

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mrs. Anagha Ashish Tendolkar & Mr. Ashish Chandrakant Tendolkar**

Residential Flat No. 603, 6th Floor, Wing - C, "**Jindal Residency**", Village - Kasbe - Panvel,
Taluka - Panvel, District - Raigad, PIN Code - 410 206,
State - Maharashtra, Country - India

Latitude Longitude : 18°59'46.1"N 73°06'18.5"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.

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Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded



Vastu/Mumbai/01/2020/016762/32231

21/13-231-NIS

Date: 21.01.2020

VALUATION OPINION REPORT

The property bearing Residential Flat No. 603, 6th Floor, Wing - C, "**Jindal Residency**", Village - Kasbe - Panvel, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country - India belongs to **Mrs. Anagha Ashish Tendolkar & Mr. Ashish Chandrakant Tendolkar**.

Boundaries of the property :

North	Road
South	Open Plot
East	Road
West	Munot Regency

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 **₹ 43,52,000.00 (Rupees Forty Three Lakh Fifty Two Thousand Only)**. As per site inspection / site information 81% construction work is completed as on date.

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
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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

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Valuation Report of Immovable Property

1 Customer Details									
Name(s) of the owner(s).			Mrs. Anagha Ashish Tendolkar & Mr. Ashish Chandrakant Tendolkar						
Application No.									
2 Property Details									
Address			Residential Flat No. 603, 6th Floor, Wing - C, " Jindal Residency ", Village - Kasbe - Panvel, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country - India						
Nearby Landmark / Google Map Independent access to the property			Landmark: Near Tehsildar Office Latitude Longitude: 18°59'46.1"N 73°06'18.5"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	
Construction Permission		Yes	Panvel Municipal Corporation			Approval No.		2017 / PMC / BP / 8035 / 2017	
Legal Documents		Yes	1. Copy of Agreement For Sale (10 pages from Agreement) dated 14.12.2019 2. Copy of Commencement Certificate dated 13.10.2017 Document Number. 2017 / PMC / BP / 8035 / 2017 issued by Panvel Municipal Corporation.						
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Road		Munot Regency		Road		Open Plot	
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	1	Kitchen	1	Dining		
	Toilet		Bath room	1	WC	1	Small Room	0	
Car Parking									
Total no. of Floors	Stilt + 7 upper floors.	Floor on which the property is located	6 th Floor	Approx. Age of the property	Under Construction	Residual age of the property	60 years (After Completion) Subject to proper, preventive periodic maintenance & structural repairs.	Type of structure : R.C.C. Foundation	
5 Occupancy Details - Building Under Construction									

	Tenant Name(s)	N.A.				
	Status of Tenure	N.A.	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.
	Expected Income from the property	₹ 9,000.00 Expected Income from the property per month after completion				
6	Stage of Construction					
	Stage of construction	Under Construction				
	If under construction, extent of completion					
	Foundation	Completed	RCC Plinth	Completed		
	Stilt	Completed	RCC work for Floors	Completed		
	Internal Brick Work	Completed	External Brick Work	Completed		
	Internal Plastering	Completed	External Plastering	Completed		
	Flooring, Tiling, Kitchen	Completed	Total	81% work completed		
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 in Sq.Ft. = 272.00 (Area as per Agreement for Sale) Carpet Area in Sq.Ft. = 344.00 Terrace Area = 72.00 Total Area = 416.00 (Area as per actual site measurement)	Plinth area / Built up area in Sq. Ft.	326.40		
	Remarks:	As per Site Inspection, Actual Total Carpet Area 416.00 Sq. Ft. (Including Terrace Area) is more than Carpet area 272.00 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. 16,000/- per Sq. Ft. is considered.				
9	Valuation					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner	₹ 66,780.00 per Sq. M. i.e. ₹ 6,204.00 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 Jindal Residency, Panvel, Navi Mumbai Source : https://www.magicbricks.com Carpet Area : 279.87Sq. Ft. Expected Price : 44,90,000.00 Expected Rate/Sq. Ft : 16,043.00 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 ₹ 16,000.00 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	326.40	6,204.00	20,24,986.00
ii. Fair Market Value of the Property			
Carpet Area	272.00 Sq. Ft.		
Prevailing market rate	₹ 16,000.00		
iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		
iv. PLC Rate per Sq. Ft.	₹ 0.00		
v. Total Rate per Sq. Ft.	₹ 16,000.00		
Total Value of the property	₹ 43,52,000.00		
vi. Realizable Value of the Property	₹ 39,16,800.00		
vii. Distress / Force Sale Value	₹ 34,81,600.00		
viii. Insurable Value of the Assets	₹ 7,83,360.00		
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	Online Listing 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	i. The property was inspected by me / my authorised representative personally on 20.01.2020 ii. The undersigned does not have any direct / indirect interest in the above property. iii. The information furnished here in is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank.	
12	Name, address & signature of Valuer	Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	For VASTUKALA CONSULTANTS (I) PVT. LTD. Sharadkumar B. Chalikwar <small>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: 2020.01.21 16:59:39 +05'30'</small>  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	Date of valuation: 21.01.2020
13	Enclosures Documents & Photographs	1. Valuation Report 2. Satellite Location Map 3. Location cum Route Map from Nearest Railway Station 4. Photographs of the property	

