

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Sunil Shankar Kamathe & Nayana Sunil Kamathe**

Residential Flat No. 1302, 13th Floor, Wing - C, "**Ekdant**", Sawalaram Srushti, Village Gauripada , Kalyan (West), Taluka - Kalyan , District - Thane , PIN Code - 421 301, State - Maharashtra, Country - India.

Latitude Longitude : **19°15'15.6"N 73°08'40.8"E**

Valuation Done for:

**State Bank of India
RACPC Thane**

Retail Assets Centralized, Processing Centre, Above Naupada Branch Premises, 1st Floor, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded



Vastu/Mumbai/07/2019/015152/30631

27/04-189-PDA

Date: 27.07.2019

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1302, 13th Floor, Wing - C, "**Ekdant**", Sawalaram Srushti, Village Gauripada , Kalyan (West), Taluka - Kalyan , District - Thane , PIN Code - 421 301, State - Maharashtra, Country - India belongs to **Sunil Shankar Kamathe & Nayana Sunil Kamathe**

Boundaries of the property :

North	Open Plot
South	B Wing
East	Internal Road
West	Other Residential Building

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 **₹ 56,25,000.00 (Rupees Fifty Six Lakh Twenty Five 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

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

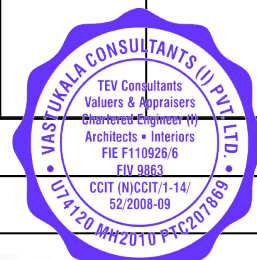
Aurangabad

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).		Sunil Shankar Kamathe & Nayana Sunil Kamathe							
Application No.									
2 Property Details									
Address		Residential Flat No. 1302, 13th Floor, Wing - C, " Ekdant ", Sawalaram Srushti, Village Gauripada , Kalyan (West), Taluka - Kalyan , District - Thane , PIN Code - 421 301, State - Maharashtra, Country - India							
Nearby Landmark / Google Map Independent access to the property		Landmark: Near RTO Office Kalyan Latitude Longitude: 19°15'15.6"N 73°08'40.8"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		No	Details not provided		Approval No.		Details not provided		
Legal Documents		Yes	1. Copy of Index - II dated 16.07.2019						
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Internal Road		Other Residential Building		Open Plot		B Wing	
As per document		Details not provided		Details not provided		Details not provided		Details not provided	
Matching of Boundaries	-	Plot Demarcated	No	Approved land use	Residential purpose	Property Type	Residential		
No. of rooms	Living	1	Bed Room	2	Kitchen	1	Dining		
	Toilet		Bath room	1	WC	1	Small Room	0	
Car Parking									
Total no. of Floors	Stilt + 14 upper floors.	Floor on which the property is located	13 th Floor	Approx. Age of the property	2 year(s) (Approx)	Residual age of the property	58 years Subject to proper, preventive periodic maintenance & structural repairs.	Type of structure : R.C.C. Foundation	
5 Occupancy Details - Vacant									
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	₹ 12,000.00 Expected 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 = 515.00 C.B. / E.P. Area = 44.00 Open Terrace Area = 66.00 Total Area = 625.00 (Area as per Index - II)	Plinth area / Built up area in Sq. Ft.	750.00		
	Remarks:					
9	Valuation					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner			₹ 68,530.00 per Sq. M. i.e. ₹ 6,367.00 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 Flat for sale in Sawalaram Srushti, Kalyan (West) Source : magicbricks.com Carpet Area : 626.00Sq. Ft. Expected Price : 58,40,000.00 Expected Rate/Sq. Ft : 9,329.07 per Sq. Ft. Rate on carpet 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 ₹ 9,000.00 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	750.00	6,367.00	47,75,250.00
ii. Fair Market Value of the Property			
Carpet Area	625.00 Sq. Ft.		
Prevailing market rate	₹ 9,000.00 [®]		
iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		
iv. PLC Rate per Sq. Ft.	₹ 0.00		
v. Total Rate per Sq. Ft.	₹ 9,000.00		
Total Value of the property	₹ 56,25,000.00		
vi. Realizable Value of the Property	₹ 50,62,500.00		
vii. Distress / Force Sale Value	₹ 45,00,000.00		
viii. Insurable Value of the Assets	₹ 18,75,000.00		
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 26.07.2019</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	<p>Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093</p>	<p>For VASTUKALA CONSULTANTS (I) PVT. LTD.</p> <p>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: 27.07.2019</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.Create

