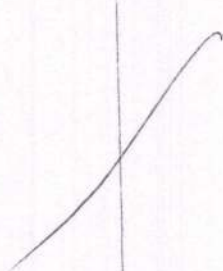

Name & Address of Branch

SBI, DIAMOND BRANCH, B.K.C., MUMBAI

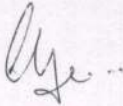
Name of Customer (s)/ Borrower unit

: M/S. ANKIT GEMS PVT. LTD.

(for which valuation report is sought)

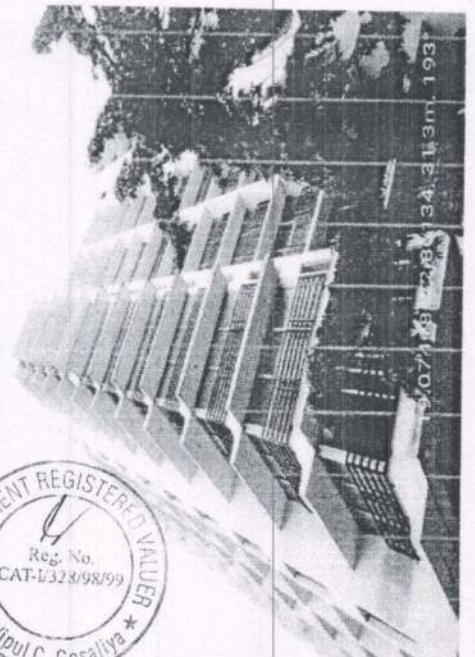
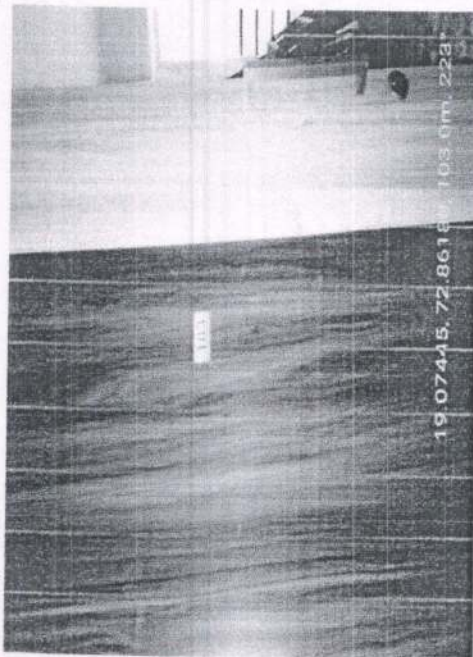
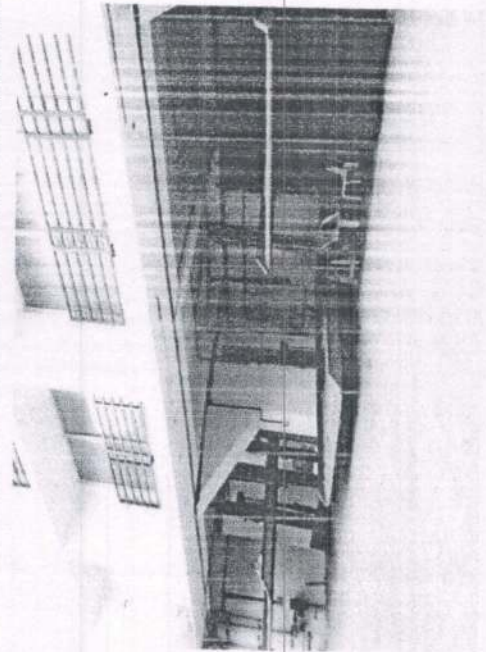
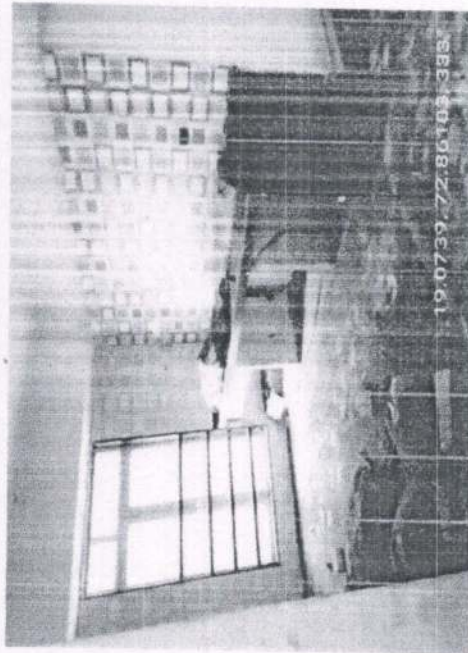
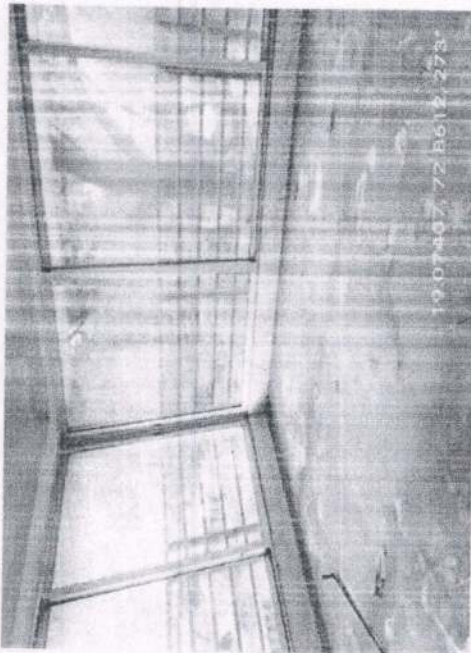
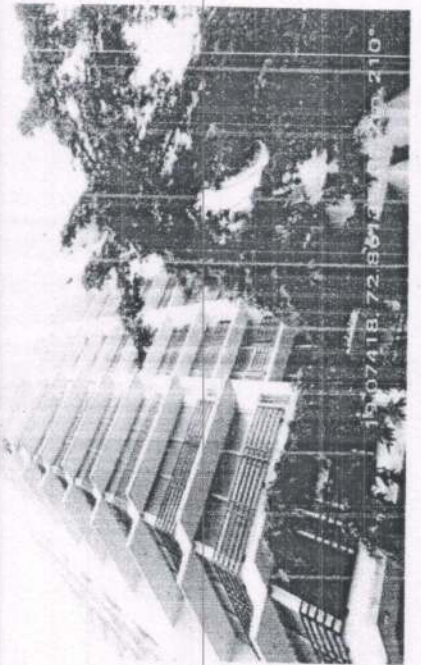
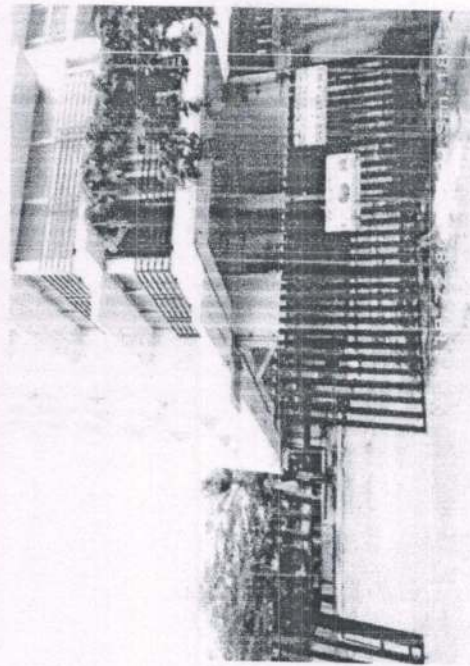
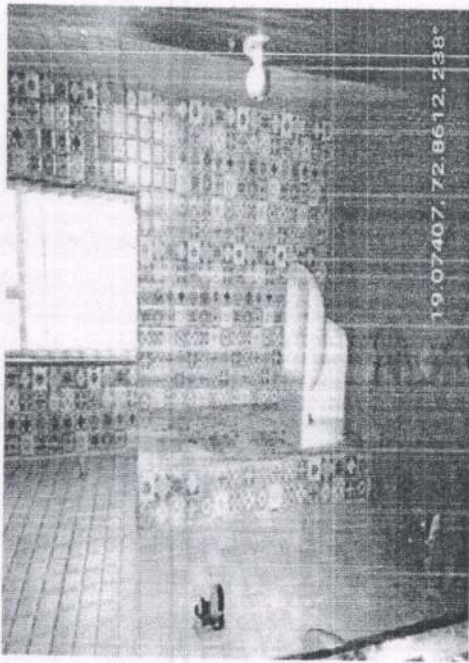
1 Customer Details										
Name		M/S. ANKIT GEMS PVT. LTD.								
Apl / Ac. no-										
2 Property Details										
Address		Flat no.-103, 1St Floor, Padmavati Springs, C.T.S. No.- 5013-F Of Kole Kalyan, Cst Road Junction, Nr. Vidyanagari Bus Stop, Kalina, Santacruz (E), Mumbai-400098								
Nearby I andmark/Google Map Independent access to the property					Next To Kotak Mahindra Bank, Opp University Of Mumbai					
3 Document Details			Approving Authority			App. No./ Date				
Commecement Certificate		Yes	M.C.G.M.			CE/0482/B8II/WS/AH/AK/337 11-06-12				
Legal Documents		Yes	List of Documents			Agreement copy, C.C.				
4 Physical Details			Latitude-		19° 4' 27" N		Longitude-		72° 51' 42" E	
Adjoining Properties Details		East	Entrance Passage			North		Marginal Space		
		West	Marginal Space			South		Marginal Space		
Matching of Boundaries			Yes			Plot demarcated		Yes		
Approved land use			Residential			Type of Property		Flat		
No of rooms	Living Dining	1	Bed Rooms	3	Toilets/Bath	3	Kitchen	1		
Total No. of floors			G+12			Floor on which property located		1st		
Approx. age of the building			1 years			Type of structure		RCC Frame		
Residual age of the property			59 Years							
 										

