

VIVEK KULKARNI & ASSOCIATES

Chartered Engineer & Govt. Registered Valuer

602, Shivthar Tower,
Plot Nos. 412/413 A&B, Sector 31,
Near Vashi Rly. Station, Opposite Kerala House,
Vashi, Navi-Mumbai - 400705 Tel. : (022) 27811782

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Pune Office : Tel. : (020) 25537523

Aurangabad Office: Tel.:(0240)2321442

Ref. No. : VKA-OCT-15/SVC-055/SS

Date: 16/10/2015

To,
The Branch Manager,
The Shamrao Vithal Co-operative Bank Limited,
Branch: Koparkhairane.

Sub: Valuation Report for Bank Loan.

Client Name: Mr. Nayanesh Ved.

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property : Residential Flat no.704 situated at 7th floor, building no. 41, Society known as "Fam Co-operative Housing Society", Plot no.19 & 19A, Sector no.11, Koparkhairane, Navi Mumbai.

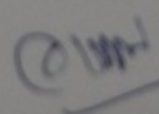
Nearby landmark : Near SVC Bank

Fair Market value : ₹ 30, 42,000.00
(₹ Thirty Lacs Forty Two Thousand Only)

This report contains 1 +6 = 7 Pages (including photographs)

Kindly acknowledge the receipt.

Thanking you,


VIVEK KULKARNI
PANEL VALUER

VALUATION REPORT – IN RESPECT OF IMMOVABLE PROPERTY

a)	Name of Registered Valuer: (With State Commissioner of Income Tax)	-	MR. VIVEK C. KULKARNI. Registration No.: (N) C.C.I.T. / I-58 /55 / 2003 - 2004
1.	Date of Visit of the site For valuation of I P	:	- 16/10/2015
2.	Date of Making Valuation	-	16/10/2015
3.	Name of the owner(s) of the property	-	Smt. Bharti Lalit Ved & Mr. Lalit M. Ved.
	i) Date of Purchase of IP	-	09/05/2007
	ii) Purchase Price of IP	-	₹ 8,25,000.00
4.	Whether necessary enquires have been made from the concerned locality with regard to the ownership of the property (Shri/Ms. -----) of the locality was contacted) :	-	Ownership documents are produced Copy of Index II no.2341, dated 09/05/2007 between Smt. Janshi Sadashiv (Mr. Arun R. Bhide & Smt. Sandhya A. Bhide) & purchasers Smt. Bharti Lalit Ved & Mr. Lalit M. Ved.
5.	If the property is under joint ownership/ Co-ownership, share of each such Owner. Are the shares undivided?	-	Joint Ownership
6.	Brief description of the property		
A	Location, Street, Ward No. (Postal Address)	-	Residential Flat no.704 situated at 7 th floor, building no. 41, Society known as "Fam Co-operative Housing Society", Plot no.19 & 19A, Sector no.11, Koparkhairane, Navi Mumbai.
	Boundaries of the property	-	East : Flat no. 701 West : Entrance North : staircase South : Flat no. 703
b.	Survey/Plot No.	-	Sector no-11, Koparkhairane,
c.	Does the IP bears the same description / details: as mentioned in the documents / title deeds	-	Yes
d.	Is the property situated in residential/ Commercial/mixed area/Industrial area:	-	Residential area
e.	Is the property situated in an unauthorized / Authorized colony	-	Authorized colony
f.	Classification of locality -: High Class/ Middle Class / Poor class	-	Middle class



g.	Is the IP in question or any part of it is under encroachment	-	No.
7.	Proximity to civic amenities like schools, hospitals, offices, markets, Cinema halls etc.	-	All civil amenities are Nearby
8.	a) Area supported by documentary proof, shape, dimension and physical features	-	Documented B/up Area = 338.00 sft.
	b) Road, streets or lanes on which the land is abutting, surrounded	-	Near SVC Bank.
	c) Attach a dimensional site plan along with photographs of the built up property	-	
	d) Furnish detail of the building on a separate sheet giving i) Number of floors ii) Plinth area floor wise	-	G+7 floors
I	Type of Construction / finishing (Detail Description)	-	It is a usual RCC framed structure, RCC column & footings with RCC slab roofing, BB masonry walls, Nehru finish plaster for internal finish, Sand faced plaster for external finish, OBD paint internally & cement paint externally, Ceramic tiles flooring, Concealed wiring, Concealed plumbing, Aluminum sliding window with M.S. grill, I shape kitchen plat form with 4 ht. dado, Subject flat is good, Architectural quality of the flat is good.
II	% Age of Construction of project/flat with brief description. With regards to the status of the Building/structure/flat	-	Completed in the year 2004 (as per Reported) Reportedly above 11 year old.
III	Is the construction/built up property is as per the plan approved by the competent authority:	-	Sanction plan is not provided by the borrower.
IV	Whether floor space index permissible and percentage – Actually utilized?	-	---
V	Estimated future life:	-	About 64 years under good conditions
9.	It is freehold or leasehold land	-	freehold Land



