

T. P. KATEKAR

B.E.Civil, F.I.V.M.I.E.

GOVT. REGISTERED VALUER

REG. No. CCIT/THN/CAT-I/1/9/2011-12

AND IBBI REGISTERED VALUER

REG. No. IBBI/RV/02/2019/10921

LICENCED STRUCTURAL ENGINEER

303, Manjunath Tower,
V. P. Road, Pendse Nagar,
Dombivli (East) 421201

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Mob. : 9844281817

Job No.199/TPK/SBI/SAMB - I/KOLKATA/2021-22 Date: 31/12/2021

To,

Asst. General Manager/ Case Lead Officer-I
State Bank of India
SAMB-I
Nagaland House, 8th Floor
11 & 13, Shakespeare Sarani
Kolkata- 700 071, West Bengal
Mob No: 9836319358

Email : clo1.04151@sbi.co.in

Subject: Valuation Report For Residential Flat at Flat No. 501, 5th Floor, Wing C, Kaatyayni Residency,
Road No. 11, Off Mahakali Caves Road, Subhash Nagar, Andheri (East), Mumbai - 400093,
Maharashtra

Owner: Mr. Rajeev Agarwal

Borrower: Mr. Rajeev Agarwal

Respected Sir/ Madam,

Kindly find enclosed herewith Valuation report for the property referred above.

Details of valuation are summarised as under:

Market Value :Rs.1.88Crore

(Rs. One Crore Eighty Eight Lakh Only)

Realisable Value: Rs.1.69Crore

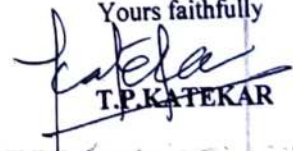
(Rs. One Crore Sixty Nine Lakh Only)

Distressed Value: Rs. 1.50 Crore

(Rs. One Crore Fifty Lakh Only)

Thanking you,

Yours faithfully


T.P. KATEKAR



T. P. KATEKAR

B.E. CIVIL, M.I.E., F.I.V.

Govt. Approved Valuers

(CCIT/THN/CAT-I/9/2011-12)

VALUATION REPORT (IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

I.	GENERAL	
1.	Purpose for which the valuation is made	Recovery Purpose
2.	a) Date of inspection	23/12/2021
	b) Date on which the valuation is made	31/12/2021
3.	List of documents produced for perusal	
	i)	Agreement dated 26/02/2010
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Rajeev Agarwal
5.	Brief description of the property	<p>Residential property under valuation is Flat No. 501, 5th Floor, Wing C, Kaatyayni Residency, Road No. 11, Off Mahakali Caves Road, Subhash Nagar, Andheri (East), Mumbai - 400093, Maharashtra.</p> <p>The Residential Flat consists of 1 Living Room, 2 Bedrooms, 1 Kitchen, 1 Bath & W. C. (2 BHK). The Building in which the subject flat is situated consists of Stilt + 7 Upper Floors.</p> <p>The Premises is having internal specifications such as Vitrified tiles flooring, Wooden frame with solid core flush doors & Al. Sliding windows. Concealed Wiring with good quality electrical fittings, Concealed Plumbing with good quality sanitary fixtures, Ceramic tiles flooring in Bathroom with glazed tiles dado on walls, Granite Kitchen Platform with glazed tiles dado on wall, Good Paint Internally etc.</p> <p>It is located 2.7Kms away from Andheri Railway Station. It is abutted on Road No. 11 & close to Mahakali Caves Road. The area is</p>