5 Tenure / Occupancy Details as reported by owner			
Status of Tenure	Owned -At the time of inspection		
No. of years of occupancy	N.A.	Relationship of tenant and owner	N.A.
6 Stage of Construction			
Stage of Construction	Completed	If under construction, extent of completion	N.A.
7 Violations if any observed		In absence of Sanctioned plan, Can't comment	
Nature & extent of violations			
8 Area Details of the property			
Site / Plot Area	Not Known	Carpet Area- Approx.	67.28 Sq.m. -- 724.22 S.ft.
Built-up Area	80.74 Sq.m.-869.06 S.ft.	Sellable Area-Approx.	96.88 Sq.m. -- 1042.87 S.ft.
9 Valuation			
i. Mention the value as per Government Approved Rates also			
ii. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.			
Justification:			
It has been observed that most of the transactions registered at sub-registrar's office are as per 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 in writing) cannot be produced.			
Summary of Valuation			
i. Ready Reckoner Value	₹1,49,28,459	Total = ₹1,49,28,459	₹1,49,28,500
ii. Fair Market Value	₹21900270	(1042.87 x 21000) =	₹2,19,01,000
iii. Realizable Value		90% of Market value =	₹1,97,10,900
iv. Forced/ Distress Sale value		80% of Market value =	₹1,75,20,800
v. Insurable value			₹21,80,000
vi. Rental value			₹45,000 / month
10 Assumptions / Remarks	i. Qualifications in TIR/Mitigation suggested, if any		Please refer TIR / Search report of Panel Advocate
	ii. Property is SARFAESI compliant:		
	iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.		No
	iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.		Flat in toto is to be mortgaged
	v. Details of last two transactions in the locality/ area to be provided, if available.		Not available.
	vi. Any other aspect which has relevance on the value or marketability of the property		Not found at this instant.

