

# V. S. MODI ASSOCIATES

- CHARTERED ENGINEERS
- GOVT. APPROVED VALUERS
- APPRAISERS



V. S. MODI  
B.E., M.I.E., F.I.V.

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Bank of Baroda Bldg., L.B.S. Marg,  
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## VALUATION REPORT

BANK OF INDIA  
Bhiwandi Branch

Name of Registered Valuer : Mr. V. S. Modi  
Regn. No. F-6805

1. Purpose for which valuation is made : Bank Loan Purpose.
2. Date as on which valuation is made : 16/03/2016
3. Name of Owner/Owners : Mr. Sachin Govind Palshetkar &  
Mrs. Sweta Sachin Palshetkar
- 3a. Name of Purchases : Mr. Purushottam Moreshwar Bhat &  
Mrs. Leena Purushottam Bhat
4. If the property is under joint ownership/co-owner ship, share of each owner. Are the shares undivided : Joint Ownership
5. Brief Description of the property : Flat No. 601, 6<sup>th</sup> Floor, A Wing, Building No. 1,  
Mangeshi Dream City 1-A CHS Ltd.,  
Adharwadi Jail Road, Koliwal, Kalyan(W)  
: Zone : 19/64, Koliwali  
: S. No. 39/1/1P, 39/1/2P, Koliwali Village  
: Residential
6. Location, Street, Ward No.
7. Survey/Plot No. of Land
8. Is the property situated in residential/ commercial/mixed area/industrial
9. Classification of locality-high class/ middle class/poor class. : Middle Class.
10. Proximity to civic amenities, like School, hospitals, offices, market, cinema etc. : Good
11. Means and proximity to surface commun. : Good
12. Area of land supported by Documentary proof : -----  
Shape, dimensions, Physical features
13. Is it Frechold/Leasehold? : Free Hold  
If Leasehold the name of lessor/lessee, nature of lease, date of commencement and terms of renewal of lease 1) initial premium
14. Is there any restrictive covenant in regent to use of land? If so, attach copy of the covenant. : N. A.
15. Are there any agreements of easements? If so, attach : N. A.
16. Does the land fall in an area in any Town Planning Plan of Govt. or any Statutory body? If so, give particulars
17. Has any contribution been made towards development or is any demand for such contribution still outstanding. : N. A.
18. Has the whole or part of the land been notified for acquisition by Govt. or Statutory body? Give date. : N. A.

Approved  
For BANK OF INDIA  
F. S. Modi  
Chief Manager  
Bhiwandi Branch

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19. Attach a dimensioned site plan.-----attached with agreement
20. Attach plans and elevation of all structures standing on : attached with agreement.  
the land and a layout plan.
21. Furnish technical details of the building on a separate : N. A.  
sheet. The Annexure to this form may be used.
22. i) Is the building owner occupied/tenanted/both ? : owner.  
ii) If partly owner occupied, specify portion and extent :  
of area under owner-occupation. N.A..
23. What is the floor Space Index permissible and : -----  
percentage actually utilized. :
24. i) Names of tenants/lessees/licensors etc. : Owner  
ii) Portions in their occupation.  
iii) Monthly or annual rent/compensation/license fee, etc. paid by each.  
iv) Gross amount received for the whole property.
25. Are any of the occupants related to, or close associates of, the owner ? No
26. Is separate amount being recovered for the use of fixtures, like fans, No  
geysers, refrigerator cooking ranges built-in wardrobes, etc for service  
charges ? If so, give details.
27. Give details of water and electricity charges, if any , to be borne by the owner. N. A.
28. Has the tenant to bear the whole or part of the cost of repairs and maintenance ? N. A.  
Give particulars.
29. If a lift is installed, who is to bear the maintenance and operation owner or tenant? N. A.
30. If a pump is installed, who has to bear the cost of maintenance and operation N. A.  
owner or tenant ?
31. Who has to bear the cost of electricity charges for lighting of common space like N. A.  
entrance hall, stairs, passages, compound etc. owner or tenant ?
32. What is the amount of property tax ? who is the bear it ? Give details with doc. proof
33. Is the building insured ? if so, give details .
34. Is any dispute between landlord and tenant regarding rent pending in a court of law ? No
35. Has any standard rent been fixed for the premises under any law relating to the control of rent ?
36. Give instances of sales of Immovable property in the locality on a separate sheet,  
including the name and address of the property, registration No. sale price and area  
sold.
37. Land Rate adopted in this valuation. Rs. 20000/- per sq.mt.
38. If sale instances are not available or not relied upon the basis of arriving at the land rate.
39. Year of commencement of construction and year of completion. O. C. 22/03/2012
40. What was the method of construction- by contract by employing labour directly/both ? N. A.
41. For item of work done on contract, produce copies of agreement. N. A.
42. For items of work done by engaging labour directly, give basic rates of  
materials and labour supported by documentary proof.

