

DR. AMIN SHAIKH

D.M.E. B.Tech. (Mech.) B.E.(Civil) M.E. (T&CP) M.E. (Structures) Ph.D.
M.I.E. C.E. F.I.I.V. M.I.S.E. M.C.E. (I)

No : AUCPS6434N

Associates : Sudhir Yerunkar - +91 9867798314

Er. Kishor Solanki - +91 9664203010

GST No : 27AUCPS6434N1Z1

Ref. No. : VAL/ARACPC/059/2019

Date : 18/07/2019

To
State Bank of India,
RACPC SION

Name of the Client : Mrs. Namita Goyal

Sub : Flat No. 403, Fourth Floor, BLDG No. 6, Phase -1 Project 1,
Happinest Palghar Project, Plot No. 1, Village Nandore, Palghar 401 404.

Respected Sir/Madam

The Estimate Value of the above assignment are as follows :

Values :

Market Value of the property	Rs. 18,27,000/-
Realizable Value of the property	Rs. 16,44,300/-
Forced/Distress Value of the property	Rs. 14,61,600/-
Insurance Value of the property	Rs. 8,70,000/-

Thanking You,
Yours Sincerely
Dr. Amin Shaikh
Regd No. CAT-1/151



DR. AMIN SHAIKH

- Chartered Engineer Govt. Regd. Valuer (Real Estate and Plant Machinery & Vehicles)
 Structural Auditor Regd. Arbitrator Project Consultant Regd. Auctioneer

Valuation of : Immovable Properties, Plant Machinery & Vehicles, Construction Equipments, Marines & Planes
Panel Valuers : Co-op Credit Societies, Co-operative Banks, Nationalized & Multinational Banks & Financial Institutes, Deptt. of Income Tax

Corporate Office : Office No. 09, Manisha Blitz, Shankar Math, Pune Solapur Road, Hadapsar, Pune - 411 013 (MS) India

E-mail : draminaashaikh@gmail.com **Phone :** +91 20 26823456 / +91 7058046786 **Mobile :** +91 9028686786

Mumbai Office : Office No. C-1, Ground Floor, Bldg. No. R III, MMRDA Bldg., Hari Om Nagar, Off E.E. Highway,

Mulund (E) Mumbai - 400081 (MS) India. **E-mail :** solankikishor1984@gmail.com **Phone :** +91 22 25327904

Ref. No. : VAL/SRACPC/059/2019

Date : 18/07/2019

VALUATION REPORT

Name & Address of Branch : State Bank of India,
RACPC SION

Name of Customer / Borrow unit : Mrs. Namita Goyal

1	Customer Details								
	Name		Mrs. Namita Goyal						
Apl. No.									
2	Property Details								
	Address		Flat No. 403, Fourth Floor, BLDG No. 8, Phase -1 Project 1, Happinest Palghar Project, Plot No. 1, Village Nandore, Palghar 401 404.						
	Nearby Landmark/Google Map		Near Gundecha Property Google Map Attached			Latitude : 35.287450 Longitude : -83.294950			
3	Document Details		Name of Approving Authority			Not Applicable			
	Layout Plan		None of the documents were made available.			Approval No.		Not Applicable	
	Building Plan					Approval No.		Not Applicable	
	Construction Permission					Approval No.		Not Applicable	
	Legal Documents		Index II No. 3188/2019 Agreement Value : Rs. 13,06,025/- Govt Value : Rs. 9,72,000/- Sale Agreement Between M/s. Mahindra Happinest Developers Ltd Authorized Signatory Mr. Anuj Kumar through Mrs. Namita Goyal Gut . No. 158/183(pt) Plot No. 1 of village nandore						
4	Physical Details								
	Adjoining Properties as on site		East	BLDG No. 5	West	BLDG No. 8	North	BLDG No. 7	South
Matching of Boundaries		Yes	Not Given	Plot demarcated	Yes	Approved land use	Residential	Type of Property	Residential



(Handwritten signature)

No of rooms	Living Room	1	Bedrooms	1	Toilets	1	Kitchen	1
Total No of Floors	Ground + 4 th upper floors	Floor on which the property is located	Fourth Floor	Approx. age of the Property	Under Construction	Residual age of the Property	60 Years after proper completion	Type of structure RCC Framed
5 Tenure / Occupancy Details								
Status of Tenure	Under Construction		No of years of Occupancy : Not Applicable			Relationship of tenant or owner		Under Construction
6 Stage of Construction								
Stage of Construction		36 % Completed		R.C.C. 1 st Slab work in Progress Progress 18 % Recommended 36 % Pujession of the property : Dec 2020 as informed				
7 Violations if any observed								
Nature and extent of violations			Nil					
8 Area Details of the property								
Site Area	-	Plinth area	-	Carpet area	-	Saleable area	-	Remarks
Remarks : 1) Valuation given on Index II carpet area.								
No.	Description	Carpet Area(Sq. ft) As Per measurement		Area as per agreement		C/A for Valuation		
1	Flat No. 403, Fourth Floor	Measurement is not possible as BLDG is below first level		269 sq ft + 21 sq ft open balcony		290 sq ft		
9 Valuation								
i. Value as per Government Approved Rates Government RR Rate Residential Building- Rs. 2,545/- 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 - As per the market demand ready reckoner rate is less than market rate								
iii. Fair Market Value								
<p>Fair Market Value of Flat = Carpet area of Flat x Adopted Rate per Sq. Ft</p> <p>= 290 sq. ft. x Rs. 6,300/-</p> <p>= Rs. 18,27,000/-</p>								



	iv.	Realizable Value Realizable Value = Rs. 18,27,000/- x 0.90 = Rs. 16,44,300/-
	v.	Forced/ Distress Sale value Distress Sale Value = Rs. 18,27,000/- x 0.80 = Rs. 14,61,600/-
	vi.	Insurance Value = 290 sq. ft. x Rs. 3,000/- = Rs. 8,70,000/-
	vii.	Rental value of the Flat = 4,000/- per month approx. after completed
10	Assumptions /Remarks	<ul style="list-style-type: none">i. Qualifications in TIR/Mitigation suggested, if any – Legal Opinion may be obtainedii. Property is SARFAESI compliant : Yesiii. Whether property belongs to social infrastructure like hospital, school, old age home etc. – Reported No.iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged –Bank can verify their documents. However such documents are not provided to us.v. Details of last two transactions in the locality/area to be provided, if available. Not available
11	Declaration	<ul style="list-style-type: none">i. The property was inspected by the undersigned on 17.07.2019ii. The undersigned does not have any direct/indirect interest in the above propertyiii. The information furnished herein 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 with Wealth Tax Registration No.	Date of Valuation: 18.07.2019
13	Enclosures Documents & Photographs (Geo-stamping with date) etc. <ul style="list-style-type: none">a) Photographs availableb) Google Mapc) RR Rate	

Authorized Signature



Extranal View



Extranal View



SBI RACPC SION



