

SATISH PAWAR

CHARTERED ENGINEER & GOVT. APPROVED VALUER

Mobile: +91.9850046534

Ref: SPA/SBI/RAC/SION/2020/S02-23

Date: 13.02.2020

To,
The Chief Manager,
State Bank of India, RACPC SION Br.,
B-603 & 604, Kohinoor City, Kirol Road, Off L.B.S. Marg,
Kurla (West), Mumbai – 400 070

Sub- Valuation Report of Residential Apartment owned by Mr. Sushilkumar Bhimrao Kamble & Mrs. Trupti Sushilkumar Kamble at Apartment No. 7, 1st Floor, Building complex known as "HERAMB APARTMENT", Situated on Plot bearing Plot No. 734, 736, Sector 1, Shiravane Village, JuiNagar, Nerul, Navi Mumbai 410 705, Tal.-Thane, Dist.-Thane, within limits of Navi Mumbai Municipal Corporation.
(Admeasuring 600.00 Sq.Ft. BuiltUp Area.)

Dear Sir,

We hereby certify that the Values of the above assignment arrived at on the basis of our inspection and the information furnished to us are as follows:

VALUES :

Market Value	:	Rs. 70.20 Lakhs
Realizable value	:	Rs. 63.18 Lakhs
Distress Sale Value	:	Rs. 56.16 Lakhs
Insurable Value	:	Rs. 12.00 Lakhs
Rental Value	:	Rs. 15,000/- per Month

This report contains 1 + 5 pages (including photograph page).

Thanking you,

Yours Sincerely,



(Satish Pawar)

(Regd. No. CAT-I-374 of 1995)

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VALUATION REPORT

Ref: SPA/SBI/RAC/SION/2020/S02-23

Date: 13.02.2020

Name & address Of Bank : State Bank of India, RACPC Sion Br., Mumbai-70

Name of Coustmer : Mr. Sushilkumar Bhimrao Kamble &
 Mrs. Trupti Sushilkumar Kamble

1	Owner details	
	Name	Mr. Sushilkumar <u>Bhimrao Kamble</u> & Mrs. <u>Trupti Sushilkumar Kamble</u>
	Application No.	
1a	Purpose of Valuation	To Assess Present Fair Market Value for Housing. Loan purpose.
2	Property Details	
	Address of Property	Apartment No. 7, 1 st Floor, Building complex known as "HERAMB APARTMENT", Situated on Plot bearing Plot No. 734, 736, Sector 1, Shiravane Village, JuiNagar, Nerul, Navi Mumbai 410 705, Tal.-Thane, Dist.-Thane, within limits of Navi Mumbai Muncipal Corporation.
	Near By Land Mark	Govt. Hospital
3	Document Details	
	Layout Plan	Not Provided
	Building Plan	Not available
	Construction Permission/ Commencement Certificate	Not Provided
	Sale Deed	Registered Sale Deed Agreement bearing no. Panvel-6-209/2012 Dtd. 17.01.2012
4	Physical Details	
	Adjoining Properties	East --- Flat No. 1203 West -- Building North - Flat No. 1202 South - Flat No. 1201 / Stair Case Lobby
	Matching of Boundaries / Co-ordinates	Latitude : 19.0481 Longitude: 73.0170
	Plot Demarcated	Yes
	Approved Land Use	Residential
	Type of Property	Apartment
	Total No. of Floors	Ground + 03 Upper Floor with out Lift
	Floor on Property is situated	1 st Floor
	Approx. Age of Property	17 Yrs.
	Residual Age of Property	43 Yrs.
	Type of structure	R.C.C. Frame Structure



5	Tenure /Occupancy Details	
	Tenure Status. Owned/Rented	Free hold
	No of years of Occupancy	8 Yrs.
	Relationship of tenant	N/A
6	Stage of Construction	
	Stage of Construction	100% Developed
7	Violations if any observed Nature and extent	N/A
8	Area Details of Property	
	Site Area	N/A
	Carpet Area	435.00 Sq.Ft.
	Built-Up Area	522.00 Sq. Ft.
	Saleable Built-Up Area	600.00 Sq. Ft. (As per Sale Deed Agreement/ Index II)
	Remarks	1Hall + 1 Bed Room + Kitchen + 1Toilet Apartment Unit.
9	Valuation	
	Value as per Government Approved Rates	Rs. 4650000.00
	Justification on variation	The property under valuation is a developed area. With all civic amenities in the close vicinity.
10	Summary of Valuation	
	i. Guideline Value	
	a. Land	N/A
	b. Building	Rs. 11,700/- per Sq.Ft. on S. BuiltUp Area basis
	Fair Market value	Rs. 70.20 Lakhs
	Realizable Value	Rs. 63.18 Lakhs
	Forced / Distress Sale Val.	Rs. 56.16 Lakhs
	Insurable Value	Rs. 12.00 Lakhs
	Rental Value	Rs. 15,000/- per Month
11	Assumptions/Remarks	
	i. Qualifications in TIR/Mitigation suggested, if any N/A ii. Property is SARFAESI compliant.: Y iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. N/A. iv Whether entire piece of land on which the unit is set up / property is – situated has been mortgaged or to be mortgaged. : Not Known v.Details of last two transactions in the locality/area to be provided, - Not available. vi. Any other aspect which has relevance on the value or marketability of the property- Nil	
12	Declaration	
	i. The property was inspected by the undersigned on... 12.02.2020 ii. The undersigned does not have any direct/indirect interest in the above property iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank v. I/we have not seen legal aspects of the property.	



13	Name & address of valuer with Wealth Tax Registration No. Satish B. Pawar, A-703, Odyssey, Lodha Paradise, Majiwada, THANE (W) 400 061 CAT-I- NO. 374 OF 1995	<div style="text-align: center;"> Signature </div> <div style="text-align: center;"> Date: 13.02.2020 </div>
14	Enclosures Documents & Photographs (Geostamping with date)etc	1. Covering Letter 2. Valuation Report 3. Part II (Calculations) 4. Photographs

Part –II-Assessment of Market value

The replacement rate considered is = Rs. 11,700/- per sq ft. on S. BuiltUp Area basis
Valuation:

1	Carpet Area	435.00 Sq.Ft.
2	Built Up Area	522.00 Sq. Ft.
3	Saleable Built Up Area	600.00 Sq. Ft. (As per Sale Deed Agreement/ Index II)

FairMarketValue :

1	Valuation of flat	S.BuiltUp Area in Sq.ft.(X) Rate in Rs. 600.00 (X) Rs. 11,700/- per sqft
2	Estimated Fair Market Value	Rs 7,020,000.00 Say Rs. 7,020,000.00
3	Valuation of Flat	Rs. 70.20 Lakhs (Rs. Seventy Lakhs & Twenty Thousandsonly)

Insurable Value :

1	Builtup Area X Replacement Rate of Const.	600 X 2000 per Sq.Ft.= 1,200,000.00 Say Rs. 12.00 Lakhs
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Rental Valuation :

1	Rate of Return Adopted (3 % to 6 %)	3 %
3	Monthly Ground Rent / Returns= Yearly Rent /12 months(@ 3 % of Market Value)	(7,020,000x3/100) /12 = Rs.17,550.00 Say Rs. 15,000/-

Place:Thane

Date: 13-02-2020

APPROVED VALUER

(Satish Pawar)

CAT-I- NO. 374 OF 1995