**VALUATION :**

All that piece and parcel of Flat bearing No. 601, 6<sup>th</sup> Floor of Mangeshi Dream City 1A  
Building, Adharwadi Jail Road, Koliwali, Kalyan West  
"MANGESHI DREAM CITY 1 A CO-OP. HOUSING SOCIETY LTD."  
"TNA/KLN/HSG/TC/24551/2012-13/YEAR 2012"  
Area of flat : 459 sq.ft. carpet area= 625 sq.ft. salable area , constructed in 2012  
Building consists of Stilt + 7 Floors  
Building construction is very strong, stability of structure is above 49 years.  
Fair Market Rate : Rs. 5500/- per sq.ft. salable area

Value : 625 sq.ft. x Rs. 5500/- = Rs. 34,37,500.00 **Rs. 34,38,000.00**

**(Rupees Thirty Four Lakh Thirty Eight Thousand Only)**

**Stamp duty Ready Recknor 2015 : zone 19/64**

**Rate : Rs. 47000/- per sq.mt. = Rs. 4366/- per sq.ft. + 10% lift and above five floors =Rs. 4803**

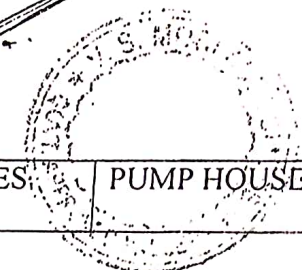
**Realizable Value : Rs. 31,80,000.00**

**Stamp Duty Value : Rs. 26,46,000.00**

**Distress Sale Value : Rs. 30,94,000.00**

**Insurance Value : Rs. 9,40,000.00**

*Handwritten signature*



ANNEXURE

TECHNICAL DETAILS	MAIN BUILDING	ANNEXE	SERVANT'S QUARTERS	GARAGES	PUMP HOUSE
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1. No. of floors and height of each floor. Stilt + 7 Floors
2. Plinth area floor wise. : 459 sq.ft. carpet
3. Year of construction. : 2012 (O. C. : 22/03/2012)
4. Estimated future-wise : 56 years
5. Type of construction- load bearing walls/R.C.C frame/steel frame. : R. C. C.
6. Type of foundations.

TECHNICAL DETAILS	MAIN BUILDING	ANNEXE	SERVANT'S QUARTERS	GARAGES	PUMP HOUSE
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7. Walls
  - (a) Basement and plinth : 9" thk brick
  - (b) Ground floor. : 9" thk brick
  - (c) Superstructure above ground floor. : 9" thk brick
8. Partitions. : 4 1/2 " thick brick
9. Doors and windows(floor wise) : as per plan
  - (a) Ground floor
  - (b) 1<sup>st</sup> floor.
10. Flooring (Floor wise) : as per plan
  - (a) Ground floor
  - (b) 1<sup>st</sup> floor
11. Finishing (Floor wise)
  - (a) Ground floor
  - (b) 1<sup>st</sup> floor
12. Roofing and Terracing : RCC Slab
13. Special architectural or decorative features, if any.
14. (i) Internal wiring –surface or conduit. : Conduit Wiring
- (ii) Class of fittings superior/ordinary/poor. : Ordinary
15. Sanitary Installations :
  - (a) i) No. of water closets
  - ii) No. of lavatory basins
  - iii) No. of urinals
  - iv) No. of sinks
  - v) No. of bathtubs
  - vi) No. of bidets
  - vii) No. of geysers
  - (b) Class of fittings : Superior
16. Compound wall
  - (I) Height and length
  - (II) Type of construction

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Continuation Sheet No. 4

- 17. No. of lifts and capacity ONE
- 18. underground pump-capacity and type of construction
- 19. Overhead tank.
  - (i) Where located : on terrace
  - (j) Capacity
  - (k) Type of construction

TECHNICAL DETAILS	MAIN BUILDING	ANNEXE	SERVANT'S QUARTERS	GARAGES	PUMP HOUSE
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- 20. Pumps-No. and their horse power as per DC Rules
- 21. Roads and paving within the compound, approximate area and type of paving. Total
- 22. Sewage disposal -whether connected to public sewers, as per DC Rules  
If septic tank provided, No. and capacity

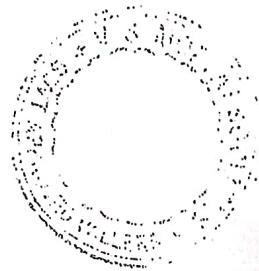
### PART III-

#### Declaration

We hereby declare that :

- The information furnished in Part I is true and correct to the best of our knowledge and belief.
- a) We have no direct or indirect interest in the property valued.
  - b) We have personally inspected the property on 16/03/2016
  - c) We have not been convicted of any offence and sentenced to a term of imprisonment.
  - d) We have not been found guilty of misconduct in our professional capacity.
  - e) This valuation is purely an opinion & has no legal or contractual obligation on our part.
  - f) WE HAVE INSPECTED THE RIGHT PROPERTY, PHOTOGRAPHS ATTACHED

for V. S. MODI ASSOCIATES



V. S. Modi  
B.E., M.I.E., F.I.V.  
Chartered Engineers, Valuers

