

VIVEK KULKARNI & ASSOCIATES

Chartered Engineer & Govt. Registered Valuer

602 Shivthar Tower,
Plot Nos. 412/413 A&B, Sector 31,
Near Vashi Rly. Station, Opposite Kerala House,
Vashi, Navi-Mumbai - 400705 Tel. : (022) 27811782
E-mail : vivekkulkarniasso@yahoo.co.in

Ref. No. : VKA-FEB.15/SBH-014/SS

Date: 03/02/2015

To,
The Branch Manager,
The Shamrao Vithal Co-operative Bank Limited,
Branch: Koparkhairne.

Sub: Valuation Report for Bank Loan.

Client Name: Mr. Chandrabhushan Mishra.

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property : Residential Room no. SS-I/P- 225, on the Ground floor, Society known as "Sukh Vaibhava" Sector no. 4, Airoli, Taluka & District- Thane.

Nearby landmark : Near Durgamata Temple.

Fair Market value : ₹ 18, 60, 000 .00
(₹ Eighteen Lacs Sixty Thousand Only)

This report contains 1 +6 = 7 Pages (including photographs)

Kindly acknowledge the receipt.

Thanking you,


VIVEK KULKARNI
PANEL VALUER

VALUATION REPORT – IN RESPECT OF IMMOVABLE PROPERTY

a)	Name of Registered Valuer: (With State Commissioner of Income Tax)	-	MR. VIVEK C. KULKARNI. Registration No.: (N) C.C.I.T. / I-58 /55 / 2003 - 2004
1.	Date of Visit of the site For valuation of I P	:	- 02/02/2015
2.	Date of Making Valuation	-	03/02/2015
3.	Name of the owner(s) of the property	-	Mr. Satyabhama R. Vishvakarma.
	i) Date of Purchase of IP	-	04/12/2012
	ii) Purchase Price of IP	-	---
4.	Whether necessary enquires have been made from the concerned locality with regard to the ownership of the property (Shri/Ms. -----) of the locality was contacted) :	-	Ownership documents are produced Copy of Index II no. 4980, dated 04/12/2012 between M/s. CIDCO Ltd. & purchaser Mr. Satyabhama V. Vishvakarma.
5.	If the property is under joint ownership/ Co-ownership, share of each such Owner. Are the shares undivided?	-	Single ownership.
6.	Brief description of the property		
A	Location, Street, Ward No. (Postal Address)	-	Residential Room no. SS-I/P- 225, on the Ground floor, Society known as “ Sukh Vaibhava” Sector no. 4, Airoli, Taluka & District- Thane.
	Boundaries of the property	-	East : Open Space West : Entrance North : Room no. 224 South : Room no. 226
b.	Survey/Plot No.	-	Sector no- 4, Airoli.
c.	Does the IP bears the same description / details: as mentioned in the documents / title deeds	-	Yes
d.	Is the property situated in residential/ Commercial/mixed area/Industrial area:	-	Residential area
e.	Is the property situated in an unauthorized / Authorized colony	-	Authorized colony
f.	Classification of locality –: High Class/ Middle Class / Poor class	-	Middle class
g.	Is the IP in question or any part of it is under encroachment	-	No.
7.	Proximity to civic amenities like schools, hospitals, offices, markets, Cinema halls etc.	-	All civil amenities are Nearby



8.	a) Area supported by documentary proof, shape, dimension and physical features	-	Documented B/up Area = 155.00. sft
	b) Road, streets or lanes on which the land is abutting, surrounded	-	Near Durgamata Temple.
	c) Attach a dimensional site plan along with photographs of the built up property	-	---
	d) Furnish detail of the building on a separate sheet giving i) Number of floors ii) Plinth area floor wise	-	G+1 floors
I	Type of Construction / finishing (Detail Description)	-	It is a usual Load Bering structure, ACC cement sheets roofing, BB masonry walls, Nehru finish plaster for internal finish, Sand faced plaster for external finish, Ceramic tile flooring, OBD paint internally and cement paint externally, wooden door frame, casing capping wiring, concealed plumbing, Aluminum sliding window with M.S. grill, I shape kitchen platform with full ht. dado, Subject room is average, Architectural quality of the room is average.
II	% Age of Construction of project/flat with brief description. With regards to the status of the Building/structure/flat	-	Completed in the year 2000 (as per Reportedly) Age of the building 15 years.
III	Is the construction/built up property is as per the plan approved by the competent authority:	-	Sanction plan is not provided by the borrower.
IV	Whether floor space index permissible and percentage – Actually utilized?	-	---
V	Estimated future life:	-	About 60 years under normal conditions.
9.	It is freehold or leasehold land	-	freehold Land
10.	It leasehold, the name of Lessor/Lessee nature of lease, dates of commencement termination of lease and terms of renewal of lease. a) Ground rent payable p.a.:	-	N A
11.	Is there any restrictive covenant in regards to use of land? If so, details be given.	-	N A