		well developed and having basic infrastructure facilities such as good approach roads, water supply, electricity, sewage and storm water drainage system, telecommunication facility, street lighting etc. The basic civic amenities such Market, Banks, Schools and Hospitals etc. are available within 2 to 3 Kms distance from the property. The area falls under the limits of Municipal Corporation of Greater Mumbai. The area is well connected with all parts of Mumbai by good network of Roads and Railways. Transportation means such as Buses & Rickshaws are available.
6.	Location of property	
	a) Plot No. / Survey No.	-
	b) Door No.	Flat No.501
	c) T. S. No. / Village	City Survey No. 83-A & 62-A/1 of Village Mulgaon
	d) Ward / Taluka	Andheri
	e) Mandal / District	Mumbai
	f) Date of issue and validity of layout of approved map / plan	Details not available
	g) Approved map / plan issuing authority	Municipal Corporation of Greater Mumbai
	h) Whether genuineness or authenticity of approved map / plan is verified	Detail not available
	i) Any other comments by our empanelled valuers on authentic of approved plan	NIL.
7.	Postal address of the property	
	Flat No. 501, 5 th Floor, Wing C, Kaatyayni Residency, Road No. 11, Off Mahakali Caves Road, Subhash Nagar, Andheri (East), Mumbai - 400093, Maharashtra	
8.	City / Town	
	Andheri (East)	
	Residential Area	
	Residential Area	
	Commercial Area	
	-	
	Industrial Area	
	-	
9.	Classification of the area	
	i) High / Middle / Poor	Middle class.
	ii) Urban / Semi Urban / Rural	Urban.
10	Coming under Corporation limit / Village Panchayat / Municipality	
	Under Municipal Corporation of Greater Mumbai limits.	



12	North	Church	Passage
	South	Bindra Supremacy	Wall
	East	Durga Nagar Rahivasi Sangh	Wall
	West	Kalash Mahakali	Flat No. 502
13	Dimensions of the site		A
			B
			As per the Deed
			Actuals
		Carpet Area – 75.62 Sq.mtr. i.e. 814 Sq. ft. M.S.D. & Car Parking Space No. 25 (As per agreement) Built Up Area – 814 Sq. ft X 1.4 = 1139.6 Sq. ft Say 1140 Sq. ft.	Measured carpet area : 837 Sq. ft.
	North	-	Church
	South	-	Bindra Supremacy
	East	-	Durga Nagar Rahivasi Sangh
	West	-	Kalash Mahakali
14	Extent of the site	Carpet Area – 814 Sq. ft. (As per agreement) Built Up Area – 814 Sq. ft X 1.4 = 1139.6 Sq. ft Say 1140 Sq. ft.	
14.1	Latitude, Longitude & Co-ordinates of flat	Latitude = 19°07'20.3"N Longitude = 72°51'57.5"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	Carpet Area – 814 Sq. ft. (As per agreement) Built Up Area – 814 Sq. ft X 1.4 = 1139.6 Sq. ft Say 1140 Sq. ft.	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Tenant Occupied	

II.	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential Flat(2 BHK)
2.	Location	:	

4



	T. S. No.	:	City Survey No. 83-A & 62-A/1 of Village Mulgaon
	Block No.	:	
	Ward No.	:	
	Village/ Municipality / Corporation	:	Under Municipal Corporation of Greater Mumbai limit
	Door No., Street or Road (Pin Code)	:	400093
3.	Description of the locality Residential / Commercial / Mixed	:	Residential.
4.	Year of Construction	:	2006 Approx.
5.	Number of Floors	:	Stilt+ 7 floors
6.	Type of Structure	:	RCC Framed Structure.
7.	Number of Dwelling units in the building	:	04 flats per floor.
8.	Quality of Construction	:	Good.
9.	Appearance of the Building	:	Good.
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts provided.
	Protected Water Supply	:	Available.
	Underground Sewerage	:	Available.
	Car Parking - Open/ Covered	:	Available.
	Is Compound wall existing?	:	Yes.
	Is pavement laid around the Building	:	Yes.