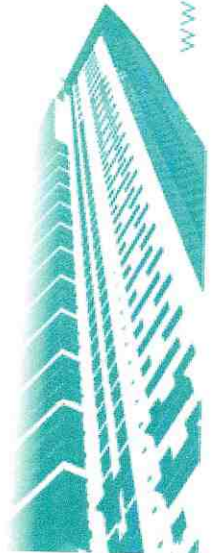
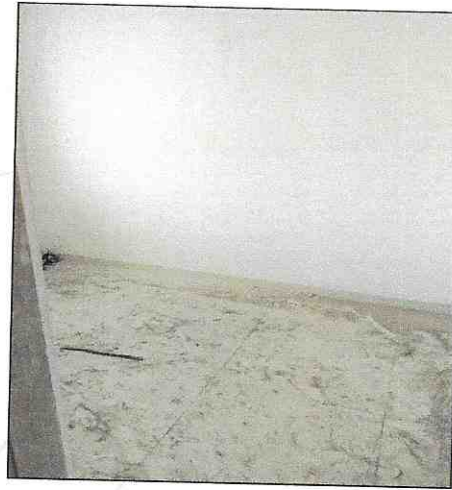
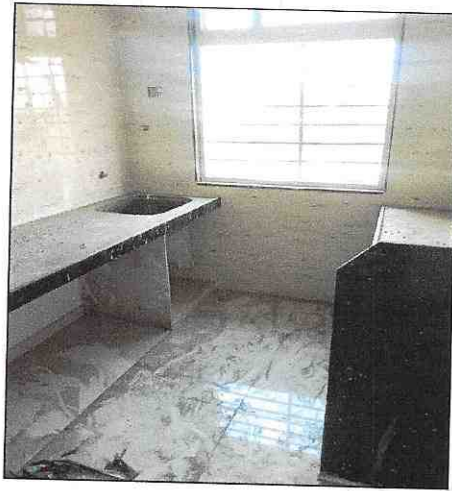
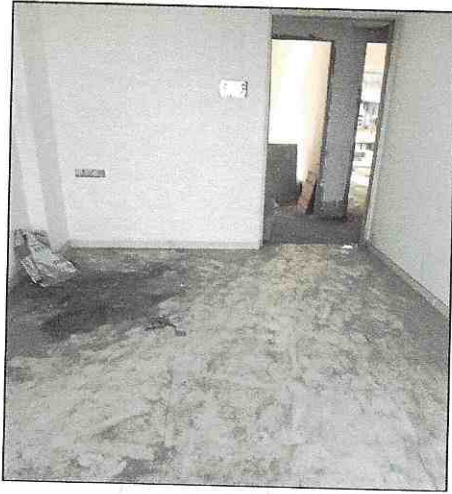
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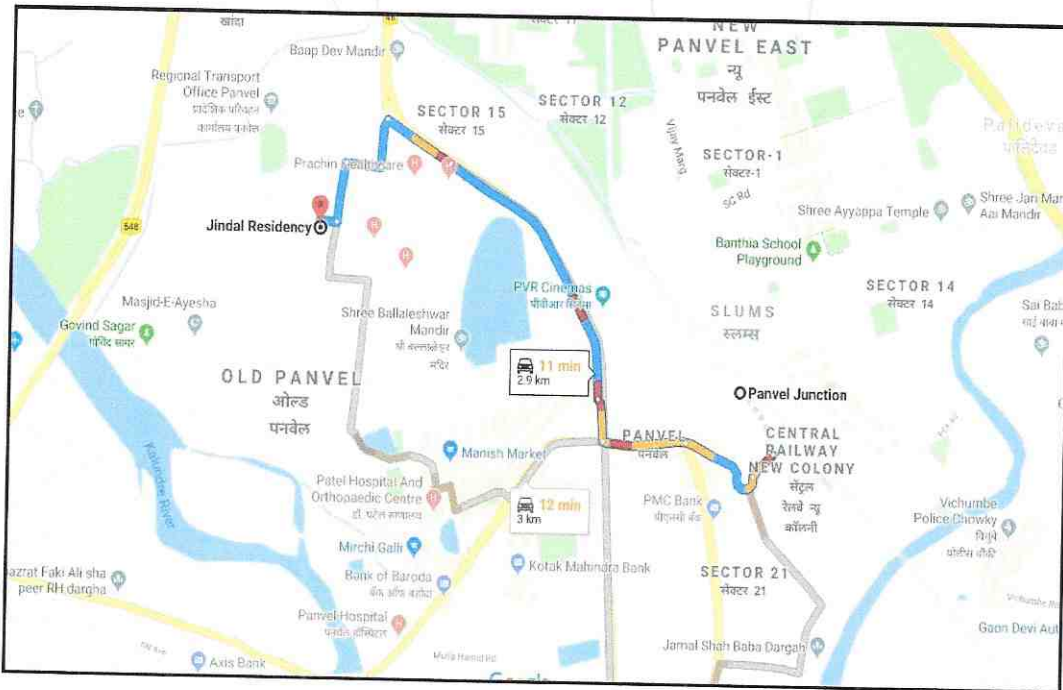