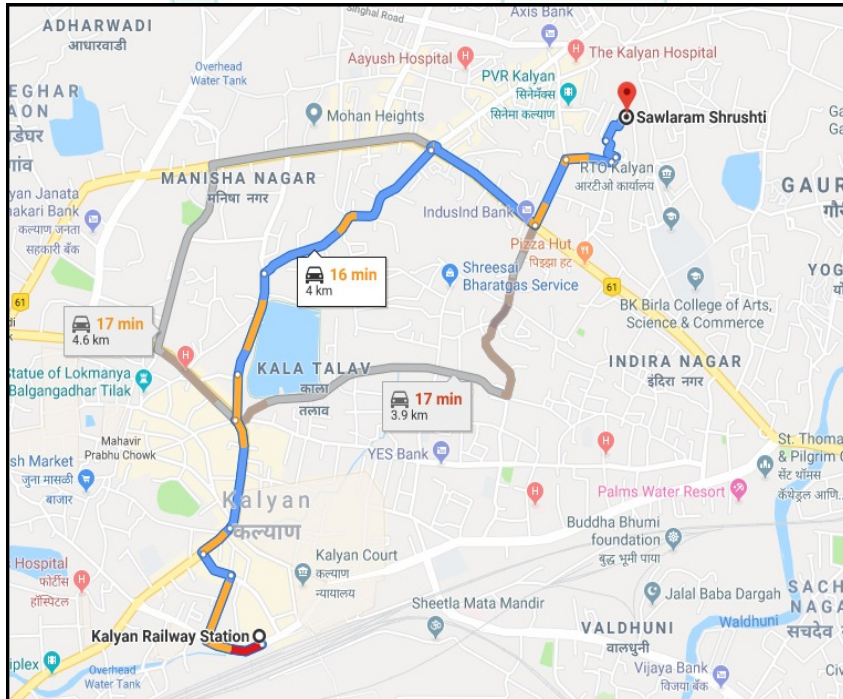


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°15'15.6"N 73°08'40.8"E

Note:: The Blue line shows the route to site from nearest railway station (Kalyan 4 Km.)



Price Indicator

58.4 Lac 2 BHK Flat
For Sale in Kalyan West, Thane [What's Nearby](#)

Agent: 1000+ Buyers Served
Yogesh Gothankar
ID: AS1700008143 [Contact Now](#)

Property ID: 38741749

Posted on: Jul 06, '19

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
<p>23 photos</p>	<p>Bedrooms: 2 See Dimensions</p> <p>Bathrooms: 2</p> <p>Balcony: 1</p> <p>Carpet area: 626 sqft = 9,323/sqft</p> <p>Society: Sawaram Srushti Residency</p>			
<p>Status: Ready to Move</p> <p>Transaction type: New Property</p> <p>Floor: 9 (Out of 14 Floors)</p> <p>Car parking: 1 Open</p>				

[Contact Agent](#) [View Phone No.](#) [Share Property Feedback](#)

64.5 Lac 2 BHK Flat for sale in Kalyan West, T...
for sale in [Sawaram Srushti Residency, Kalyan West](#) Thane [What's Nearby](#)

Owner: Nitin [Contact Now](#)

Property ID: 4075585

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Kalyan West > 2 BHK Flats for Sale in Kalyan West > 1010 Sq-ft

Posted on: Jul 26, '19

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	OWNER DETAILS
<p>18 photos</p>	<p>Bedrooms: 2 See Dimensions</p> <p>Bathrooms: 3</p> <p>Balconies: 2</p> <p>Store Room: 1</p> <p>Super area: 1010 sqft = 6,386/sqft</p> <p>Carpet area: 700 sqft = 9,214/sqft</p> <p>Loading: 30%</p> <p>Society: Sawaram Srushti Residency</p>			
<p>Status: Ready to Move</p> <p>Transaction type: Resale</p> <p>Floor: 12 (Out of 14 Floors)</p> <p>Car parking: None</p>				

[Contact Owner](#) [View Phone No.](#) [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 **27th July 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 knowledgeable 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.

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

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 **₹ 56,25,000.00 (Rupees Fifty Six Lakh Twenty Five Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