12.	a) Does the land falls in an area included: in any Town planning scheme or any development Plan of Govt. or any statutory body? If so, give particulars	-	N A
	b) Has any contribution been made : Towards development or is any demand For such contribution still outstanding:	-	N A
13.	Is the property (Whole or part of land): Notified for acquisition by Govt. or any statutory Body? If so, date of notification:	-	N A
14.	a. Is the building owner – occupied/ Tenanted /both? b. If partly owner – occupied, specify portion and extent of area under owner – occupation	-	Owner occupied
15.	a. Names of tenants / lessees / licensees b. Portions in their occupations c. Monthly or annual rent / Compensation license fee, etc. paid by each d. Are any of the occupant related to or close business associates of the owner e. Approximate rent going on in the area	-	N A
16.	Is the building insured, if so give the policy no amount for which insured and annual premium	-	NA
17.	Has any standard rent been fixed for the premises under any law relating to the control of rent	-	N A
18.	Is any dispute between landlord and tenant regarding rent pending in a court of law.	-	N A
19.	Whether possession of the property can be taken by the bank in case of need without any litigation (society rules, independent entrance, co-owner's share / joint ownership, etc)	-	N A



20.	The valuer should give in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations. (Rent capitalization method, municipal valuation for tax purpose, composite rate method for flat, etc.)	-	<p><u>Sale instances of similar type of properties are available. (Sale instance of Flat)</u> Index II Reg No-3296/2014 Dated 29/04/2014 Thane-8.</p> <p>Address:- Residential Room no.SS-3/P-23, Situated at Ground floor, Sector no- 4, Airoli, Navi Mumbai. Name- Mr. Rajesh Pandurang Kudal. Purchaser Name- Mr. Sharad Chimaji Said. B/up Area of flat- 200.00 sft. Consideration Value- ₹ 31, 50, 000.00 Govt. Value- ₹ 11, 07, 000.00</p> <p>Rate: @ Rs. 15750.00 per Sfts..</p>
a)	Land rate adopted in the valuation	-	N A
b)	If sales instances are not available or not relied upon, the basis of arriving at the land rate	-	
c.	Guideline value/value of IP as per Circle rates, If any, applicable in the area where IP is situate: (attach copy of relative chart)	-	For stamp duty purpose the Govt. of Maharashtra has fixed the rate for flat in this area is ₹ 65,200.00/- Sq. Mt.
d.	Market value of the property:	-	<p>Documented Built up Area = 155.00 sft Considering location of the flat, internal specification, age, Surrounding Development etc. Depreciated Rate adopted = ₹ 12000.00/- sft Hence Value of flat, Built up area X Depreciated Rate Adopted = 155 X ₹ 12000.00 = ₹ 18, 60, 000 .00 (₹ Eighteen Lacs Sixty Thousand Only)</p>
e.	Realizable Value of the property	-	₹ 17,67,000.00
F	Distress sale value of the property	-	₹ 13,95,000.00
g.	Value for Insurance purpose	-	₹ 2,32,500.00
<p>Note: All questions to be answered by the Registered Valuer, if any, particular question does not apply to the property under valuation. He may indicate so. If the space provided is not sufficient, details may be attached on a separate sheet. In case of difference in market value and guideline value, as applicable in that area, the same should be supported by cogent reasons.</p>			



DECLARATION:

I, hereby, declare that:

- a) The information furnished above is true and correct to the best of my knowledge and belief.
- b) As on date I am approved valuer in the panel of the bank;
- c) I have no direct or indirect interest in the property being valued;
- d) I have personally inspected the property.
- e) My registration with State Chief Commissioner of Income Tax is valid as on date.
- f) I have not been convicted of any offence and sentences to a term of imprisonment;
- g) I have not been guilty of misconduct in any professional capacity;
- h) The particulars are based on information supplied by owner(s)/market survey;
- i) I declare that I have valued the right property;
- j) I have not been debarred by any banking/financial institution.




VIVEK KULKARNI
PANEL VALUER