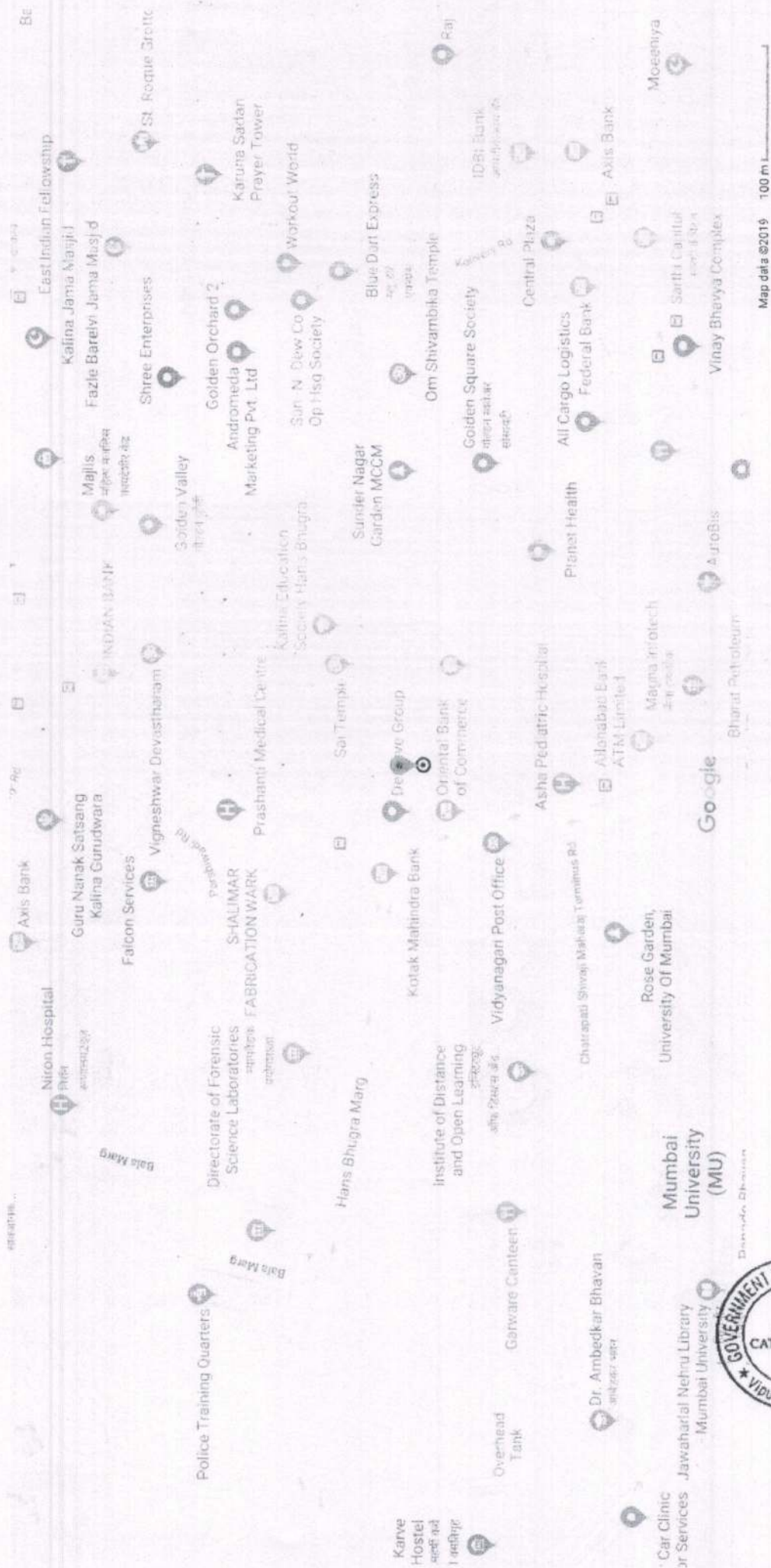
11	Declaration	i. The property was inspected on this date- 04-12-2019	
		ii. The undersigned does not have any direct/indirect interest in the above property	
		iii. The information furnished herein is true and correct to the best of my knowledge.	
		iv. I have submitted Valuation report directly to the Bank	
12	Name address & signature of valuer with Wealth Tax Registration No.	 VIPUL C. GOSALIYA (B E MIE FIV AHISLA) GOVT. REGD. VALUER CAT-1/LIC. NO.-328 Signature of the Valuer	04-12-19 Date of Valuation
13	Enclosures Documents & Photographs (Geo-stamping with date) etc.	1 Photographs with Geo-stamping 2 Google Map 3 Price Trend	