III	FLAT	:	
1	The floor on which the flat is situated	:	Fifth floor.
2	Door No. of the flat	:	Flat No.501
3	Specifications of the flat	:	Class I.
	Roof	:	RCC slab.
	Flooring	:	Vitrified tiles flooring



4	House Tax	:	Details Not Available
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5	Electricity Service Connection no.	:	Details Not Available
	Meter Card is in the name of	:	Details Not Available
6	How is the maintenance of the flat?	:	Well Maintained
7	Sale Deed executed in the name of	:	Mr. Rajeev Agarwal
8	What is the undivided area of land as per Sale Deed?	:	Not applicable.
9	What is the plinth area of the flat?	:	Built Up Area – 814 Sq. ft X 1.4 = 1139.6 Sq. ft Say 1140 Sq. ft.
10	What is the floor space index (app.)	:	As per Municipal Corporation of Greater Mumbai rules.
11	What is the Carpet Area of the flat?	:	Carpet Area – 814 Sq. ft. (As per agreement)
12	Is it Posh/ I class / Medium / Ordinary?	:	I class.
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose.
14	Is it Owner-occupied or let out?	:	Tenant Occupied
15	If rented, what is the monthly rent?	:	RS.40,000.00 per month
IV	MARKETABILITY		
1	How is the marketability?	:	Good.
2	What are the factors favouring for an extra Potential Value?	:	Property is located in residential area of Andheri (East)
3	Any negative factors are observed which affect the market value in general?	:	Nothing specific.
V	Rate	:	



1	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 areas)	:	Present Market rate is Rs.16,500.00 per sq.ft of Built Up Area.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	Rs.16,500.00 per sq.ft
3	Break - up for the rate	:	
	i) Building + Services	:	Rs.3,000.00
	ii) Land + Others	:	Rs.13,500.00
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.1,52,440.00 per sq.metre i.e. Rs.14,162.02 per sq.ft (Ready Recknor Rate for 2021-22) on built up area with 20% loading. Less 23% Depreciation on Cost of Construction = Rs. 11,852.02 per Sq. ft. Guideline Value: = 814 Sq. ft X 1.2 = 976.8 Sq. ft X Rs. 11,852.02 per Sq. ft. = Rs.1,15,77,053.136
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a.	Depreciated building rate	:	
	Replacement cost of flat with Services (V (3)i)	:	Rs.3,000.00 per sq.ft
	Age of the building	:	15 Years
	Life of the building estimated	:	45 Years subject to proper maintenance.
	Depreciation percentage assuming the salvage value as 10%	:	= Age of Building / Total Life of Building x 0.90 = 15 Years / 60 Years x 0.90 = 23.00%
	Depreciated Ratio of the building	:	77.00%
b.	Total composite rate arrived for valuation	:	Rs.16,500.00 per sq.ft
	Depreciated building rate VI (a)	:	Rs.3,000.00 per sq.ft
	Rate for Land & other V (3)ii	:	Rs.13,500.00 per sq.ft
	Total Composite Rate	:	Rs.16,500.00 per sq.ft



1	parking, if provided)	1140.00 sq.ft	RS.16,500.00	Say Rs.1.88Cr.
2	Wardrobes			Included in composite rate of Rs.16,500.00 per sq.ft of Built UpArea
3	Showcases			"
4	Kitchen Arrangements			"
5	Superfine Finish			"
6	Interior Decorations			"
7	Electricity deposits / electrical fittings, etc.,			"
8	Extra collapsible gates / grill works etc.,			"
9	Potential value, if any			"
10	Others			"
	Total			RS.1,88,10,000.00
	Say			Rs.1.88Cr.



VALUATION

Prevailing rate as per property web site quotes enclosed with this report is Rs.19,000.00 to Rs.20,000/ per sq.ft. Rate considering discount on quoted rates is Rs.16,500.00 per sq.ft in our opinion.

