

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Shri. Ishwardev D. Shukla & Shri. Indradev D. Shukla**

Residential Flat No. 202, 2nd Floor, Wing - D, "**Mahadev Apartment**", Thakur Village, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, PIN Code - 400 101, State - Maharashtra, Country - India

Latitude Longitude : 19°12'35.3"N 72°52'39.4"E

Valuation Done for:

**State Bank of India
Wodehouse Road Branch**

Buena Vista, Ground Floor, Opposite Y. B. Chavan Centre, Gen. J. Bhosale Marg, Mumbai - 400021, State - Maharashtra, Country - India

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded



Vastu/Mumbai/03/2019/014338/29818

15/08-99-NIA

Date: 15.03.2019

VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2nd Floor, Wing - D, "**Mahadev Apartment**", Thakur Village, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, PIN Code - 400 101, State - Maharashtra, Country - India belongs to **Shri. Ishwardev D. Shukla & Shri. Indradev D. Shukla**.

Boundaries of the property :

| | |
|-------|-------------------------|
| North | Road & Foot Ball Ground |
| South | Road & Bhoomi Hills |
| East | Internal Road |
| West | Road & Ground |

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 MSME Loan purpose at **₹ 1,20,89,000.00 (Rupees One Crore Twenty Lac Eighty Nine 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.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou, email=sharad@vastukala.
org, c=IN
Date: 2019.03.18 15:57:36 +05'30'

Sharadkumar B. Chalikwar
Director

C.M.D.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

Mumbai

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org



Valuation Report of Immovable Property

| 1 Customer Details | | | | | | | | | |
|---|--------|--|--|----------------------|-----------------------------|-------------------------|-------------------------------|----------------------|--|
| Name(s) of the owner(s). | | Shri. Ishwardev D. Shukla & Shri. Indradev D. Shukla | | | | | | | |
| Application No. | | | | | | | | | |
| 2 Property Details | | | | | | | | | |
| Address | | Residential Flat No. 202, 2nd Floor, Wing - D, " Mahadev Apartment ", Thakur Village, Western Express Highway, Village - Poisar, Kandivali (East), Mumbai, PIN Code - 400 101, State - Maharashtra, Country - India | | | | | | | |
| Nearby Landmark / Google Map Independent access to the property | | Landmark: Near Thakur Boys Hostel Latitude Longitude: 19°12'35.3"N 72°52'39.4"E | | | | | | | |
| 3 Document Details | | | | | Name of Approving Authority | | | | |
| Layout Plan | | N.A. | - | | Approval No. | | - | | |
| Building Plan | | No | Details not provided | | Approval No. | | Details not provided | | |
| Occupancy Certificate | | Yes | Municipal Corporation of Greater Mumbai | | Approval No. | | CHE / A - 3121 / BP (WS) / AR | | |
| Legal Documents | | Yes | 1. Copy of Article of Agreement dated 28.10.2004 2. Copy of Commencement Certificate dated 16.03.2000 Document Number. CHE / A - 2034 / BP (WS) / AP / AR issued by Municipal Corporation of Greater Mumbai. 3. Copy of Occupancy Certificate dated 02.04.2012 Document Number. CHE / A - 3121 / BP (WS) / AR issued by Municipal Corporation of Greater Mumbai. | | | | | | |
| 4 Physical Details | | | | | | | | | |
| Adjoining Properties | | East | | West | | North | | South | |
| As on site | | Internal Road | | Road & Ground | | Road & Foot Ball Ground | | Road & Bhoomi Hills | |
| As per document | | Details not provided | | Details not provided | | Details not provided | | Details not provided | |
| Matching of Boundaries | - | Plot Demarcated | Yes | Approved land use | Residential purpose | Property Type | Residential | | |
| No. of rooms | Living | 1 | Bed Room | 2 | Kitchen | 1 | Dining | 0 | |
| | Toilet | 2 | Bath room | 0 | WC | 0 | Small Room | 0 | |
| Car Parking | | | | | | | | | |



