

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Prashant P. Pathari**

Residential Flat No. 203, 2nd Floor, Wing - A, "**Renaissance Twins**", Final Plot No. 436,
Takka Road, Village - Takka Panvel, Taluka - Panvel, District - Raigad,
PIN Code - 410206, State - Maharashtra, Country - India.

Latitude Longitude : **18°58'57.7"N 73°07'16.6"E**

Valuation Done for:

**State Bank of India
Panvel Branch**

Priyadarshani Society, Shop No. 3, Opp. State Bank, Near Panchratna Hotel, Uran Road, Panvel,
Pin Code - 410 206, State - Maharashtra, Country - India.

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Valuation Report Prepared For SBI/Panvel Branch, Mr. Prashant P. Pathari (008728/24367)

Page 2 of 11

Vastu/Mumbai/08/2017/008728/24367

16/03-187-V

Date: 16.08.2017

VALUATION OPINION REPORT

The property bearing Residential Flat No. 203, 2nd Floor, Wing - A, "Renaissance Twins", Plot No. Final Plot No. 436, Takka Road, Village - Takka Panvel, Taluka - Panvel, District - Raigad, PIN Code - 410206, State - Maharashtra, Country - India, belongs to **Mr. Prashant P. Pathari**

Boundaries of the property :

North	Open Plot
South	Road
East	Open Plot
West	Open Plot & Takka Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 62,33,500.00 (Rupees Sixty Two Lac Thirty Three Thousand Five Hundred Only)**.

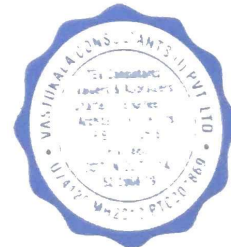
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD


C.M.D.


Director



Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

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Plot No. 106,
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Valuation Report of Immovable Property

1	Customer Details			
	Name(s) of the owner(s).	Mr. Prashant P. Pathari		
	Application No.			
2	Property Details			
	Address	Residential Flat No. 203, 2nd Floor, Wing - A, " Renaissance Twins ", Plot No. Final Plot No. 436, Takka Road, Village - Takka Panvel , Taluka - Panvel, District - Raigad, PIN Code - 410206, State - Maharashtra, Country - India.		
	Nearby Landmark / Google Map Independent access to the property	Landmark: Opp. Shekapa Office, Next to Big Bazar Latitude Longitude: 18°58'57.7"N 73°07'16.6"E		
3	Document Details		Name of Approving Authority	
	Layout Plan	No	Details not provided	Approval No. Details not provided
	Building Plan	No	Details not provided	Approval No. Details not provided
	Construction Permission	Yes		Approval No.
	Legal Documents	Yes	1. Copy of Index - II dated 23.12.2011 2. Copy of Occupancy Certificate dated 19.11.2014 Document Number. 1134 issued by Panvel Municipal Council.	
4	Physical Details			

	Tenant Name(s)	N.A.				
	Status of Tenure	N.A.	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.
	Expected Income from the property	₹ 11,000.00 Expected Income from the property per month				
6	Stage of Construction					
	Stage of construction				Completed	
	If under construction, extent of completion				100% work completed	
7	Violations if any observed					
	Nature and extent of violations				Approved Building plans were not provided and not verified.	
8	Area Details of the Property					
	Carpet Area in Sq. Ft.	Carpet Area = 582.00 Terrace Area =84.00 Total Area= = 666.00 (Area as per As per Index No. II) Carpet Area = 580.00 Terrace Area =84.00 (Area as per actual site measurement)	Plinth area / Built up area in Sq. Ft. (Area as per agreement)	698.40	Saleable Area in Sq. Ft.	959.00.
	Remarks:					
9	Valuation					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner				₹ 77,200.00 per Sq. M. i.e. ₹ 7,172.00 per Sq. Ft.	
	ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.					
	Indicator					

Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,500.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).			
Summary of Valuation			
i. Guideline Value			
	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area	799.20	7,172.00	57,31,862.4
ii. Fair Market Value of the Property			
Built Up / Saleable Area	959.00 Sq. Ft.		
Prevailing market rate	₹ 6,500.00		
iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		
iv. PLC Rate per Sq. Ft.	₹ 0.00		
v. Total Rate per Sq. Ft.	₹ 6,500.00		
Total Value of the property	₹ 62,33,500.00		
vi. Realizable Value of the Property	₹ 56,10,150.00		
vii. Distress / Force Sale Value	₹ 49,86,800.00		
viii. Insurable Value of the Assets	₹ 15,98,400.00		
10 Assumptions /Remarks			
i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided		
ii. Property is SARFAESI compliant	Yes		
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No		
iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available		
v. Details of last two transaction in the locality / area to be provided, if available	Details Attached		
vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building facilities provided and its prevailing market rate		

