



**NEOCON**

*Infrastructure Services Pvt. Ltd.*  
**ARCHITECTS, ENGINEERS AND VALUERS**  
**ALL SERVICES UNDER SINGLE WINDOW**

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**BANK – BANK OF INDIA.**

**BRANCH – VILE PARLE (WEST).**

**VALUATION REPORT OF**

Flat No – G-1, Ground Floor, 'A' Wing, Building No. 6,  
Building – Gulistan Bldg. No. 6 Co-Op. Hsg. Soc. Ltd.,  
Naya Nagar,  
Mira Road (East),  
Dist – Thane – 401 107.

**PARTY NAME: 1. Mr. Mohd. Umer Shaikh.**



**Regd. Office:**

101/A, Borivali Ashirvad, Opp. Anandrao Pawar School,  
Vazira, Borivali (West), Mumbai – 400091. Tel- 022 2898 3291/2898 3270.  
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Recommended for approval  
H. K. Kulkarni

Approved.  
कृते बैंक ऑफ इंडिया/For BANK OF INDIA

**VALUATION REPORT.** मुख्या प्रबंधक/Chief Manager  
विले-पार्ले (प.) शाखा/Vile Parle (W) Branch

We hereby certify that the present fair market value of Flat No – G-1, Ground Floor, 'A' Wing, Building No. 6, Building Known as Gulistan Bldg. No. 6 Co-Op. Hsg. Soc. Ltd., Situated at Naya Nagar, Mira Road (East), Dist – Thane – 401 107, Village – Bhayander, Taluka – Thane. Mr. Mohd. Umer Shaikh is Purchase of the Flat i.e.

• Cost of Flat	:	<u>Rs.33,76,160/-</u>
• Cost of construction	:	<u>Rs.03,75,130/-</u>
• Full Value	:	<u>Rs.33,76,160/-</u>

Is assessed after inspection, as per the information and explanations given to us and considering various facts enumerated in the report attached, as on the date of inspection i.e. 24/12/2018. The above value based on selling price method, and distress sale method in our opinion is fair and reasonable. This valuation is done for ascertaining FMV as instructed by **Bank of India, Vile Parle (W) Branch.**

We further declare that,

1. The information furnished in **Annexure -I** of this report is true and correct to the best our knowledge and belief.
2. We have no direct or indirect interest in the property valued.
3. We have / our Engineer has personally inspected and valued the right property on **24/12/2018.**
4. His full Value of the property is **Rs. 33,76,160/- (Rupees Thirty Three Lac Seventy Six Thousand One Hundred & Sixty Only)** subject to fulfillment of conditions as stipulated in the Agreement.
5. The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.
6. Value of the property mentioned above varies with the purpose. This report is not to be referred if the purpose is different.

Place: Mumbai.

Date: 26/12/2018

P.S:

1. Annexure I.
2. Photograph of the property.

**FOR NEOCON INFRASTRUCTURE  
SERVICES PVT. LTD.**

*S.V.B.*  
**DIRECTOR/ AUTH. SIGN.**

(Approved valuer of Bank of India)



**BANK OF INDIA**

**BRANCH: VILE PARLE (WEST)**

**Report of Valuation of Immovable property (other than agricultural lands, plantation forests, mines and quarries.)**

	Reg. No.	CAT-I-F-1011	
	Ref. No.	NIS/BOI/VP(W)/2018-19/972/6988	
1.	a	Purpose for which valuation is made	To ascertain Fair Market Value
	b	Fresh Valuation / Revaluation	Fresh valuation for NIS
2.		Visit date on which valuation is made	24-12-2018.
3.		Name of the owner / owners	Mr. Mohd. Umer Shaikh.
4.		Applicant Contact Number	8879887104.
5.		It the property is under joint ownership / Co-ownership, share of each such owner Are shares undivided?	Sole Ownership.
6.		BOI- Officer Name Processing/Marketing	-----
7.		Brief description of the property	<p>The Property is a Residential Flat, Located on Flat No – G-1, Ground Floor, 'A' Wing, Building No. 6, Building Known as Gulistan Bldg. No. 6 Co-Op. Hsg. Soc. Ltd., Situated at Naya Nagar, Mira Road (East), Dist – Thane – 401 107, Village – Bhayander, Taluka – Thane. The property is at 5 - 10 Minutes By Walking distance from Mira Road Railway Station.</p> <p>We referred to the Xerox copy of following documents provided to us,</p> <ol style="list-style-type: none"><li>1. Sale Agreement is dated. 14.12.2018 executed between Mr. Sayed Farhatulla (Vendor) &amp; Mr. Mohd. Umer Shaikh (Purchasers).</li><li>2. Commencement Certificate having Ref. No. 3113/1990-1991 Dated. 07.02.1991.</li><li>3. Plan Copy is provided.</li></ol>
8.		Agreement Amount (Registered)	Agreement Amount is Rs. 30,00,000/-
9.		Location, Street, Ward No.	On or towards North – Gulistan Bldg. No. 7 On or towards South – Chandresh Siddhi Building. On or towards East – Gulistan Bldg. No. 5 On or towards West – 100 Feet Road.



