



Vastu/Mumbai/06/2018/012402/27963

28/02-200-P/SH

Date: 28.06.2018

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 404, 4th Floor, Wing - B, "**Gagangiri Apartment**", Village - Naringi, Virar (East), Taluka - Vasai, District - Palghar, PIN Code - 401 305, State - Maharashtra, Country - India belongs to **Mr. Prashant Kondkar**.

Boundaries of the property :

North	Internal Road & Slum Area
South	Vaishnavi Building
East	Slum area
West	Wing - A

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 22,50,000.00 (Rupees Twenty Two Lac Fifty Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report



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### VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Date of inspection	27.06.2018
Purpose of valuation	As per request from Bank Of India,Churchgate Branch to assess Fair Market Value of the property under reference for Banking purpose
Name and address of the Valuer	<b>Sharad B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
List Of Documents Handed Over To The Valuer By The Bank	<ol style="list-style-type: none"> <li>1 Copy of Agreement For Sale dated 07.06.2018</li> <li>2 Copy of Commencement Certificate dated 22.01.2014 Document Number. VVCMC / TP / CC / VP - 5239 / 2418 / 2013 - 14 issued by Vasai - Virar City Municipal Corporation.</li> <li>3 Copy of N. A. Order dated 24.07.2013 issued by District Collector Thane.</li> <li>4 Copy of 7/12 Extract</li> </ol>
Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis and as per sub-registrar value.
Factors for determining its market value.	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
Present/Expected Income from the property	₹ 4,500.00 Expected rental income per month.
<b>Property Details</b>	
Name(s) of the Owner and Postal address of the property under consideration.	<b>Mr. Prashant Kondkar</b>
	Residential Flat No. 404, 4th Floor, Wing - B, " <b>Gagangiri Apartment</b> ", Village - Naringi, Virar (East), Taluka - Vasai, District - Palghar, PIN Code - 401 305, State - Maharashtra, Country - India.
If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Sole Ownership
Brief description of the property.	Residential Flat The property is a Residential Flat located at ... The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom. The property is at 2.1 Km. from nearest railway station Virar.
If under construction, extent of completion	N.A.



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12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Old Survey No. 40, New Survey No. 184, Hissa No. 7 of Village Naringi
13	<b>Boundaries</b>	<b>As on site</b>
		<b>As per documents</b>
	North	Internal Road & Slum Area
	South	Vaishnavi Building
	East	Slum area
	West	Wing - A
14	Matching of Boundaries	N.A.
15	Route map	Enclosed
16	Any specific identification marks	Near Shiv Shakti Dairy
17	Whether covered under Corporation/ Panchayat/ Municipality	Vasai Virar City Municipal Corporation
18	Whether covered under any land ceiling of State/ Central Government.	No
19	Is the land freehold/ leasehold.	Free Hold
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	As Per Agreement
21	Type of the property	Residential
22	Year of acquisition/ purchase.	07.06.2018
23	Purchase value as per document	₹ 19,37,000.00
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	Vacant
25	Classification of the site	
	a. Population group	Semi Urban
	b. High/ Middle/ Poor class	Middle Class
	c. Residential/ Non-residential	Residential
	d. Development of surrounding area	Developed
	e. Possibility of any threat to the property (Floods, calamities etc.).	No
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	All available near by
27	Level of the land (Plain, rock etc.)	Plain
28	Terrain of the Land.	Levelled
29	Shape of the land (Square/ rectangle etc.).	Irregular
30	Type of use to which it can be put (for construction of house, factory etc.).	Residential
31	Whether the plot is under town planning approved layout?	Information Not Available





