

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner: Mr. Shantilal Shankarlal Mali

Shop No. 13, Ground floor, "Devdarshan Complex" Co. Op. Hsg. Soc. Ltd.,  
Plot No. 23 & 24, Sector - 19, Kharghar, Navi Mumbai, Taluka Panvel, Dist. - Raigad

## Valuation Done for:

**State Bank of Hyderabad, RASMECCC**

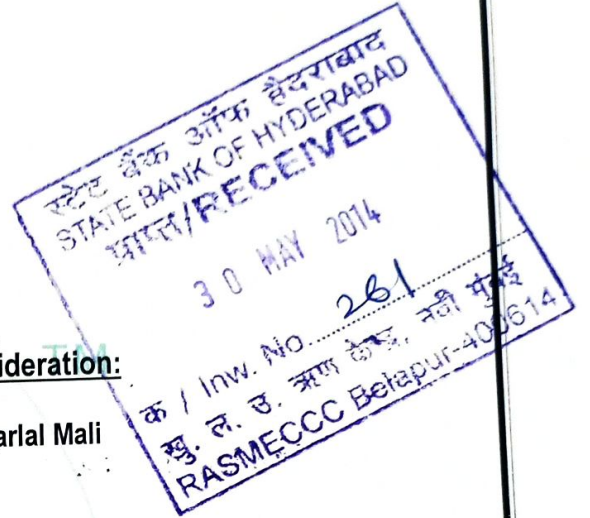
Warden House (G.F.), Plot No. 65,

Sector – 11, Near "K" Star Hotel,

CBD Belapur, Navi Mumbai – 400 614

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

**Mumbai • Nanded • Navi Mumbai • Aurangabad**



Vastu/SBH/Mumbai/05/2014/005870  
28/13-303-SHA  
Date: 28.05.2014

## CERTIFICATE

This is to certify that the property bearing Shop No. 13, Ground floor, "Devdarshan Complex" Co. Op. Hsg. Soc. Ltd., Plot No. 23 & 24, Sector - 19, Kharghar, Navi Mumbai, Taluka Panvel, Dist. - Raigad belongs to **Mr. Shantilal Shankarlal Mali.**

Boundaries of the property.

North : Internal Road  
South : Open Plot  
East : Internal Road & Royal Plaza Building  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 76,80,000/- (Rupees Seventy Six Lac & Eighty 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 valuation report.

Hence certified

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For Vastukala Consultants (I) Pvt. Ltd.

  
Director

**Manoj B. Chalikwar**

Approved Valuer & Chartered Engineer

Reg. No. CAT-I-F-1763

Encl: Valuation report.



**Aurangabad**

Plot No. A-5/1-2, Kasliwal Prangan,  
Sports Complex, Dnyaneshwar Nagar,  
Parisar, Aurangabad - 431 005 (M.S.)  
Tel : +91 0240 2357751  
Fax : +91 9167204062 / 9860863601  
Email: aurangabad@vastukala.com

**Nanded**

28, S.G.G.S. Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA  
Tel. : +91 2462 244288  
Fax : +91 2462 230000

**Pune**

02, Ground Floor, Krutanjali,  
65/20, Erandwane, Law College Road,  
Shangrila Hotel Lane,  
Pune - 411 004, (M.S.), INDIA

### VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

- 1 Date of Inspection : **26<sup>th</sup> May 2014**
- Purpose of valuation : As per the request from State Bank of Hyderabad, RASMECCC, CBD Belapur to assess fair market value of the property for Housing Loan Purpose
- 2 Name and address of the Valuer. : **S. B. Chalikwar**
- : **Vastukala Consultants (I) Pvt. Ltd.**
- : Office No. 002, Ground Floor, Yashshree, Bandra Kurla Complex, Opp. Income Tax Office, Bandra (East), Mumbai - 400 051
- 3 List Of Documents Handed Over To The Valuer By The Bank
- a. : Copy of agreement for sale dated 22.04.2014
- b. : Copy of Occupancy Certificate No. CIDCO / BP / ATPO / 97 dated 28.11.2007
- c. : Copy of Commencement Certificate No. CIDCO / ATPO / 1394 dated 28.10.2004
- d. : Copy of Society NOC Letter dated 14.04.2014
- e. : Copy of Society NOC Letter dated 14.04.2014
- 4 Details of enquiries made/ visited to govt. Offices for arriving fair market value.
- a. : Market analysis and as per sub-registrar value.
- 5 Factors for determining its market value. : 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.
- 6 ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY: No.
- 7 Present/Expected Income from the property : ₹ 20,000/- expected rental income per month
- 8 **Property Details :**
- Name(s) and Postal address of the owner(s). : **Mr. Shantilal Shankarlal Mali**
- : Shop No. 13, Ground floor, "Devdarshan Complex" Co. Op. Hsg. Soc. Ltd., Plot No. 23 & 24, Sector - 19, Kharghar, Navi Mumbai, Taluka Panvel, Dist. – Raigad.
- If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided. : Sole Ownership