10.	Survey / Plot no. of land	<b>Old Survey No. 518/1, 2, 519/1, 2, 4, New Survey No. 59/1, 2, 58/1, 2, 4, Village – Bhayander.</b>
11.	Land Mark	<b>Near Janta Dairy.</b>
12.	Is the property situated in residential / commercial / missed area / industrial area?	Residential area
13.	Classification of locality – High class / middle class / poor class	Middle class
14.	Proximity to civic amenities, like schools hospitals, offices, markets, cinema etc.	All civic amenities are available within easy reach.
15.	Means and proximity to surface communication by the locality is served.	Railway, Auto, Bus, Taxi, Private Vehicles etc.
16.	Area of Flat supported by documentary proof, shape, dimensions and physical features.	<b>Flat Area – 34.85 Sq. Meters. (Built-up) - As per Agreement. (1 BHK)</b>
17.	Is it Freehold or leasehold, the name of lesser/ lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease.	Free Hold
	i. Initial premium	--
	ii. Ground rent payable to the lesser in the event of scale to transfer	--
	iii. Unearned increase payable to lesser in the event of scale or transfer	--
18.	Name and Registration No. of Co-op Housing society	<b>Gulistan Bldg. No. 6 Co-Op. Hsg. Soc. Ltd., Regd. No. TNA/(TNA)/HSG/(TC)/25340/2013 Dated – 19.07.2013.</b>
19.	Share Certificate No and face value	<b>Share Certificate is not issued by society.</b>
20.	Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant	No
21.	Are there any agreements of easement? If so, attach copies	No
22.	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give particulars.	No
23.	Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding?	No



24.	Has the whole or part of land been notified for acquisition by Government or any statutory body? Give date of the notification.	No
25.	Attach a dimensioned site plan	Yes, dimensioned/Floor plan attached with agreement.
26.	Attach plans and elevations of all structure standing on the land a layout plan.	Yes, approved plans is attached with agreement.
27.	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	As per annexure -I.
	(i) Is the building owner occupied/tenanted/ both?	<b>Seller is not occupying the property (as per visit of Flat Tenant found).</b>
	(ii) It partly owner occupied, specify portion and extent of area as under owner occupation.	
28.	What is the floor Space Index permissible and percentage actually utilized?	Not applicable
	(i) Names of Tenants/ lessees etc. (ii) Portions in their occupation (iii) Monthly or annual rent/compensation/ license fee etc. paid by each (iv) Gross amount received for the whole property	<b>1 BHK Flat, Rent Amt In Between for Rs. 10,000 to 11,000Per Month.</b>
29.	Are any of the occupants related to or close business associated of the owner?	Not applicable
30.	Is separate amount being recovered for the use of fixtures likes fans, geysers, refrigerators, cooking ganges, built in wardrobes etc. or for service charges? It so give details.	Not applicable
31.	Give details of water and electricity charges, if any to be borne by the owner.	Tenant
32.	Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars	Seller
33.	It a lift installed, who is to bear the cost of maintenance an operation-Owner/Tenant.	Not applicable