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification **The Present Fair Market Value of Flat is Rs.1.88Crore**

(Rs. OneCrore Eighty Eight LakhOnly)

Realisable Value : Rs.1.69Crore

(Rs. One Crore Sixty Nine LakhOnly)

andthe Distress Value : Rs. 1.50Crore

(Rs. One CroreFifty LakhOnly)

Guideline Value: 814 Sq. ft X 1.2 = 976.8 Sq. ftX Rs. 11,852.02 per Sq. ft.=
Rs.1,15,77,053.136

Value for Insurance purpose 1140Sq. Ft. @ Rs. 3,000/- = Rs. 34,20,000/-

Justification:- The Govt., Guideline Rate is for Stamp Duty purpose only. The subject Property. The Rates are justified by the Sale Advertisement for same type of properties in the same building of the subject property which are open to be sold in Year 2021. The Recent Sale Advertisement in the same building of subject Property is attached with this Report. Market value given in the report is in line with current trend in the market value. The Location, Internal condition / decoration of the premises & amenities/ facilities available, grade & age of building, current demand & supply of real estate properties are the factors influencing the market value.



enshrined in the above Handbook.

iv. I have no direct or indirect interest in the above property valued.

v. I/ my authorized representative by the name of ...Mr. Venkat Nadar, has inspected the subject property on...23/12/2021 vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category..... for valuing property up to No Limit.

vii. I am/am not an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.

viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.

ix) Property is SARFAESI compliant.

ix. I have submitted the Valuation Report (s) directly to the Bank.

x. Market value of the property given in this report is merely an opinion & we do not accept any liability towards any loss, if any, sustained by any body

Name and address of the Valuer

.....T.P.KATEKAR, FLAT NO.303, THIRD FLOOR, MANJUNATH TOWER, V.P.ROAD, PENDSE NAGAR, DOMBIVLI(E) 421201.....

Name of Valuer association of which I am a bonafide member in good standing

...T.P.KATEKAR...

Wealth Tax Registration No: (CCIT/THN/CAT-1/9/2011-12)

Signature of the Valuer

Date :31/12/2021

Mobile No...9769900702.....

Email...tpkatekar@gmail.com.....



Place: Dombivli.