Notes:

- Valuation work assigned to me on - 03-12-19, Site was allowed to inspect on - 04-12-2019
- Data filled by the Valuer are based on best of knowledge and experience of valuer, the facts found on site and the information furnished by the Owner / his / her representative.
- Valuer has no interest in the subject property.
- All the legal matters, (even ownership) are to be verified by the Legal experts / Bank before disbursement of Loan.
- If any discrepancy found in the report by recipient of this report, should bring in the notice of Valuer immediately.
- All the documents shown in TIR, including sanctioned plan should be collected from Owner by bank. Without sanctioned plan, C.C., O/C, clear title there is no value for the property. Moreover, RERA Compliance (where applicable) must be checked before disbursement.
- Publication of this report in whole or in part, without the written approval of the valuer is strictly prohibited.
- The Valuation is made distinctively for the specific purpose, Valuation for other purpose may project different result.
- Valuation is a function of Place, Purpose and Date, this report doesn't attract any future date responsibility of Valuer and since there is no agreed definition for word "Value", this report should be treated as personnel opinion only. "Fair Market Value" referred above is the value which is derived by survey carried out in nearby area about the prevailing market trend. This trend is then compared with the property under valuation with proper positive and negative weightages with valuer's experience and knowledge. Written proof for this can't be produced for the obvious reason.
- Above mentioned property has been visited in presence of the owner. Data furnished by the bank and the data received at the time of site visit are the basis of arriving at the final valuation figure. These data are the base of the report. The valuation report is done on "as is where is basis" and has been prepared under "Good Faith" on the basis of information, document and details etc. furnished by the bank and owner.
- If any discrepancy found in the report by receiver of this report, should bring in the notice of the Valuer immediately. In any case, the liability - of any kind -on valuer will be limited to 80% of Professional fees only.



SITE: ANKIT GEMS PVT. LTD., 103, PADMAVATI SPRINGS, CST ROAD JUNCTION, KALINA, SANTACRUZ (E)
Compiled By: Vipul Gosaliya (Govt. Regd. Valuer (Cat-I), Chartered Engineer)





Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

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Year

2019/2020

Annual Statement of Rates

Language
English

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Select Village कोळेकल्याण (अंधेरी)

Search By * Survey No Location

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उपविभाग

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रोड ते पडीत जवाहरलाल नेहरू रोड जोडणारा 13.40 मी.
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दुकाने

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(Rs./)

Attribute

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मीटर

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नंबर

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111800 184900

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Localities in Mumbai Societies in Mumbai

Residential Apartment Independent/Builder Floor Residential Land

Locality Name

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Mumbai South West

Kalina

Buy Rates

Price Range (Rs. per sq. ft.)

Q/Q

Trends

Rental Rates

2 Bedroom

3 Bedroom

Rs. 19,848 - 22,997/sq. ft. -4.21% ↓ See Trends Rs. 27,703 - 32,156 Rs. 45,900 - 54,315 Rs. 65,224 - 75,577

1 Locality found in Mumbai

Disclaimer: 99acres.com Price Trend has been created based on the asking prices of the properties listed on the website and are not based on the actual transactions. 99acres.com gives no guarantee of the accuracy, reliability and completeness of any information and data should be verified independently.



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