34.	If a pump is installed, who has to bear the cost of maintenance and operation ---- owner or tenant?	Seller
35.	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc., -- owner or tenant?	Tenant
36.	What is the amount of property tax? Who is the bear it? Give details with documentary proof	Details not available
37.	Is the building insured? If so, give the policy No. amount for which it is insured and the annual premium.	Not applicable
38.	Is any dispute between landlord ad tenants regarding rent pending in a court or law?	Not applicable
39.	Has any standing rent been fixed for the premises under any law relating to the control of rent?	Not applicable
40.	Give instances of sales of immovable property in the locality on a separate sheet, indication the name and address of the property, registration No. sale price and area of land sold.	Sales instances are not readily available. As such, local estate agent, builders and other related agencies were contracted to ascertain fair market value.
41.	Land rate adopted in this valuation	Composite rate considered for valuation.
42.	If sale instance are not available or not relied upon, the basis on arriving at the land rate.	Location & locality, facilities & amenities, quality of construction, residual life or building, business potential, supply of demand, local nearby enquiry market feedback of investigation.
43.	Year of commencement of construction and year of completion	<b>2007 (Orally Confirmed).</b>
44.	What was the method of construction – by contract by employing labour directly/ both?	---
45.	For items of work done on contract, produce copies of agreement	Details not made available
46.	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof	Details not made available



47.	<b>Market Rate adopted</b>													
	a) Total area of the Flat	<ul style="list-style-type: none"> <li>• Carpet Area = 312.61 Sq. ft. (As per Calculation).</li> <li>• Built up Area = 375.13 Sq. ft. (As per Agreement).</li> <li>• Super Built up Area = 422.02 Sq. ft.</li> </ul>												
	b) Guideline rate obtained from the Registrar office.	Rs.6949/- Per sq. ft.												
	c) As per Registrar Office Rate.	Rs.26,06,778/-												
	d) <b>Prevailing Market Rate</b>	<b>Rs.8,000/- Per sq. ft.</b>												
	e) <b>Estimated value of the property</b>	<b>Rs.33,76,160/-</b>												
	f) The Realisable Value of the property (Less 10%)	Rs.30,38,544/-												
	g) The Distress Value of the property (Less 20%)	Rs.27,00,928/-												
	h) Comparable Sale Value	Rs.7,500/- To Rs.8,500/-												
48.	<b>Fair Market Value</b> Valuation = Area X Rate													
	A) <b>Cost of Flat</b>													
	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. ft.</th> <th>Rate per Sq. ft</th> <th>Amount in Rs.</th> </tr> </thead> <tbody> <tr> <td>Flat on Ground Floor</td> <td>422.02</td> <td>8,000/-</td> <td>33,76,160/-</td> </tr> <tr> <td colspan="3" style="text-align: right;"><b>TOTAL</b></td> <td><b>33,76,160/-</b></td> </tr> </tbody> </table>	Particulars	Area in Sq. ft.	Rate per Sq. ft	Amount in Rs.	Flat on Ground Floor	422.02	8,000/-	33,76,160/-	<b>TOTAL</b>			<b>33,76,160/-</b>	
Particulars	Area in Sq. ft.	Rate per Sq. ft	Amount in Rs.											
Flat on Ground Floor	422.02	8,000/-	33,76,160/-											
<b>TOTAL</b>			<b>33,76,160/-</b>											
	B) <b>Cost of construction (Insurance Value)</b>													
	<table border="1"> <tbody> <tr> <td>Total Built up area</td> <td>375.13 Sq. ft.</td> </tr> <tr> <td>Rate adopted for valuation</td> <td>Rs.1000/-</td> </tr> <tr> <td><b>Value</b></td> <td><b>Rs.03,75,130/-</b></td> </tr> </tbody> </table>	Total Built up area	375.13 Sq. ft.	Rate adopted for valuation	Rs.1000/-	<b>Value</b>	<b>Rs.03,75,130/-</b>							
Total Built up area	375.13 Sq. ft.													
Rate adopted for valuation	Rs.1000/-													
<b>Value</b>	<b>Rs.03,75,130/-</b>													

**Note:** We have valued the property, We have / our Engineer has personally inspected and valued the right property. Applicant has made changes in flat i.e. 1 RK flat converted into 1 BHK. This is for your kind information. This is calculated Area which is Loaded by the Builder on the Carpet Area and the general practice followed is to load by 50% or more for commercial properties & by 30-40% or more for Large Residential Projects having many high Rise Towers, having various amenities viz Landscape Garden, Childrens Play Area, Swimming Pools, High Speed Lifts, Health Club, Car Parking, Separate Area for functions etc. This is calculated area, using the loading factor determining for providing the any or all above amenities given to the Owners/Purchaser in the Complex and various from Project to Project and Builder To Builder.

PLACE: MUMBAI

DATE : 26/12/2018

FOR NEOCON INFRASTRUCTURE  
SERVICES PVT. LTD.

