

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Mr. Uttam Dattatray Pawar**

Residential Flat No. F-404, 4th Floor, Wing - F, "**Shree Gurudatt Complex Co-Op. Hsg. Soc. Ltd.**", Plot No. 44, 45, 46, Sector - 8A, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code - 400708, State - Maharashtra, Country - India

Latitude Longitude : 19°08'38.8"N 72°59'45.0"E

## Valuation Done for:

**State Bank of India  
RACPC Ghatkopar (West)**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.

Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**

**Mumbai · Delhi NCR · Aurangabad · Nanded**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Vastu/Mumbai/02/2020/016986/32465

13/07-124-VS

Date: 13.02.2020

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. F-404, 4th Floor, Wing - F, "**Shree Gurudatt Complex Co-Op. Hsg. Soc. Ltd.**", Plot No. 44, 45, 46, Sector - 8A, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code - 400708, State - Maharashtra, Country - India belongs to **Mr. Uttam Dattatray Pawar**

Boundaries of the property :

North	Rama Kalu Shahadkar Marg
South	Bramharaj Heritage
East	Nav Omkar CHSL
West	Aacharya Vinoba Bhawe Road

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 **₹ 57,50,000.00 (Rupees Fifty Seven Lakh 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.

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: 2020.02.13 15:22:46 +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/2017-18/942/178

Encl.: Valuation report

**Mumbai**

121, 1<sup>st</sup> 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  
delhinrc@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**

<b>1 Customer Details</b>									
Name(s) of the owner(s).			<b>Mr. Uttam Dattatray Pawar</b>						
Application No.									
<b>2 Property Details</b>									
Address			Residential Flat No. F-404, 4th Floor, Wing - F, " <b>Shree Gurudatt Complex Co-Op. Hsg. Soc. Ltd.</b> ", Plot No. 44, 45, 46, Sector - 8A, Airoli, Navi Mumbai, Taluka & District - Thane, PIN Code - 400708, State - Maharashtra, Country - India						
Nearby Landmark / Google Map Independent access to the property			<b>Landmark:</b> Opp. Rajesh Health Club <b>Latitude Longitude:</b> 19°08'38.8"N 72°59'45.0"E						
<b>3 Document Details</b>					<b>Name of Approving Authority</b>				
<b>Layout Plan</b>		N.A.	-		Approval No.		-		
<b>Building Plan</b>		No	Details not provided		Approval No.		Details not provided		
<b>Part Occupancy Certificate</b>		No	NMMC		Approval No.		NMMC/NRV/BP/2253/03		
<b>Legal Documents</b>		Yes	1. Copy of Agreement for Sale (11 Pages from Documents) dated 23.12.2013 2. Copy of Part Occupation Certificate dated 26.03.2003 Document Number. NMMC/NRV/BP/2253/03 issued by NMMC.						
<b>4 Physical Details</b>									
<b>Adjoining Properties</b>		East	West		North		South		
<b>As on site</b>		Nav Omkar CHSL	Aacharya Vinoba Bhave Road		Rama Kalu Shahadkar Marg		Bramharaj Heritage		
<b>As per document</b>		Plot No. 45	20 mtrs. Wide Road		15 mtrs. Wide Road		Plot No. 43		
<b>Matching of Boundaries</b>	-	<b>Plot Demarcated</b>	Yes	<b>Approved land use</b>	Residential purpose	<b>Property Type</b>	Residential		
<b>No. of rooms</b>	Living	1	Bed Room	1	Kitchen	1	Dining		
	Toilet		Bath room	1	WC	1	Small Room		
Car Parking									
<b>Total no. of Floors</b>	Ground + 4 upper floors.	<b>Floor on which the property is located</b>	4 <sup>th</sup> Floor	<b>Approx. Age of the property</b>	17 year(s)	Residual age of the property	43 years Subject to proper, preventive periodic maintenance & structural repairs.	<b>Type of structure</b> : R.C.C. framed	
<b>5 Occupancy Details - Tenant(s) Occupied</b>									