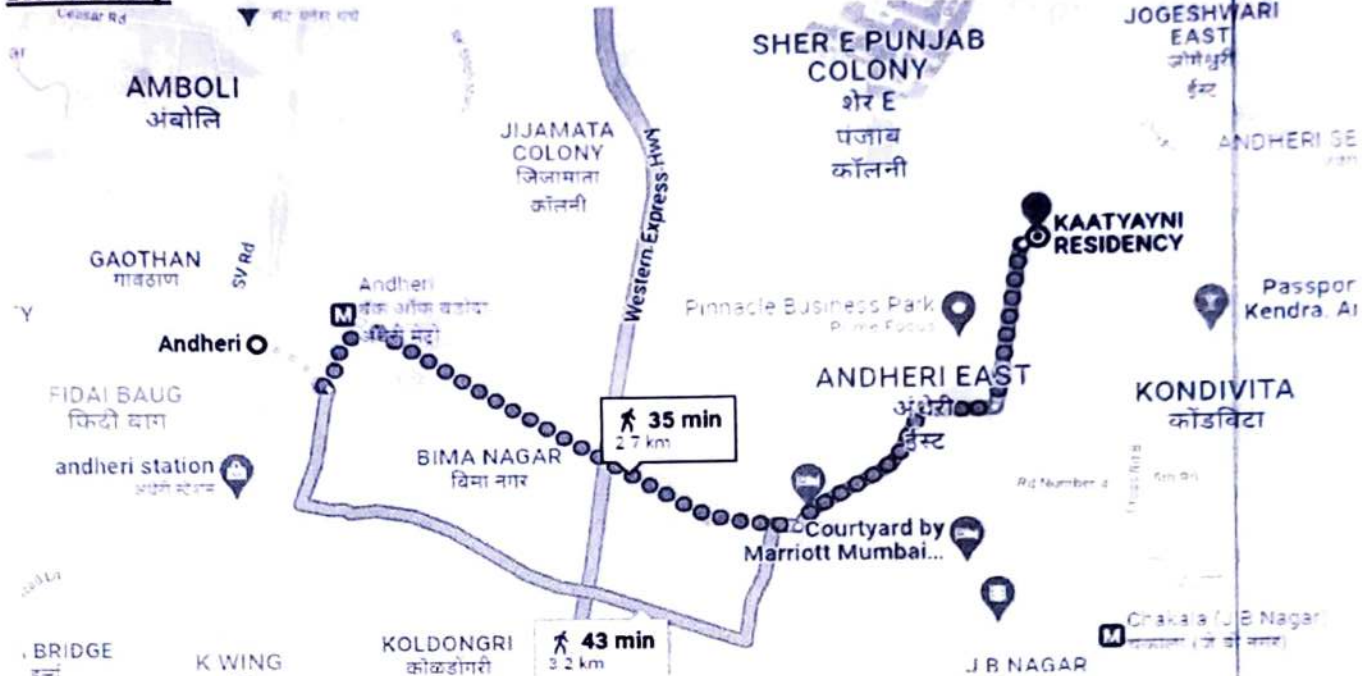
Date: 31/12/2021


Signature
(T.P.KATEKAR)

The undersigned has inspected the property detailed in the Valuation Report dated 31/12/2021 on ----- We are satisfied that the fair and reasonable market value of the property Rs. ----- (RS. -----)

Signature
(Name of the Branch Manager
with Office Seal)

Route Map



Sale Advertisement

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3 BHK Flat

For Sale MIDC, Mumbai

₹ 2.75 Cr
₹ 27,500 / sqft

1000 Sq-ft
Carpet area

3 BHK
3 Bedrooms

Amenities will be updated soon

Agent: **Mary Dsouza**

[Contact Agent](#) [Save for Later](#)

Bedrooms: 3	Bathrooms: 3	Balconies: 3
Super area: 1450 sqft + ₹ 18,915/sqft	Carpet area: 1000 sqft + ₹ 27,500/sqft	Loading: 31sq
Developer: Strawing Developers	Project: Kaatyayni Residency	
Status:	Transaction type:	Floor:
		Car parking:

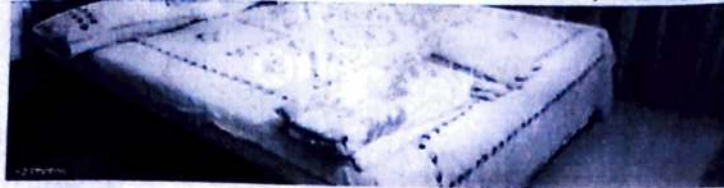
Agent: **Mary Dsouza**

+91-9800000096

[Save for Later](#)

Rate Quote – Rs. 27,500/- per Sq. ft. on Carpet Area i.e. Rs. 19,643/- per Sq. ft. Built Up Area





Bedrooms
2

Bathrooms
2

Balconies
2

Super Area
1250 sq.ft. -
₹ 18,400/sq.ft.

Carpet Area
820 sq.ft. -
₹ 22,000/sq.ft.

Loaning @
34%

Developer
Swamy Developers

Project
Harmani Residency

Mary Dsouza
Contact Address
Save for Later

Mary Dsouza
+91-9440000000
Save for Later

Rate Quote -Rs. 28,049/- per Sq. ft. on Carpet Area i.e. Rs. 20,035/- per Sq. ft. Built Up Area

Govt. Guideline Rate

DIVISION / VILLAGE : MULGAON						
Commence From 1st April 2021 To 31st March 2022						
Type of Area	Urban	Local Body Type	Corporation Class A			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: On North, East, and South Village Boundary. On West Mahakali Caves Marg.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
41	41/212	64920	152440	169230	184490	152440
C. T. S. No. 9, 12, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 38, 39, 40, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125.						
Compare With Previous Year						



Flat No. 501, 5th Floor, Wing C, Kaatyayni Residency, Road No. 11, Off Mahakali Caves Road,
Subhash Nagar, Andheri (East), Mumbai – 400093, Maharashtra.

Mr. Rajeev Agarwal