| | | | | | | | | | |
|----------|---|--|---|-----------------------|--|-----------|------------------------------|---|---|
| | Total no. of Floors | Ground + 7 upper floors. | Floor on which the property is located | 2 nd Floor | Approx. Age of the property | 7 year(s) | Residual age of the property | 53 years Subject to proper, preventive periodic maintenance & structural repairs. | Type of structure : R.C.C. Foundation |
| 5 | Occupancy Details - Tenant(s) Occupied | | | | | | | | |
| | Tenant Name(s) | Mr. Surendrakumar Singh | | | | | | | |
| | Status of Tenure | Yes | No. of years of Occupancy | N.A. | Relationship of tenant with owner | N.A. | | | |
| | Present Income from the property | ₹ 22,500.00 Present Income from the property per month | | | | | | | |
| 6 | Stage of Construction | | | | | | | | |
| | Stage of construction | Completed | | | | | | | |
| | If under construction, extent of completion | N.A. | | | | | | | |
| 7 | Violations if any observed | | | | | | | | |
| | Nature and extent of violations | Approved Building plans were not provided and not verified. | | | | | | | |
| 8 | Area Details of the Property | | | | | | | | |
| | Carpet Area in Sq. Ft. | Carpet Area = 764.00 (Area as per Agreement for Sale) Carpet Area = 749.00 (Area as per actual site measurement) | Plinth area / Built up area in Sq. Ft. (Area as per agreement) | 916.23 | Saleable Area in Sq. Ft. | 1099.00 | | | |
| | Remarks: | | | | | | | | |
| 9 | Valuation | | | | | | | | |
| | i. Mention the value as per Government Approved Rates also | | | | | | | | |
| | Guideline rate obtained from the Stamp Duty Ready Reckoner | ₹ 1,57,600.00 per Sq. M. i.e. ₹ 14,641.00 per Sq. Ft. | | | | | | | |
| | Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate | ₹ 1,54,694.00 per Sq. M. i.e. ₹ 14,371.00 per Sq. Ft. | | | | | | | |
| | 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. | | | | | | | | |
| | Indicator | | | | | | | | |
| | Property : Residential Apartment for Sale in Mahadev Apartment, Kandivali (East) Source : NOBROKER.COM Area : 990.00Sq. Ft. Expected Price : 1,10,00,000.00 Expected Rate/Sq. Ft : 11,111.00 per Sq. Ft | | | | | | | | |



| | | | |
|--|--|-----------|----------------|
| Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 11,000.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities). | | | |
| Summary of Valuation | | | |
| i. Guideline Value | | | |
| | Area in Sq. Ft. | Rate in ₹ | Value in ₹ |
| Built up area | 916.23 | 14,371.00 | 1,31,67,141.00 |
| ii. Fair Market Value of the Property | | | |
| Saleable Area | 1099.00 Sq. Ft. | | |
| Prevailing market rate | ₹ 11,000.00 ^(R) | | |
| iii. Floor Rise Rate per Sq. Ft. | ₹ 0.00 | | |
| iv. PLC Rate per Sq. Ft. | ₹ 0.00 | | |
| v. Total Rate per Sq. Ft. | ₹ 11,000.00 | | |
| Total Value of the property | ₹ 1,20,89,000.00 | | |
| vi. Realizable Value of the Property | ₹ 1,08,80,100.00 | | |
| vii. Distress / Force Sale Value | ₹ 96,71,200.00 | | |
| viii. Insurable Value of the Assets | ₹ 24,73,821.00 | | |
| 10 Assumptions /Remarks | | | |
| i. Qualification in TIR / Mitigation Suggested, if any | TIR not provided | | |
| 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 | Information not available | | |
| v. Details of last two transaction in the locality / area to be provided, if available | Details Attached | | |
| vi. Any other aspect which has relevance on the value or marketability of the property | 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. | | |



| | | | |
|----|--|--|---|
| 11 | Declaration | <p>i. The property was inspected by me / my authorised representative personally on 13.03.2019</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished here in is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p> | |
| 12 | Name, address & signature of Valuer | Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093 | <p>For VASTUKALA CONSULTANTS (I) PVT. LTD.</p> <p>Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, c=IN Date: 2019.03.18 15:57:56 +05'30'</p> <p>Sharadkumar B. Chalikwar C.M.D. Director</p> <p>Sharadkumar B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193</p> <p>Date of valuation: 15.03.2019</p> |
| 13 | Enclosures Documents & Photographs | <ol style="list-style-type: none"> 1. Valuation Report 2. Location cum Route Map from Nearest Railway Station 3. Satellite Location Map 4. Photographs of the property | |

