

No. Ref.

Date: 23/03/2020

VALUATION REPORTName & Address of Branch: Mortgage to the Bank State Bank of India
SAMB III, MumbaiName of Customer (s)/ Borrowal unit: Shri Narendra Seomalji Sabnani
: Smt Anita Narendraji Sabnani**1. OWNER DETAILS**

A. Name

: Shri Narendra Seomalji Sabnani
: Smt Anita Narendraji Sabnani

B. Apl no

: Not Available

2. PROPERTY DETAILS

a) Address

: Flat No : 711 & 712 seven floor, Block A,
Plot No. : 3/2, 13/3, 12 & 14/2,
Apartment : "SUNDERJEEVAN APARTMENTS"
Municipal House No. : 896,
Ward No. : 63,
Sheet No. : 2-A,
City Survey No. : 83,
Mouza : Wadpakad,
Tah & Dist. : Nagpur.b) Nearby, Landmark/Google Map
Independent access to the property

The above mentioned property is two separate flats (two bedrooms apartments) on seventh floor of ground plus seven storeyed residential building styled "SUNDER JEEVAN APARTMENTS" located in Clarke Town, Mecosabagh near Kadbi Chowk, locality of Nagpur. The above apartment (Flat No. 711) includes a living hall two bedrooms (with attached toilet,) kitchen, balcony. Flat No. 712 includes living, kitchen two bedroom(one with attached toilet) and common toilet. The above building was constructed in 1982-1983. The above locality is a centrally located, posh business & residential locality at approx. 4.0 kms. from the zero mile stone of the city of Nagpur. The facilities such as market, schools, hospitals, banks, parks, etc are nearby.



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3. DOCUMENT DETAILS :

- A. i) Layout Plan : N.A.
Name of Approving Authority : N.A.,
Approval No : N.A.
- ii) Building Plan : Yes.
Name of Approving Authority : N.A.
Approval No : N.A.
- iii) Construction Permission : Yes
Name of Approving Authority : N.A.
Approval No : N.A.
- iv) Legal Documents : (i) Xerox copy of Sale Deed

4. PHYSICAL DETAILS :

- A. Adjoining Properties :
North : Property of Shri Bhatia;
South : Nallha;
East : Property of Smt. Harnam Kaur ;
West : 30 ft wide road.
- B. Matching of Boundaries : Yes
- C. Whether Plot demarcated : Yes
- D. Approved land use : Residential
- E. Type of Property : Residential
- F. No. of rooms : Mentioned to Brief Description of the property
i) Living hall/dining : N. A.
ii) Bedroom : N. A.
iii) Toilets : N. A.
iv) Kitchen : N. A.
- G. Total No of Floors : Ground plus seven storied
- H. Floor on which the property is located : Seventh Floor
- I. Approx age of the Property : In 1982 - 1983
- J. Residual age of the Property : About 23 years
- K. Type of structure-RCC framed /stone/
BB Masonry : RCC framed structure.

5. TENURE / OCCUPANCY DETAILS :

- i. Status of Tenure Occupancy : N.A.

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- ii. Owned or Tenant : Owned
- iii. No of years of Occupancy : N.A.
- iv. Relationship of tenant : N.A.

6. STAGE OF CONSTRUCTION :

i. Stage of Construction :

5) Description of Construction : The above said apartment is located on seventh floor of ground plus seventh storeyed R.C.C framed structure - Brick masonry - Both sides smooth cement plastered.

Flat No. 711 includes a living hall two bedrooms (with attached toilet,) kitchen, balcony.

Flooring : Marble Mosaic tiles flooring

Doors : T.W. framed partly glazed paneled doors.

Windows :- Aluminum framed glazed windows with M.S grill.

Kitchen : Cooking platform with Kadappah otta. Stainless steel sink. Glazed tiles dado above platform top

Toilet : Ceramic tiles flooring & glazed tiles dado. Wooden framed plywood flush door. Wooden framed glazed ventilator. EWC with necessary sanitary fittings.

Decorative POP false ceiling -

Flat No. 712 : It includes living, kitchen two bedroom(one with attached toilet) and common toilet.

Flooring : Marble Mosaic Tiles flooring

Doors : T.W. framed partly glazed paneled doors.

Windows :- Aluminum framed glazed windows with M.S grill.

Kitchen : Cooking platform with Kadapp top. Stainless steel sink. Glazed tiles dado above platform top.

Modular pattern storage system with trolleys, trays, drawers, etc.

Toilet : Ceramic tiles flooring & glazed tiles dado. Wooden framed plywood flush door. Wooden framed glazed ventilator. EWC with necessary sanitary fittings.

- Hand wash basin with mirror.

Decorative POP false ceiling - Cup boards enclosed with plywood laminated shuttering - Good Interior - Furniture .

- ii. Under Construction / Completed : In 1982 - 1983
- iii. If under construction. extent of Completion : N.A.

7. i. Violations if any observed : No

- ii. Nature and extent of violations : N.A.

