

V S JADON & CO. VALUERS LLP.

A-1002- BSEL TECH PARK SECTOR 30A, OPP. VASHI RLY STATION,
VASHI, NAVI MUMBAI 400705. TEL: 022-27810273. FAX :022-27810482.
E mail : sbibank@vsjadon.com. vsjvaluer@gmail.com. Web site : www.vsjadon.com

GENERAL INFORMATION:

1	Purpose of Valuation	To assess present market value for the purpose of advance.
2	Date of Valuation/Visit	07/04/2014
3	Name of Owner/Owners	Sanjeevkumar Suryakant Ahire
4	In case Joint Ownership, share of each owner Or undivided share	Single Owner
5	Address of the Property	Vedika , Flat No.001, Ground Floor, Purandare Colony, Chikenghar.
6	Survey No./ Plot No./CTS No.	Survey No. 51/1,6/1
7	Name and Registration No. of Coop. Hsg. Society.	----
8	Share Certificate No. and Face Value.	NA
9	Description of the Property (Documents referred Sale Agreement/Deed of Conveyance/approved Plan)	The Flat No. 001 is on Ground Floor of the Ground Plus Five Storey building having Carpet Area 653.00 Sq.Ft. as per photo copy of Index II given to us. The building is residential. As per existing market practice Saleable area (derived from Carpet Area) works out to be 946.85 Sq. ft.
10	Boundaries	East – Purandare Colony West – Road North – Building South – Road
11	Land Area/Equivalent FSI	783.60 Sq. ft (Built Up Area)
12	Plinth/Saleable area	946.85 Sq. ft (Saleable Area)
A	Remark	-----



Report Submitted / Verified



Ref: SBI09747/VSJC

Valuation checked and assessed
Processing Officer

V S JADON & CO. VALUERS LLP.

13	Year of Construction	2010
14	Residual Life of Structure	56 years.
15	Locality : High Class/Middle Class/Poor	Middle Class.
16	Surroundings: Residential / Commercial / Industrial/Mix	Residential
17	Proximity to Civic amenities (School/Hospital/Rail/Market)	All amenities nearby.
18	Transport facilities (Bus/Auto/Taxi/Railway station/Private Car.	All types of transport nearby.
19	Technical Details of Structure (Annexure to Form 01)	As per annexure.
20	Property Occupied by Owner /Tenant /Both	Owner
21	In case partially occupied area under owner occupation.	NA.

MARKETABILITY:

1	Instances of sale of immovable Property in locality.	Sales instances are not readily available. Local enquiries were made to ascertain fair market value.
2	Market Rates adopted	Prevalent market rates range: Rs. 6,000.00 To 7,000.00 Per Sq. ft. On Saleable Area. Rates Adopted for Valuation: Rs. 6,500.00 Per Sq. ft. On Saleable Area.
3	Factors affecting Valuation	Facilities/Amenities : Good. (Superb/Good/Poor) Quality of Construction: Good. Demand : Good. (High/Normal/Poor) Future Outlook : Average. (Great/Average/Bleak) Salability : Average. (Quick/average/lackadaisical)

Ref: SBI09747/VSJC



Report Submitted / Verified



V S JADON & CO. VALUERS LLP.

VALUATION:

Market Value: Rs. 61,54,000.00 (Rupees: Sixty One Lakhs Fifty Four Thousand only)

Realizable Sale Value: Rs. 55,39,000.00 (Rupees: Fifty Five Lakhs Thirty Nine Thousand only)

Distress Sale Value: Rs. 47,08,000.00 (Rupees: Forty Seven Lakhs Eight Thousand only)

The maximum Rental Value of the Flat may consider as Rs. 13,000/- per month. (Rupees. Thirteen Thousand per month)

DECLARATION

We hereby declare that,

1. The information furnished in the report is correct and true to the best of our knowledge and belief.
2. We have no direct or indirect interest in the property valued.
3. We have personally visited site as on date of valuation.
4. We have not checked the legal title of the property.
5. This report is to be referred to only for the purpose mentioned herein above.
6. This report is subject to full payment of fee to V.S.Jadon & Company with proof of receipts.
7. Finding might be altered if condition & normal terms are varied.
8. No liabilities or claims on property are considered during valuation.
9. Carpet area has been taken from photocopy of **Index II** provided to us.

For V S Jadon & Company

C. Prakash

(Principal Valuer)

Date : 08/04/2014.

Place : Mumbai



Report Scrutinised / Verified



Ref: SBI09747/VSJC

V S JADON & CO. VALUERS LLP.

ANNEXURE TO FORM-0-1
TECHNICAL DETAILS FOR THE PREMISES

1.	No. of floors and height of each floor	Ground + 5, Height-4Mtrs.
2.	Location and Plinth Area	Vedika , Flat No.001, Ground Floor, Purandare Colony, Chikenghar.
3.	Year of Construction	2010
4.	Estimated Total life.	60 Years.
5.	Type of construction	RCC frame structure.
6.	Type of foundation	RCC footings.
7.	WALLS	
	a) External walls	9" Thick brick masonry walls both sides sand face plastered.
	b) Partitions	4 1/2" thick brick masonry, both sides Sand face plastered.
8.	Door and Windows (floor-wise)	Aluminum sliding window, Flush door.
9.	Flooring (floor-wise)	Vitrified Flooring.
10.	Finishing and Maintenance	NA.
11.	Roofing and terracing.	RCC slab.
12.	Special architectural or decorative features.	Good finishing.
13.	a) Internal wiring – surface or Conduit.	Concealed wiring.
	b) Class of fittings superior / Ordinary / poor.	Superior.
14.	a) Sanitary installations.	Good
	b) Class of fitting superior / Ordinary/poor.	Mix.
15.	No. of rooms in the flat.	2 Bedroom, Hall & Kitchen, Bath & W.C

Ref: SBI09747/VSJC



Report Scrutinised / Verified



ANNEXURE TO FORM-0-1
TECHNICAL DETAILS FOR THE PREMISES

15.	Compound Wall	Yes
16.	No. of lifts and capacity.	1 Lift.
17.	Underground sump.	Yes.
18.	a) Capacity	Adequate.
	b) Type of construction.	RCC Frame structure.
19.	Overhead Tank.	Yes
	a) Where located.	Terrace
	b) Capacity	Adequate.
	c) Type of construction.	RCC
20.	Pumps Nos. and their horse power.	2 Pumps.
21.	Roads and pavings within the compound, approx. area.	Yes.
22.	Sewage disposal/ whether connected to public sewers. If septic tanks provided, no and capacity.	Connected to sewers.
23.	Regards to Aesthetics and environment.	Good.
24.	Safety considerations fires, earthquakes, and tides.	Not verified.

Ref: SBI09747/VSJC



Report Scrutinised / Verified



V S JADON & CO. VALUERS LLP.

Valuation Of Property Of **Sanjeevkumar Suryakant Ahire**



Ref: SBI09747/VSJC