

Ref. No. : 7780/2015-16/512/SBP-Dadar-W

Date: 07/07/2015

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

At the request of the Manager of State Bank of Patiala, Dadar (W) Branch, Mumbai the Residential Flat in Bhayander (E), District Thane was inspected to assess its value and the details are as furnished below:

01. Date of inspection : 3rd July 2015
02. Name and address of the valuer : **Mr. Basavaraj Masanagi**
302, Arenja Arcade,
Sector - 17, Vashi.
03. List of document handed over to the valuer :
1. Certified copy of Agreement for Sale made between Mr. Shankar Manohar Dewoolkar (Transferor) & Mr. Dinesh Kumar Gulabchand Yadav, Mr. Sanjay Kumar Gulabchand Yadav, Mr. Ajay Kumar Gulabchand (Transferees) dated 21/05/2015.
2. Certified copy of Index II No. 3690/2015 dated 21/05/2015.
04. Details of enquires made/visited to govt. offices for arriving fair market value : -
05. Sub-registrar value/guideline value/rate : = ₹ 33,40,000/-
06. Fair market value of the property : = ₹ 42,00,000/-
07. Factors for determining its market value : Making market survey
08. Conservative market value of the property : = ₹ 37,80,000/-
09. Distress value of the property (15% less than the market value) : = ₹ 35,70,000/-
10. Present / expected income from the property. : ₹ 8,000/- to ₹ 10,000/- per month rent
11. Any critical aspects associated with property : No

