

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Shikha Harne**

Residential Flat No. 2404, 24th Floor, "**Sienna - B**", Lodha Fiorenza, Lodha Pavilion,
Off Western Express Highway, Next to Hub Mall, Goregaon (East), Mumbai,
PIN Code - 400 063, State - Maharashtra, Country - India.

Latitude Longitude: 19°09'14.7"N 72°51'20.9"E

Valuation Done for:

**State Bank of India
RACPC - Santacruz (West)**

1st Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz (West),
Mumbai - 400 054, State - Maharashtra, Country - India.

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Mumbai · Delhi NCR · Aurangabad · Nanded



Vastu/Mumbai/10/2018/013115/28689

01/08-08-P/SH

Date: 01.10.2018

VALUATION OPINION REPORT

The property bearing Residential Flat No. 2404, 24th Floor, "**Sienna - B**", Lodha Fiorenza, Lodha Pavilion, Off Western Express Highway, Next to Hub Mall, Goregaon (East), Mumbai, PIN Code - 400 063, State - Maharashtra, Country - India belongs to **Shikha Harne**.

Boundaries of the property :

North	Raheja Universal Sherwood
South	Mrinal Tai Gore Flyover
East	Western Express Highway
West	Under Construction 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 **₹ 3,00,30,000.00 (Rupees Three Crore Thirty 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



Sharad 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

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Valuation Report of Immovable Property



1 Customer Details									
Name(s) of the owner(s).		Shikha Harne							
Application No.									
2 Property Details									
Address		Residential Flat No. 2404, 24th Floor, "Sienna - B", Lodha Fiorenza, Lodha Pavilion, Off Western Express Highway, Next to Hub Mall, Goregaon (East), Mumbai, PIN Code - 400 063, State - Maharashtra, Country - India.							
Nearby Landmark / Google Map Independent access to the property		Landmark : Next to Hub Mall Latitude Longitude: 19°09'14.7"N 72°51'20.9"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 Agreement For Sale (7 pages from document) dated 25.04.2017						
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Western Express Highway		Under Construction Building		Raheja Universal Sherwood		Mrinal Tai Gore Flyover	
As per document		Details not provided		Details not provided		Details not provided		Details not provided	
Matching of Boundaries		-		Plot Demarcated		Yes		Approved land use	
No. of rooms		Living		1		Bed Room		2	
		Toilet		0		Bath room		1	
Car Parking		Along with One Car Parking Space							
Total no. of Floors		2 Basement + Ground + 6 Podiums + 7th to 45th upper residential floors.		Floor on which the property is located		24 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 - Owner Occupied									
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	₹ 62,000.00 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.	-	Plinth area / Built up area in Sq. Ft. (Area as per Agreement for Sale)	1050.35	Saleable Area in Sq. Ft.	1365.00
	Remarks:					
9	Valuation					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner			₹ 2,53,575.00 per Sq. M. i.e. ₹ 23,558.00 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 Lodha Fiorenza, Goregaon East, Mumbai Source : www.99acres.com Area : 1215.00Sq. Ft. Expected Price : 2,70,00,000.00 Expected Rate/Sq. Ft : 22,222.22 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 ₹ 22,000.00 rate per Sq. Ft. (Inclusive of site and general development, ECR, 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	1050.35	23,558.00	2,47,44,145.30		

	ii. Fair Market Value of the Property	
	Built Up / Saleable Area	1365.00 Sq. Ft.
	Prevailing market rate	₹ 22,000.00
	iii. Floor Rise Rate per Sq. Ft.	₹ 0.00
	iv. PLC Rate per Sq. Ft.	₹ 0.00
	v. Total Rate per Sq. Ft.	₹ 22,000.00
	Total Value of the property	₹ 3,00,30,000.00 (Including Car Parking)
	vi. Realizable Value of the Property	₹ 2,70,27,000.00
	vii. Distress / Force Sale Value	₹ 2,40,24,000.00
	viii. Insurable Value of the Assets	₹ 36,76,225.00
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 authorized representative personally on 29.09.2018</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	For VASTUKALA CONSULTANTS (I) PVT. LTD.  C.M.D.  Director
			Sharad 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
13	Enclosures Documents & Photographs	1. Valuation Report 2. Location cum Route Map from Nearest 3. Satellite Location Map 4. Photographs of the property	



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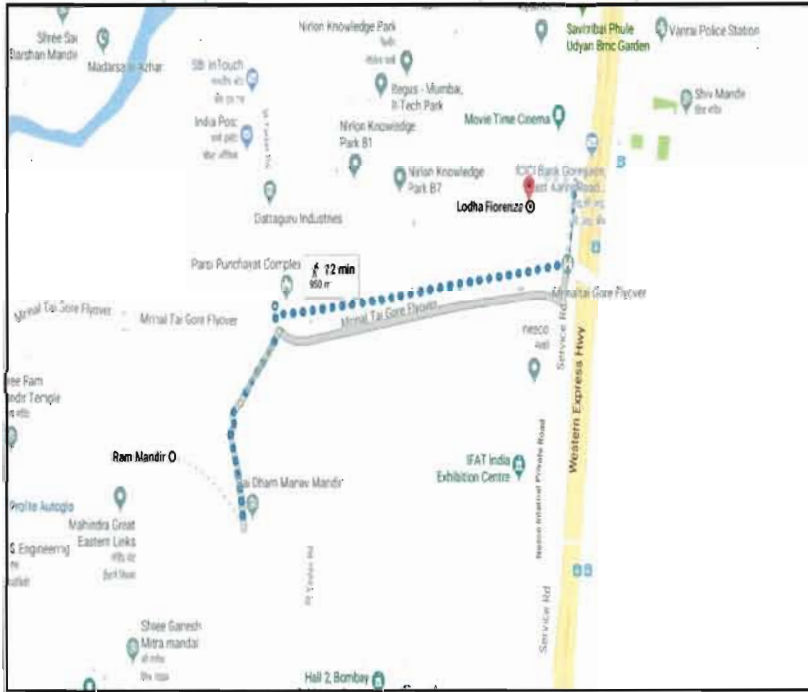