10.	It leasehold, the name of Lessor/Lessee nature of lease, dates of commencement termination of lease and terms of Renewal of lease. a) Ground rent payable p.a.:	-	N A
11.	Is there any restrictive covenant in regards to use of land? If so, details be given.	-	N A
12.	a) Does the land falls in an area included: in any Town planning scheme or any development Plan of Govt. or any statutory body? If so, give particulars	-	N A
	b) Has any contribution been made : Towards development or is any demand For such contribution still outstanding:	-	N A
13.	Is the property (Whole or part of land): Notified for acquisition by Govt. or any statutory Body? If so, date of notification:	-	N A
14.	a. Is the building owner – occupied/ Tenanted /both? b. If partly owner – occupied, specify portion and extent of area under owner – occupation	-	Owner occupied
15.	a. Names of tenants / lessees / licensees b. Portions in their occupations c. Monthly or annual rent / Compensation license fee, etc. paid by each d. Are any of the occupant related to or close business associates of the owner e. Approximate rent going on in the area	-	N A
16.	Is the building insured, if so give the policy no amount for which insured and annual premium	-	NA



			Name- Mr. Kishor Dayalaji Dama. Purchaser Name- Mr. Brijesh Manilal Trivedi & Mr. Harish Brijesh Trivadi. B/up Area of flat- 338.00 sft. Consideration Value- 30,00,000.00 Govt. Value- 29,13,000.00 Rate: @ Rs. 8876.00 per sft.
e.	Realizable Value of the property	-	₹ 28,89,900.00
F	Distress sale value of the property	-	₹ 22,81,500.00
g.	Value for Insurance purpose	-	₹ 5,07,000.00
Note: All questions to be answered by the Registered Valuer, if any, particular question does not apply to the property under valuation. He may indicate so. If the space provided is not sufficient, details may be attached on a separate sheet. In case of difference in market value and guideline value, as applicable in that area, the same should be supported by cogent reasons.			

DECLARATION:

I, hereby, declare that:

- The information furnished above is true and correct to the best of my knowledge and belief.
- As on date I am approved valuer in the panel of the bank;
- I have no direct or indirect interest in the property being valued;
- I have personally inspected the property.
- My registration with State Chief Commissioner of Income Tax is valid as on date.
- I have not been convicted of any offence and sentences to a term of imprisonment;
- I have not been guilty of misconduct in any professional capacity;
- The particulars are based on information supplied by owner(s)/market survey;
- I declare that I have valued the right property;
- I have not been debarred by any banking/financial institution.



(Signature)
VIVEK KULKARNI
PANEL VALUER

17.	Has any standard rent been fixed for the premises under any law relating to the control of rent	-	N A
18.	Is any dispute between landlord and tenant regarding rent pending in a court of law.	-	N A
19.	Whether possession of the property can be taken by the bank in case of need without any litigation (society rules, independent entrance, co-owner's share / joint ownership, etc)	-	N A
20.	The valuer should give in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations. (Rent capitalization method, municipal valuation for tax purpose, composite rate method for flat, etc.)	-	The details of sale instances of similar type of properties in nearby area are not available. Assessment done on General Market Rate.
a)	Land rate adopted in the valuation	-	N A
b)	If sales instances are not available or not relied upon, the basis of arriving at the land rate	-	N A
c.	Guideline value/value of IP as per Circle rates, If any, applicable in the area where IP is situate: (attach copy of relative chart)	-	For stamp duty purpose the Govt. of Maharashtra has fixed the rate for Flat in this area is ₹ 88, 300.00/- sqm.
d.	Market value of the property:	-	Documented Built up Area = 338.00 sft Considering location of the flat, internal specification, age, Surrounding Development etc. Depreciated Rate adopted = ₹ 9000.00/- sft Hence Value of flat, Built up X Depreciated Rate Adopted = 338.00 X ₹ 9000.00/- = ₹ 30,42,000.00 (₹ Thirty Lacs Forty Two Thousand Only)
	Sale Instances :		<u>Sale instances of similar type of properties are available. (Sale instance of Flat)</u> Index II Reg No-6325/2015 Dated 08/09/2015 Thane-3. Address:- Residential flat no. 503, situated at 5 th floor, Building no. 37, Society known As "Fam Chs. Ltd. " Plot no. 19/19A, Sector- 11, Koparkhairane, Navi Mumbai.



7/10/2015

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 6325/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोपरखैरणे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2913000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: प्रभाग क्र. 3/80, सदनिका क्र. 503,5 वा मजला,बिल्डिंग नं - 37,फाम को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं - 19 अॅण्ड 19 ए,सेक्टर - 11,कोपरखैरणे,नवी मुंबई,338 चौरस फुट बिल्टअप क्षेत्रफळ.((Plot Number : 19 & 19 A ; SECTOR NUMBER : 11 ;))
(5) क्षेत्रफळ	1) 338 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-किशोर दयालजी दामा वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 503,5 वा मजला,बिल्डिंग नं - 37,फाम को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं - 19 अॅण्ड 19 ए,सेक्टर - 11,कोपरखैरणे,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AASPD5013A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्रिजेश मणिलाल त्रिवेदी वय:-37; पत्ता:-, -, -, -, सदनिका क्र. 31, कृष्णा कुंज, बिल्डिंग नं - 01, संधांनी एस्टेट, एल बी एस मार्ग, घाटकोपर, मुंबई, घाटकोपर पश्चिम , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-ADQPT5446C 2): नाव:-हिरल ब्रिजेश त्रिवेदी वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 31, कृष्णा कुंज, बिल्डिंग नं - 01, संधांनी एस्टेट, एल बी एस मार्ग, घाटकोपर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-ALJPT6469L
(9) दस्तऐवज करून दिल्याचा दिनांक	08/09/2015
(10)दस्त नोंदणी केल्याचा दिनांक	08/09/2015
(11)अनुक्रमांक,खंड व पृष्ठ	6325/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000



Photographs For: Mr. Nayanesh Ved.

Date: 16/10/2015