Brief description of the property.	:	Commercial Shop
	:	The property is a commercial shop located on Ground floor. The property is at 10 - 15 minutes travelling distance from Kharghar Railway Station.
Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Plot No. 23 & 24, Sector - 19, Navi Mumbai, Taluka Panvel, Dist. – Raigad.
Boundaries of the property.	:	
North	:	Internal Road
South	:	Open Plot
East	:	Internal Road & Royal Plaza Building
West	:	Internal Road
Route map	:	Enclosed
Any specific identification marks	:	Near Reliance Fresh
Whether covered under Corporation/ Panchayat/ Municipality.	:	CIDCO
Whether covered under any land ceiling of State/ Central Government.	:	No
Is the land freehold/ leasehold.	:	Leasehold
Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	:	As per agreement
Type of the property	:	Commercial
Year of acquisition/ purchase.	:	22.04.2014
Purchase value as per document	:	₹ 45,00,000/-
Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	:	Vacant
Classification of the site.	:	
a. Population group.	:	Urban
b. High/ Middle/ Poor class.	:	Middle class



c. Residential/ nonresidential.	:	Non – Residential
d. Development of surrounding area.	:	Developed
e. Possibility of any threat to the property. (Floods, calamities etc.).	:	No
Proximity of civic amenities. (like school, hospital, bus stop, market etc.).	:	All available near by
Level of the Land (plain, rock etc.)	:	Plain
Terrain of the Land.	:	Levelled
Shape of the land (Square/ rectangle etc.).	:	Rectangular
Type of use to which it can be put (for construction of house, factory etc.).	:	For Commercial purpose
Any usage restrictions on the property.	:	As per agreement
Whether the plot is under town planning approved layout?	:	CIDCO Approved Layout
Whether the building is intermittent or corner?	:	Corner
Whether any road facility is available?	:	Yes
Type of road available (B.T./ Cement Road etc.).	:	B. T. Road
Front Width of the Road?	:	15.00 M wide road
Source of water & water potentiality.	:	Municipal Water supply
Type of Sewerage System.	:	Connected to Municipal sewer
Availability of power supply.	:	Yes
Advantages of the site.	:	Located in developed area
Disadvantages of the site.	:	No.
Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records



## 9. Valuation of the property :

## Part-I: (Valuation of Shop) :

1) Total area of the Shop	:	Carpet area = 345.00 Sq. Ft. Loft area = 270.00 Sq. Ft. (Area as actual site measurement)
	:	<b>Built up area = 406.00 Sq. Ft.</b> <b>Loft area = 112.00 Sq. Ft.</b> <b>(Area as per agreement)</b>
	:	Saleable area = 640.00 Sq. Ft. (Built area + 30%) + (Loft Area)
2) Prevailing market rate.	:	₹ 12,000/- Per Sq. Ft.
3) Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 1,09,450.00 Per Sq. M. i.e. ₹ 10,168.15 Per Sq. Ft.
4) Value of the property	:	₹ 76,80,000/-
5) The realizable value of the property	:	₹ 69,12,000/-
6) Distress value of the property	:	₹ 61,44,000/-
7) Insurable value of the property	:	₹ 6,09,000/-
<b>a. Technical details of the building :</b>		
Type of building (Residential/ Commercial/ Industrial).	:	Residential Cum Commercial
Year of construction.	:	2007
Future life of the property.	:	53 years subject to proper, preventive periodic maintenance & structural repairs.
No. of floors and height of each floor including basement.	:	Ground (Part) + Stilt (Part) + 4 upper floors. Ground floor is having 27 shops.
<b>Type of construction.</b> (Load bearing/ R.C.C./ Steel framed).	:	R.C.C. Framed Structure
<b>Condition of the building.</b>	:	
External (excellent/ good/ normal/ poor).	:	Good
Internal (excellent/ good/ normal/ poor).	:	Shop renovation work is in progress
General Remarks	:	<u>At the time of visit, Shop renovation work is in progress.</u>



b. Specifications of Construction :			Ground Floor
Sr.	Description		
a	Foundation.	:	R.C.C. Footing
b	Basement.	:	N.A.
c	Superstructure.	:	R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thk. B.B. Masonry for internal walls
d	Joinery/ Doors & Windows.	:	M. S. Rolling Shutter
e	RCC work.	:	Footing, Column, Beam, Slab
f	Plastering.	:	Cement plastering + POP finish internally, sand faced plaster externally
g	Flooring, Skirting.	:	Shop is finished with vitrified tiles flooring.
h	Kitchen Platform	:	No.
i	Whether any weather proof course is provided.	:	Yes
j	Drainage.	:	By Municipal Drainage
k	Compound wall (Height, length and type of construction).	:	5'6" High, R.C.C. columns with B. B. Masonry wall
l	Electric installation (Type of wire, Class of fittings)	:	Concealed, class-two type wiring
m	Plumbing installation (No. of water closets & wash basins etc.)	:	No
n	Bore well.	:	Not provided
o	Wardrobes, if any.	:	No
p	Development of open area	:	Checkered tiles in open spaces, Stilt, open parking etc.