*S.V. B...*  
DIRECTOR/ AUTH. SIGN



**ANNEXURE – I**

Technical Details	Main Building	Annexure	Servant's quarters	Garages	Pump House
1.	No. of floors and height of each floor		<b>Ground + 3 Upper Floor.</b>		
2.	Plinth area floor-wise (As per IS3861 – 1966)		<b>Flat Area – 34.85 Sq. Meters. (Built-up) - As per Agreement. (1 BHK)</b>		
3.	Year of Construction		<b>2007 (Orally Confirmed).</b>		
4.	Estimate future life		<b>49 Years from today on words (Subject to proper, regular maintenance of the Building)</b>		
5.	Type of Construction		R.C.C. framed structure		
6.	Quality of Construction (Excellent/Good/Poor)		<b>Good.</b>		
7.	Type of foundation		R.C.C. footing.		
8.	Walls		6" External thick brick Walls.		
	a) Basement and plinth				
	b) Ground floor				
9.	Partitions		Internal 4 ½ thick brick walls.		
10.	Doors & Windows		Wooden Door & Safety Door & Sliding Windows.		
11.	Flooring		Marble Tiles flooring.		
12.	Finishing		Half Tail & Half Paint to walls.		
13.	Roofing & terracing		R.C.C. slab roof and RCC super structure.		
14.	Special architectural or decorative features if any		NIL.		
15.	(i) Internal Wiring (Surface or Conduit)		Conduct Wiring.		
	(ii) Class of Fittings (Superior/ordinary/poor)		Superior.		
16.	(i) Sanitary installation		Bath & W.C. Attached in Living room.		
	(ii) Class of Colors. (Colored/Superior/white/ordinary)		Superior.		
17.	Compound wall:		Brick masonry compound wall.		
18.	No. of lifts and capacity		<b>No Lift.</b>		
19.	Underground sump (Capacity and type of construction)		Not Applicable		
20.	Overhead tank				
	(i) Where located		No		
	(ii) Capacity		Sufficient.		
	(iii) Type of construction		R.C.C		
21.	Pumps-No and their horse power		Not Applicable		
22.	Road and paving within the compound, approximately area and type of paving		Not Applicable		
23.	Sewage if septic tanks provided No and capacity		Not Applicable		