	<b>Tenant Name(s)</b>		Mr. Hemant Kumar				
	<b>Status of Tenure</b>		Yes	<b>No. of years of Occupancy</b>	1 year	<b>Relationship of tenant with owner</b>	N.A.
	<b>Present Income from the property</b>		₹ 18,000.00 Present Income from the property per month				
6	<b>Stage of Construction</b>						
	Stage of construction				Completed		
	<b>If under construction, extent of completion</b>				N.A.		
7	<b>Violations if any observed</b>						
	Nature and extent of violations				Approved Building plans were not provided and not verified.		
8	<b>Area Details of the Property</b>						
	<b>Carpet Area in Sq. Ft.</b>	Carpet Area in Sq.Ft. = 325.00 (Area as per actual site measurement)	<b>Plinth area / Built up area in Sq. Ft.</b>	390.00	<b>Saleable area in Sq. Ft. (Area as per agreement)</b>	500.00	
	Remarks:						
9	<b>Valuation</b>						
	i. Mention the value as per Government Approved Rates also						
	Guideline rate obtained from the Stamp Duty Ready Reckoner			₹ 93,800.00 per Sq. M. i.e. ₹ 8,714.00 per Sq. Ft.			
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciation			₹ 89,063.00 per Sq. M. i.e. ₹ 8,274.00 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 : 1 BHK flat at Sector 8A, Airoli Source : 99acres.com Carpet Area : 450.00 Sq. Ft. Expected Price : 80,00,000.00 Expected Rate/Sq. Ft : 17,778.00 per Sq. Ft. On Carpet area i.e. 12,346.00 per Sq. Ft. on Saleable Area			Property : 1 BHK flat at Sector 8A, Airoli Source : IGR Carpet Area : 379.00 Sq. Ft. Expected Price : 68,14,000.00 Expected Rate/Sq. Ft : 17,979.00 per Sq. Ft. On Carpet area i.e. 12,485.00 per Sq. Ft. on Saleable Area			
	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 ₹ 11,500.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).						
	<b>Summary of Valuation</b>						
	i. <b>Guideline Value</b>						
		Area in Sq. Ft.	Rate in ₹	Value in ₹			
	Built up area	390.00	8,274.00	32,26,860.00			

	<b>ii. Fair Market Value of the Property</b>	
	Saleable Area	500.00 Sq. Ft.
	Prevailing market rate	₹ 11,500.00
	iii. Floor Rise Rate per Sq. Ft.	₹ 0.00
	iv. PLC Rate per Sq. Ft.	₹ 0.00
	v. Total Rate per Sq. Ft.	₹ 11,500.00
	Total Value of the property	₹ 57,50,000.00
	vi. Realizable Value of the Property	₹ 51,75,000.00
	vii. Distress / Force Sale Value	₹ 46,00,000.00
	viii. Insurable Value of the Assets	₹ 11,00,000.00
<b>10</b>	<b>Assumptions /Remarks</b>	
	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.
<b>11</b>	<b>Declaration</b>	<p>i. The property was inspected by me / my authorised representative personally on 09.02.2020</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>





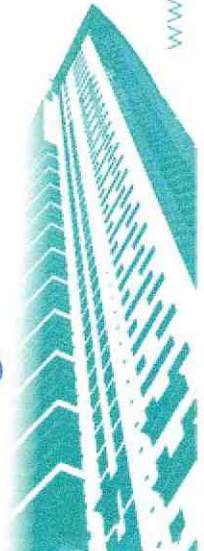
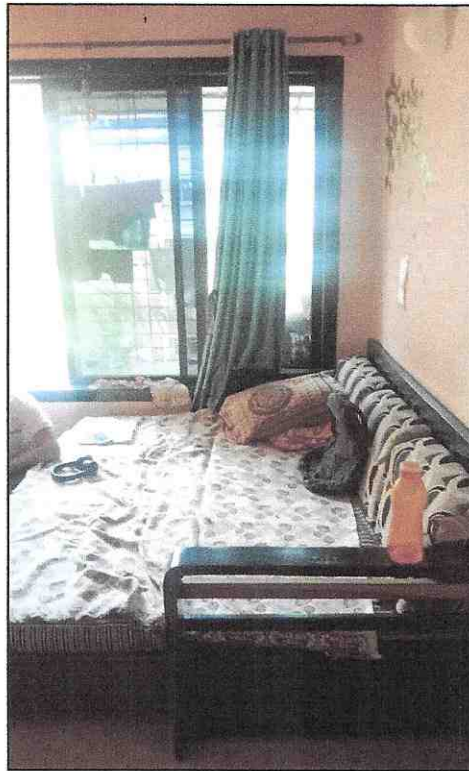
12	<b>Name, address &amp; signature of Valuer</b>	<b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	<b>For VASTUKALA CONSULTANTS (I) PVT. LTD.</b>  Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, c=IN Date: 2020.02.13 15:23:05 +05'30'  <b>Sharadkumar B. Chalikwar</b> C.M.D. <span style="float: right;">Director</span>	
			<b>Sharadkumar B. Chalikwar</b> Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME/TCC/2017-18/942/178	Date of valuation: 13.02.2020
13	<b>Enclosures Documents &amp; Photographs</b>	1. Valuation Report 2. Satellite Location Map 3. Location cum Route Map from Nearest Railway Station 4. Photographs of the property		