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 18°59'46.1"N 73°06'18.5"E

Note:: The Blue line shows the route to site from nearest railway station (Panvel 2.9 Km)




Price Indicator

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₹ 45.5 Lac 1 BHK 705 Sq-ft Flat Property ID: 4623456

For Sale in Panvel, Navi Mumbai [What's Nearby](#) Agent Name: Abhishek Chavan 8000+ Buyers Served Certified Agent Locality Superstar Maximum visibility in Panvel [Contact Now](#)

PROPERTY DETAILS **PROJECT DETAILS** **LOCALITY DETAILS** **PRICE TRENDS** **AGENT DETAILS** Posted on Jan 21, 20



Bedroom: 1 [See Dimension](#) Bathrooms: 2 Balconies: 2 Store Room: 1

Super area: 705 sqft + ₹ 6,491/sqft Carpet area: 258.34 sqft + ₹ 1,69,552/sqm

Society: [Jindal Residency](#)

Transaction type: New Property Floor: 2 (Out of 7 Floors) Car parking: 1 Covered Furnished status: Unfurnished

[5 photos](#) [Floor Plan](#) [See Location](#) [Contact Agent](#) [Enquire Now](#) [Share Property Feedback](#)


USP Newly Constructed Property

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₹ 44.9 Lac 1 BHK 26 Sq-m Flat Property ID: 4597115

For Sale in Panvel, Navi Mumbai [What's Nearby](#) Builder: Dipen [Contact Now](#)

PROPERTY DETAILS **PROJECT DETAILS** **LOCALITY DETAILS** **PRICE TRENDS** **BUILDER DETAILS** Posted on Jan 20, 20



Bedroom: 1 Bathrooms: 2

Carpet area: 279.87 sqft + ₹ 1,72,692/sqm

Society: [Jindal Residency](#)

Status: Under Construction Possession by: Dec '22 Transaction type: New Property Car parking: None


[6 photos](#) [See Location](#) [Contact Builder](#) [Enquire Now](#) [Share Property Feedback](#)

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₹ 45.5 Lac 1 BHK 27 Sq-m Flat Property ID: 4597118

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PROPERTY DETAILS **PROJECT DETAILS** **LOCALITY DETAILS** **PRICE TRENDS** **BUILDER DETAILS** Posted on Jan 19, 20



Bedroom: 1 Bathrooms: 2

Carpet area: 290.64 sqft + ₹ 1,66,519/sqm

Society: [Jindal Residency](#)

Status: Under Construction Possession by: Dec '22 Transaction type: New Property Car parking: None

[6 photos](#) [See Location](#) [Contact Builder](#) [Enquire Now](#) [Share Property Feedback](#)



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 **21st January 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.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

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C.M.D.

Director

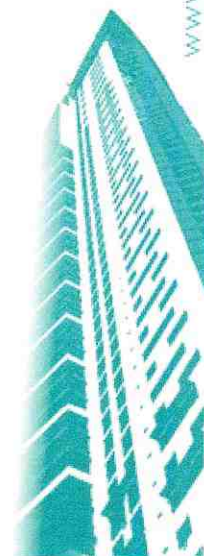
Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



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 **₹ 43,52,000.00 (Rupees Forty Three Lakh Fifty Two Thousand Only)**. As per site inspection / site information 81% construction work is completed as on date.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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B. Chalikwar

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Director

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Sharadkumar B. Chalikwar

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