Think.Innovate.Creat

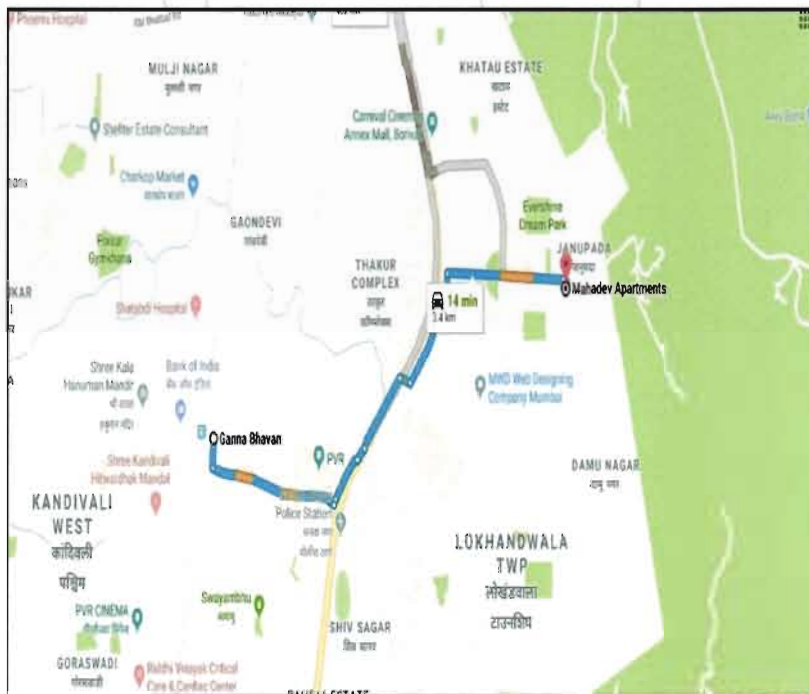
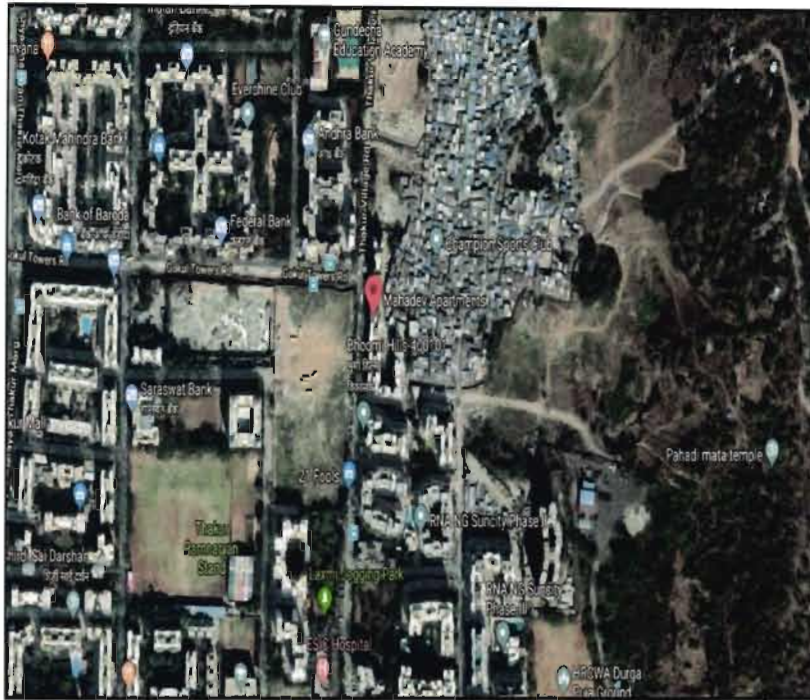


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°12'35.3"N 72°52'39.4"E

Note: The Blue line shows the route to site from nearest railway station (Kandivali 3.4 Km)




Price Indicator

NOBROKER Post Your Property Sign Up Log In

Mahadev Apartment - 2 BHK In Kandivali East For Sale Loan verified **₹ 1.1 Crores** **₹ 77.77 K/Month** **998** **Need Home Loan?**

₹ 16,667/Sq.Ft. **₹ 1.1 Crores** **₹ 77.77 K/Month** **998** **Need Home Loan?**

Mumbai Kandivali East 2 BHK Property Details



- 2 Bedrooms (Verified Photos)
- 2 Baths (Verified Photos)
- 3 Balconies
- 4 Months Ago Posted On
- Immediately Possession
- Mahadev Apartment Apartment

Property Sold Out

99acres Buy Property Type Type Location or Project/Society or Keyword SEARCH Home Loans


₹ 1 Cr @ 16,667/Sq.Ft. **2BHK 2Baths**

Estimated EMR ₹ 78,870 Residential Apartment for Sale

NOT AVAILABLE <https://maharashtra.gov.in/>

Overview Society Location Price Trends Dealer Details Recommendations

PROPERTY (1) **SOCIETY (1)**



- Area:** Carpet area 600 Sq.Ft. w
- Price:** ₹ 1 Crore (Negotiable) @ 16,667 per Sq.Ft.
- Floor Number:** 3rd of 7 Floors
- Overlooking:** Park/Garden, Main Road
- Configuration:** 2 Bedrooms , 2 Bathrooms , No Balcony
- Address:** Mahadev Apartment Kandivali (East), Mumbai Andheri-Dahisar
- Facing:** East
- Property Age:** 10+ years old



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **MSME Loan** purpose as on dated **15th March 2019**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDERLYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharad@vastukala.org, c=IN
Date: 2019.03.18 15:58:25 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 Banking Purpose as on day for **₹ 1,20,89,000.00 (Rupees One Crore Twenty Lac Eighty Nine Thousand Only).**

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only)**. **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou, email=sharad@vastukala.
org, c=IN
Date: 2019.03.18 15:58:13 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