Think.Innovate.Create



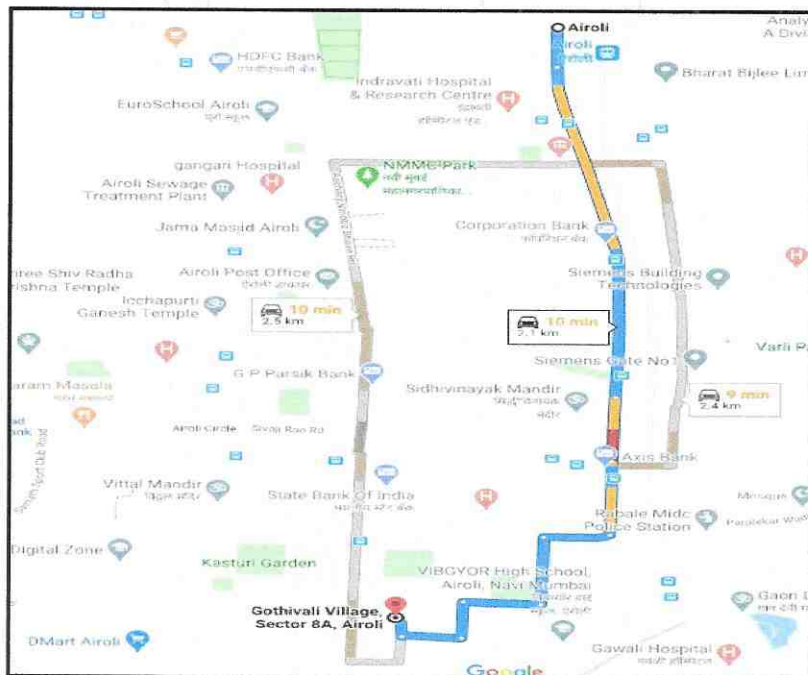
### Actual Site Photographs





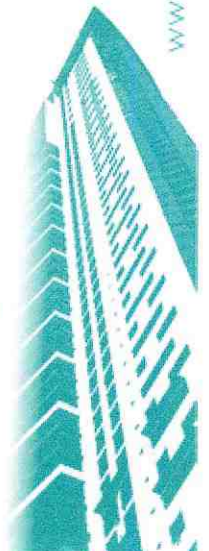
## Route Map of the property

(Note: 📍 shows location)



**Latitude Longitude - 19°08'38.8"N 72°59'45.0"E**

**Note::** The Blue line shows the route to site from nearest railway station (Airoli 2.1 kms.)





## Price Indicator

Home Posted on Feb 01, 2020 | Ready to move

**₹ 80 Lac** @ 12,307 per sq.ft. **1BHK 1Bath**

Estimated EMI ₹ 63,896 Residential Apartment for Sale

In Shree Gurudatta Complex, Sector-8A Airoli, Mumbai Navi, Mumbai

**REERA STATUS** NOT AVAILABLE Website: <https://mahareraib.mahaonline.gov.in>

**Overview** Society Price Trends Dealer Details Recommendations

**Area**

Super Built up area 650 sq.ft. (18.39 sq.m)

Built Up area: 580 sq.ft. (53.88 sq.m)

Carpet area: 450 sq.ft. (41.61 sq.m)

**Configuration**

1 Bedroom, 1 Bathroom, No Balcony with Pooja Room

**Price**

₹ 80 Lac+ Govt Charges & Tax @ 12,307 per sq.ft. (Negotiable) [View Price Details](#)