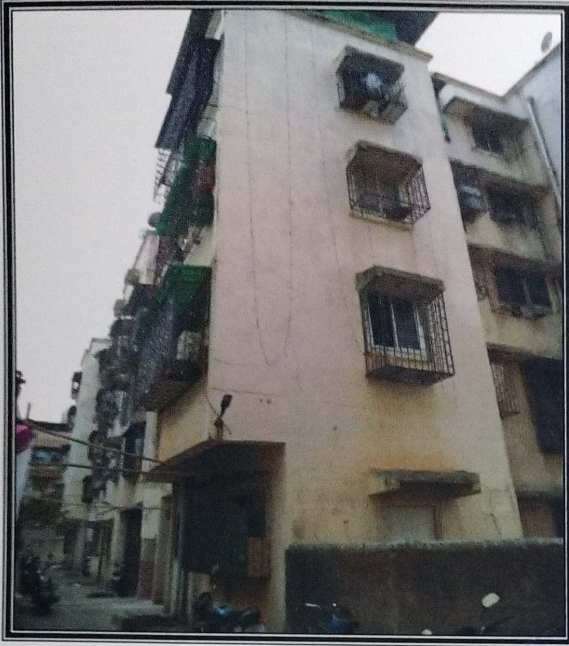


Village No. / Zone No.	MIRA BHAYANDER MUN. CORP.	Rate of Open Land per Sq. Mtr.	Rate of Building + Land in Re. per sq. mtr. Built-up			
			Residential Building	Office / Commercial on Above floor	Shop / Commercial on Ground floor	Industrial
1/8	G) Land. All the properties of Village Bhayander were City Survey is completed [Upto City Survey Boundary] Upto South Boundary excluding abovementioned zone "B". Tika No.13. C.T.S. No. 13/906 to 13/909, 13/915 to 13/921, 13/926 to 13/930, 13/932 Tika No.14. C.T.S. No. 14/688, 14/693 to 14/700, 14/711, 14/712, 14/713, 14/716, 14/721 to 14/731, 14/734, 14/735, 14/742, 14/748, 14/749, 14/790 to 14/808, 14/822 to 14/843, 14/856 to 14/880, 14/889 to 14/899, 14/904, 14/916, 14/918, 14/919, 14/2282 Tika No.15. C.T.S. No. 15/787, 15/788, 15/789, 15/1979 Tika No.17. C.T.S. No. 17/928, 17/929 Tika No.18. C.T.S. No. 18/759, 18/767 to 18/783, 18/808 to 18/824 Tika No.19. C.T.S. No. 19/752 to 19/766, 19/772, 19/784, 19/785, 19/786, 19/1930, 19/1931, 19/1954 to 19/1978 Tika No.20. C.T.S. No. 20/1919 to 20/1923, 20/1926, 20/1929 to 20/1942, 20/1952, 20/1953, 20/1954, 20/1978 Tika No.21. C.T.S. No. 21/1956, 21/1957, 21/1958, 21/1959, 21/1960 Tika No.22. C.T.S. No. 22/1943 to 22/1951 Tika No.22. Survey No. 22/19 to 22/33, 22/232 to 22/235, 22/255 to 22/260, 22/278, 22/279, 22/280, 22/280A, 22/280B, 22/281 to 22/299	18200	60900	68000	95300	68000
1/9	H-1) Land. Properties of Village Bhayander on West of Railway line. Survey No. 229, 230	7470	-	-	-	-
1/10	H-1) Land. Properties of Village Bhayander on West of Railway line. Un-Developed. Per Sq. Mtr. Survey No. 138, 146 to 152, 182, 183, 184, 186, 187, 189 to 196, 228	7470	-	-	-	-
1/11	H-2) Land. Properties of Village Bhayander on West of Railway line except abovementioned zones "A" to "G" and "H-1". Survey No. 140, 141A, 141B, 142, 143, 144, 145A, 145B, 155 to 179, 198, 200 to 224, 231, 236 to 254, 261 to 277, 377	22250	58000	65500	98500	65500
1/12	H-2) Land. Properties of Village Bhayander on West of Railway line except abovementioned zones "A" to "G" and "H-1". Un-Developed. Per Sq. Mtr. Survey No. 139, 153, 154, 180, 181, 185, 188, 197, 199, 225, 226, 227	8930	-	-	-	-
1/13	J) Land. All properties of Village Bhayander on East of Railway line. Survey No. 34, 35, 36, 40 to 48, 55, 56, 57, 58, 59A, 59B, 60, 76A, 77, 78, 87, 88, 89, 93 to 137, 137A, 137B	35830	74800	90200	117700	90200
1/14	J-1) Land. All properties of Village Bhayander on East of Railway line, except abovementioned zone No."J". Survey No. 37, 38, 39, 49 to 54, 61 to 75, 79 to 86, 90, 91, 92, 93	23840	67900	69200	87900	69200
Note :	Survey Number of Village Bhayander not located. Survey No. 301, 302, 303, 304, 306, 307, 308, 309, 310, 312, 313, 314, 315, 317, 318, 319, 320, 321, 322, 323, 324, 328, 329, 330, 341, 344, 345, 351	-	-	-	-	-
Note :	C.T.S Number of Village Bhayander not located. C.T.S. No. 933, 934, 942, 960, 1006, 1007, 1008, 1009, 1029, 1030, 1031, 1032, 1033, 1105, 1692, 1693, 1694, 1695, 1696, 1697, 2266, 2267, 2268, 2269, 2270, 2281, 2282,	-	-	-	-	-



**EXTERNAL & INTERNAL PHOTOGRAPH OF THE PROPERTY.**

Building



Main Door



Living Room



Bedroom



We certified that the photos enclosed in the report are of the property belonging Mr. Mohd. Umer Shaikh. Having Address Flat No – G-1, Ground Floor, 'A' Wing, Building No. 6, Building Known as Gulistan Bldg. No. 6 Co-Op. Hsg. Soc. Ltd., Situated at Naya Nagar, Mira Road (East), Dist – Thane – 401 107, Village – Bhayander, Taluka – Thane.

INTERNAL PHOTOGRAPH OF THE PROPERTY.

Kitchen



Bathroom



Toilet



We certified that the photos enclosed in the report are of the property belonging Mr. Mohd. Umer Shaikh. Having Address Flat No – G-1, Ground Floor, 'A' Wing, Building No. 6, Building Known as Gulistan Bldg. No. 6 Co-Op. Hsg. Soc. Ltd., Situated at Naya Nagar, Mira Road (East), Dist – Thane – 401 107, Village – Bhayander, Taluka – Thane.