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°09'14.7"N 72°51'20.9"E

Note: The Blue line shows the route to site from nearest railway station (Ram Mandir - 950 M.)



Price Indicator

99acres Buy

Property Type: Type Location or Project/Society or Keyword

2.7 Cr 22,222 per Sq.Ft. **2BHK 2Baths**

Estimated EMR: 2,15,850

Project: Lodha Fiorenza, Goregaon (East), Mumbai

Overview Society Location Price Trends Dealer Details Recommendations

PROPERTY (1) SAMPLE (11) SOCIETY (32)

Area: Super Built up area 1215 Sq.Ft. / Built up area: 1015 Sq.Ft. / Carpet area: 800 Sq.Ft.

Price: 2.7 Crore (All Inclusive) @ 22,222 per Sq.Ft. (All Price Details)

Floor Number: 10th of 40+ Floors

Amenities: Park/Garden, Main Road, Club

Comparison: 2 Bedrooms, 2 Bathrooms, 2 Balconies

Address: Lodha Fiorenza, Goregaon (East), Mumbai Andheri-Dahisar

Facing: East

Property Age: 1 to 5 years old

Transaction Type: Resale | Property Ownership: Freehold | Flooring: Marble | Width of Facing Road: 196.9 Feet

Lease Community: Yes | Corner Property: Yes | Rearing: 1 Covered | Water Source: Municipal Corporation

Power Backup: Full | Property Code: M88773215 | www.99acres.com/88773215

NOBROKER Search by Locality

LODHA Fiorenza - 2 BHK in Cama Industrial Estate, Goregaon

1.34 Cr. 1,34 Lacs. 1.34 Lacs/Month

2 Bedrooms | 2 Baths | 2 Balconies

4 Months Ago | Immediately Possession

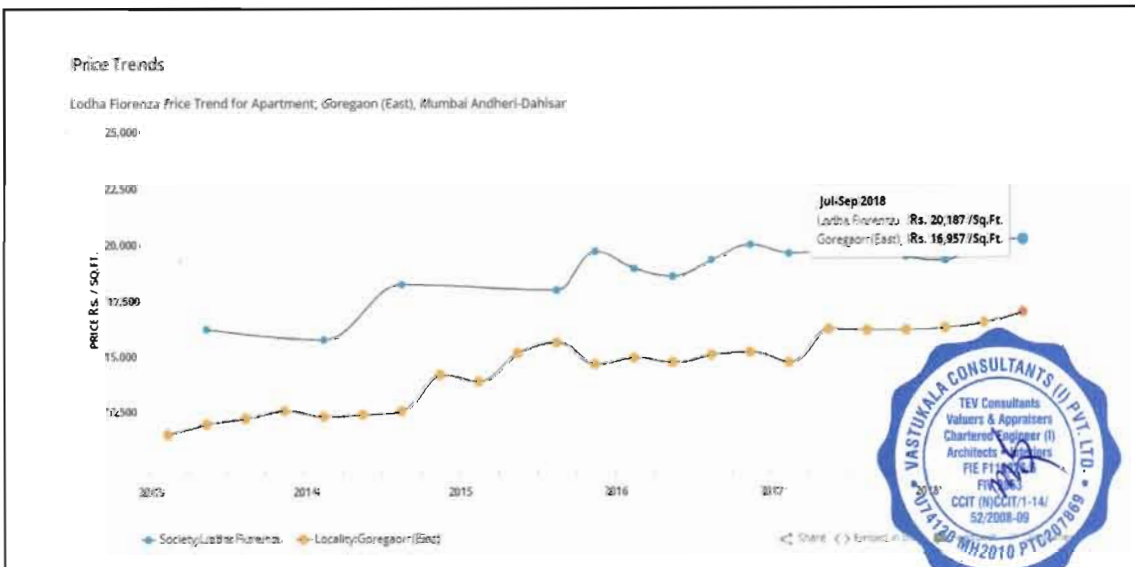
Chat with Owner | Add to Shortlist

Age of the Building: Newly Constructed | Status: Self Owned | Furnishing Status: Defurnished

Carpet Area: 800 sq.ft. | Facing: North

Maintenance Charges: 6.0 per sq.ft./M | Floor: Floor 44 / 45

Water Supply: Full | Power Backup: Full



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 **1st October 2018**.

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.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.


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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 **₹ 3,00,30,000.00 (Rupees Three Crore Thirty 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.


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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