**Address**

Shree Gurudatta Complex Sector-8A Airoli, Mumbai Navi

**Floor Number**

2<sup>nd</sup> of 6 Floors

**Facing**

East

**Overlooking**

Main Road

**Property Age**

5 to 10 Year Old

Photos not shared by advertiser

Request Photos

शुची क्र.2		दुकान लिखक: दु.लि. राणे ७
1194396		दस्ता क्र.: 1194/2020
13/02/2020		मंडळ: Regn 03m
Note: Generated Through eSearch Module For original report please contact concern SRO office.		
<b>गावचे नाव : ऐरोली</b>		
(1) विक्रीचा प्रकार	करारनामा	
(2) मूल्यमात्रा	6400000	
(3) मालकाचा/मालकीपट्टा/व्यक्तिगत/करारनामा/अन्य प्रकारचे देणे व पट्टेदार ते मनुष्य/काही	3815000	
(4) मूल्यांकन, पौडी/रस्ता व परक्यांक (असल्यास)	1) या विक्रीचे गाव/जमी मुंबई नगरपालिका अंतर्गत, इतर माहिती: फ्लॉट नं 701/7 का मजला, गाई दर्शन अपार्टमेंट को ऑफ ही सी लि, फ्लॉट नं 88, सेक्टर 8 ए ऐरोली नवी मुंबई क्षेत्र क्र 379 को फूट कार्पेट (SECTOR NUMBER : 8A, )	
(5) क्षेत्रफळ	379 चौ.फूट	
(6) अकराव्या विद्या रुढी देण्यात आलेले देणे.		
(7) दस्तावेज कर देणे-या विषय-या परक्यांचे गाव किंवा दिवाणी न्यायालय/दुकाननामा किंवा अर्दीस अकराव्या प्रतिबंधिते गाव व पत्ता.	1) गाव-अकरा वी दिवाणी - कर-86; पत्ता-मल्लो नं., गाव नं., इमारतीचे गाव- फ्लॉट नं 101, 1 वा मजला, सर्व्हेटॉन अपार्टमेंट को ऑफ ही सी लि, फ्लॉट नं 88, सेक्टर 8 ए ऐरोली नवी मुंबई, ब्लॉक नं., रोड नं., महाराष्ट्र, ठाणे. पिन कोड-400708 पिन नं.-AMCPD15318	
(8) दस्तावेज कर देणे-या परक्यांचे व किंवा दिवाणी न्यायालय/दुकाननामा किंवा अर्दीस अकराव्या प्रतिबंधिते गाव व पत्ता	1) गाव-अकरा वी दिवाणी - कर-37; पत्ता-मल्लो नं., गाव नं., इमारतीचे गाव- फ्लॉट नं 302/बीजे, को ऑफ ही सी लि, फ्लॉट नं 43, सेक्टर 8 ए ऐरोली नवी मुंबई, ब्लॉक नं., रोड नं., महाराष्ट्र, ठाणे. पिन कोड-400708 पिन नं.-J99994401	
(9) दस्तावेज कर देणे-या परक्यांचे व किंवा दिवाणी न्यायालय/दुकाननामा किंवा अर्दीस अकराव्या प्रतिबंधिते गाव व पत्ता	2) गाव-अकरा वी दिवाणी - कर-28; पत्ता-मल्लो नं., गाव नं., इमारतीचे गाव- फ्लॉट नं 302/बीजे, को ऑफ ही सी लि, फ्लॉट नं 43, सेक्टर 8 ए ऐरोली नवी मुंबई, ब्लॉक नं., रोड नं., महाराष्ट्र, ठाणे. पिन कोड-400708 पिन नं.-E93998632	
(10) दस्तावेज कर देणे-या परक्यांचे व किंवा दिवाणी न्यायालय/दुकाननामा किंवा अर्दीस अकराव्या प्रतिबंधिते गाव व पत्ता	24/01/2020	
(11) अकराव्या प्रतिबंधिते गाव व पत्ता	24/01/2020	
(12) अकराव्या प्रतिबंधिते गाव व पत्ता	1194/2020	
(13) अकराव्या प्रतिबंधिते गाव व पत्ता	384000	
(14) क्षेत्र	36000	



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference for **Housing Loan** purpose as on dated **13<sup>th</sup> February 2020**.

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: 2020.02.13 15:23:21 +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/2017-18/942/178



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



### **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 **₹ 57,50,000.00 (Rupees Fifty Seven Lakh Fifty Thousand Only).**

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: 2020.02.13 15:23:31 +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/2017-18/942/178



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