8. AREA DETAILS OF THE PROPERTY :

- i. Site Area : (As per the deed)



Flat No.711	: 61.80 Sq. M (665.00 Sq. ft)
Flat No.712	: 64.49 Sq. M (694.00 Sq. ft)
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Total	: 126.29 Sq. M. (1359.00 Sq. ft)

	(As per the Actual)
Flat No.711	: 87.36 Sq. M (940.00 Sq. Ft)
Flat No.712	: 64.49 Sq. M (985.00 Sq. Ft)
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Total	: 151.85 Sq. M (1925.00 Sq. Ft.)

Undivided share of land	: ----
ii. Plinth area	: ----
iii. Carpet area	: N.A.
iv. Saleable areas	: Same as above

9. VALUATION

i) Valuation : Value of Flat : Area of flat x Depreciated market Rate / Sq. M.
= 151.85 x Rs. 43040.00 / Sq. M.
= Rs. 6535624.00
Say Rs. 6535600.00

(Rs. Sixty Five Lakhs Thirty Five Thousand Six Hundred Only)

Mention the value as per Government Approved Rates also
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.

GOVT. Value: Govt value worked out from Ready Reckoned of the year 2019-20 of Mouza : Wadpakad, Nagpur published by Govt. Value is a Govt. Value of the property as per Ready Reckoner Rate.

However we opine that the stamp duty rates do not reflect the actual ground reality. The rates in the Ready Reckoned are on lower side to save the considerable stamp duty.

It may be noted that the Govt. guideline value are for stamp duty purpose, they are generally constant along particular road or particular belt. It doesn't take into account the advantage/ disadvantage of particular property vis-a-vis its location.

Rates of lands vary from site to site and within a site from macro-site to micro-site that is why our valuation differs from "Govt. Stamp duty ready reckoner rate".

We may state that the stamp duty rate in this case do not reflect the true market value; being considerably on the lower side & not reflecting market value whatsoever. The guideline rates are much lower than market rates as market rates for new flats are in the range of Rs.80000.00/Sq.m

Hence there is a huge difference in Market value & Govt Value

Summary of Valuation

As building was constructed 35 years back and therefore there is 40% depreciation



Year	Open Land	Residential building	Upper floor offices / Commercial	Ground floor Shops / Commercial
2018-19	Rs. 26300.00 / Sq. M.	Rs. 58400.00 / Sq. M.	Rs. 52200.00 / Sq. M.	Rs. 63500.00 / Sq. M.

- i. Guideline Value of Flat : Built up Area x Residential Building / Sq. M. x Deprecation
= 151.85 x Rs. 58400.00 / Sq. M. x 0.60
= Rs. 5320824.00
Say Rs. 5320800.00

a. Land : -----

b. Building (Flat) : Rs. 5320800.00

- ii. Fair Market Value : Rs. 6535600.00 (Rs. Sixty Five Lakhs Thirty Five Thousand Six Hundred Only)
- iii. Realizable Value : Rs. 5882000.00 (Rs. Fifty Eight Lakhs Eighty Two Thousand Only)
- iv. Forced/ Distress Sale value. : Rs. 5555300.00 (Rs. Fifty Five Lakhs Fifty Five Thousand Three Hundred Only)

10. ASSUMPTION S/REMARKS :

- i. Qualifications in TIR/Mitigation suggested, if any : Not available
- ii. Property is SARFAESI compliant:: Yes
- 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. : 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 ; : -----

11. DECLARATION :

- i. The property was inspected by the undersigned on 20/03/2020
- 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 our knowledge.
- iv. I have submitted Valuation report directly to the Bank.

12. NAME ADDRESS & SIGNATURE OF VALUER :
WITH WEALTH TAX REGISTRATION NO

- i. Signature of the valuer :
- ii. Date of Valuation : 23/03/2020

13. Enclosures Documents & Photograph s :
(Geo-stamping with date) etc.

Photographs and layout map



Vijay Meghrajani

VIJAY MEGHRAJANI
Sr. Consultant, Designers Consortium
Consulting Civil En. - 1481 - L
Chartered Engineer-M-60003/7
Govt. Approved Valuer - CAT 14/2017
Approved Valuer - F-5166
Licensed Surveyor - HTY-308/MHC-4/2017



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

20192020 ▼

Annual Statement of Rates

Language

English ▼

Selected District

नागपूर ▼

Select Taluka

नागपूर (ग्रामीण) ▼

Select Village

मौजा : वडपाखड ▼

Search By

☒ Survey No ☐ Location

Enter Survey No

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उपविभाग	खुली जमीन	निवासी मदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
9.210/7-नवी वस्ती छावणी मार्ग, सदर कामठी मार्ग व रेल्वे मार्ग यामध्ील नवी वस्तीचा भाग व कलार्क टाउन शिट क्र.7	26300	58400	52200	63500	0	चौ. मीटर सि.टी.एस.नंबर