Whether the building is intermittent or corner?	Intermittent		
Whether any road facility is available?	Yes		
Type of road available (B.T/Cement Road etc.).	B.T. Road		
Front Width of the Road?	09.00 M		
Source of water & water potentiality.	Municipal Water Supply		
Type of Sewerage System.	Connected to Municipal Sewerage System		
Availability of power supply.	Yes		
Advantages of the site.	Located in developed area		
Disadvantages of the site.	No		
Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	As per Sub-Registrar of Assurance records		
<b>Valuation of the property :</b>			
2 Total area of the Residential Flat	Carpet Area = 385.00 (Area as per actual site measurement)		
	<b>Saleable area in Sq. Ft. = 450.00 (Area as per Agreement for Sale)</b>		
3 Prevailing market rate.	₹ 5,000.00 per Sq. Ft.		
44 Floor Rise Rate per Sq. Ft.	₹ 0.00		
45 PLC Rate per Sq. Ft.	₹ 0.00		
46 Total Rate per Sq. Ft.	₹ 5,000.00		
47 Guideline rate obtained from the Stamp Duty Ready Reckoner.	₹ 39,500.00 per Sq. M. i.e. ₹ 3,670.00 per Sq. Ft.		
<b>Government Rate</b>	<b>₹ 16,51,500.00</b>		
	<b>Area in Sq. Ft.</b>	<b>Rate</b>	<b>Value</b>
Saleable area	450.00	₹ 3,670.00	₹ 16,51,500.00
48 Value of the property	₹ 22,50,000.00		
49 The realizable value of the property	₹ 20,25,000.00		
50 Distress value of the property	₹ 18,00,000.00		
51 Insurable value of the property	₹ 6,75,000.00		
<b>Technical details of the building :</b>			
52 Type of building (Residential/ Commercial/Industrial).	Residential		





53	Year of construction.	2017
54	Future life of the property.	59 years Subject to proper, preventive periodic maintenance and structural repairs.
55	No. of floors and height of each floor including basement.	Part Ground+ Part Stilt + 4 upper floors. 4 <sup>th</sup> Floor is having 7 Residential Flats.
<b>Type of construction</b>		
56	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure
<b>Condition of the building.</b>		
57	External (excellent/ good/ normal/ poor)	Good
58	Internal (excellent/ good/ normal/ poor).	Good
59	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	Approved Building plans were not provided and not verified.
Remark	As per Site Inspection, Actual Carpet area 385.00 Sq. Ft., Built up area is 462.00 Sq. Ft. & Saleable area is 554.00 Sq. Ft. which is more than Saleable area 450.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. ₹ 5,000/- per Sq. Ft. is considered.	
60	<b>Specifications of Construction :</b>	
sr.	<b>Description</b>	<b>4<sup>th</sup> Floor</b>
a	Foundation	R.C.C. Foundation
b	Basement	Not Provided
c	Superstructure	R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	Teak Wood door frame, Flush doors shutters, Powder Coated Aluminium Sliding windows
e	RCC Work	R.C.C. Framed Structure
f	Plastering	Cement Plastering + POP finish
g	Flooring, Skirting	Vitrified Tile Flooring
h	Pantry Platform	Granite Kitchen Platform.
i	Whether any proof course is provided?	Yes
j	Drainage	Connected to Municipal Sewerage System
k	Compound Wall(Height, length and type of construction)	5.6" Height
l	Electric Installation (Type of wire, Class of construction)	Concealed
m	Plumbing Installation (No. of closets and wash basins etc.)	Concealed





n	Bore Well	Not Provided
o	Wardrobes, if any	No.
p	Development of open area	Stilt Parking. Chequered tile in open spaces, etc.
<b>Valuation of proposed construction/ additions/ renovation if any :</b>		
<b>SUMMARY OF VALUATION :</b>		
6.1	Part I Land	₹ 0.00
	Part II Building	₹ 22,50,000.00
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	<b>TOTAL</b>	₹ 22,50,000.00
<b>Calculation:</b>		
1	<b>Construction</b>	
1.01	Saleable Area of Residential Flat	450.00 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 1,500.00
1.03	Cost of Construction = (1.01x1.02)	₹ 6,75,000.00
2	<b>Value of property</b>	
2.01	Saleable Area of Residential Flat	450.00 Sq. Ft.
2.02	Rate per Sq. Ft.	₹ 5,000.00
2.03	Floor Rise Rate per Sq. Ft.	₹ 0.00
2.04	PLC Rate per Sq. Ft.	₹ 0.00
2.05	Total Rate per Sq. Ft.	₹ 5,000.00
2.06	Value of Residential Flat = (2.01x2.05)	₹ 22,50,000.00
3	<b>The value of the property.</b>	<b>₹ 22,50,000.00</b>

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I certify that,

My authorized representative, has inspected the subject property on 27.06.2018.  
Mrs. Pratiksha Kondkar (Self Mobile No. 8419965443) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 28.06.2018 is ₹ 22,50,000.00 (Rupees Twenty Two Lac Fifty Thousand Only).

Date: 28.06.2018

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

**Sharad B. Chalikwar**

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