

Amrutanjan  
25/6/2013



SBH

स्टेट बँक ऑफ इंडिया  
State Bank of India

F/RASMECCC/CC/956

RASMECCC,  
SHARD TERRACE 3G F, Plot No.65,  
Sector- 2, Near "K" Star Hotel,  
CBD Belapur, Nav Mumbai-400614,  
Phone No-(022)27576481/82/91  
E-Mail- rasmeccc\_mum@sbhvd.co.in

OUA - 3236

27/7/2013

27/06-27VA

Date: 23/07/2013

**VASTUKALA CONSULTANTS (I) PVT. LTD.**

002, Ground Floor, Yashshree,  
Opp. Income Tax Office,  
Bandra-Kurla Complex,  
Bandra (E), Mumbai-400 051.  
Tel. No. 2657 1324, Fax No. 2657 1325  
Mobile No. 98195 97579

Dear Sir,

**RE: VALUATION OF THE PROPERTY**

In terms of 'Memorandum of Understanding' signed by you, kindly provide your Valuation Report for the property mentioned below:

Branch	Name of the applicant	Details of the property	Contact No.
Khandeshwar	Mrs. Meena Vijay Kulkarni	Amalgamated Shop No. 27 & 28, Ground Floor "Shreeji Singh" Plot No 15/16 Sector 7 New Panvel, Navi Mumbai Dist: Raigad	98 331 28889

**Documents Enclosed:**

1. Photocopy of the Registered Sale Agreement (old valuation report)
2. Approved Plan Copy

Yours faithfully,

Asst. General Manager

Encl.( )

SECE

## Valuation Report of the immovable property

### Details of the property under consideration:

Name of client: **Mrs. Neena Vijay Kakad**

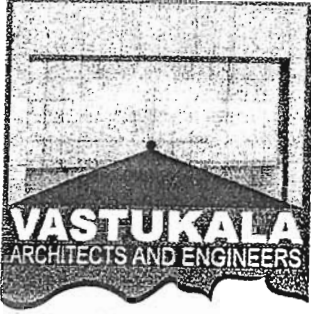
Amalgamated Shop No. 27 & 28, Ground floor, "**SHREEJI SANGH**",  
Plot No. 15/16, Sector No. 7, New Panvel, Navi Mumbai, Dist. Raigad

### Valuation Done for:

**State Bank of Hyderabad**  
Retail Assets & Small Enterprises Credit Centre  
New India Assurance Building, N. M. Road,  
Fort, Mumbai - 400 023

**Vastukala Architects and Engineers**

Mumbai • Nanded • Parbhani • Parli • Udgir • Chandrapur



Architecture Govt. Approved Valuer  
Engineering Surveyor & Loss Assessor  
Interiors

Regd. Office :  
28, Stadium Complex, Nanded - 431 602 (MS) India

Phone : +91 2462 244288  
Fax +91 2462 239909  
E-mail : vastukala@consultant.com.  
sbchalikwar@hotmail.com  
URL : http://vastukala.8m.com

**Sharad B. Chalikwar**

B.E.(Civil), F.I.E.(India), F.I.V.,  
M.I.C.A., F.I.W.R.S., M.E.  
Chartered Engineer (India)  
Professional Engineer (India)

CE : AM 054371-6  
FIE : F 110926/6  
PE : 491  
FIV : 9863  
SLA : 39422/97-02/EXP07/12/2002

Mumbai Office : 301, Bldg. No. 13-B, Spring Leaf, Lokhandwala Township, Kandivali (East), Mumbai - 400 101. Dial. : 93222 97579 TeleFax : 66680537 Email : vm\_interiors@hotmail.com  
: 303, Rewa Chambers, 31, New Marine Lines, Mumbai - 400020 Dial. : +91 22-66368150 Tel-Fax : +91 22-6638177

Vastu/SBH/Mumbai/07/2008/717  
Date: 30.07.2008

### CERTIFICATE

This is to certify that the property bearing Amalgamated Shop No. 27 & 28, Ground floor, "SHREEJI SANGH", Plot No. 15/16, Sector No. 7, New Panvel, Navi Mumbai, Dist. Raigad Belongs to **Mrs. Neena Vijay Kakad**

Boundaries of the property. :

North : Building  
South : Road  
East : Row House  
West : 60'0" ft. Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **Rs. 58,80,000/- (Rs. Fifty Eight Lac Eighty Thousand Only)**.

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

Hence certified.

**S. B. Chalikwar**  
Approved Valuer (India)  
Chartered and Professional Engineer (India)  
Encl: Valuation report in Annexure-V.

## Annexure - V

### VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

- 1 DATE OF INSPECTION. : **28th July 2008**
  
- Purpose of valuation : As per Bank's request to assess fair market value of the property
  
- 2 NAME AND ADDRESS OF THE VALUER. : **S. B. Chalikwar,  
: Vastukala Architects and Engineers,  
: Office No. 002, Ground Floor,  
: Yashshree Building, Bandra Kurla  
: Complex, Opp. Income Tax Office,  
: Bandra (East), Mumbai - 400 051**
  
- 3 LIST OF DOCUMENTS HANDED OVER TO THE VALUER BY THE BANK
  - a. : Copy of Agreement to sale dated. 11.05.2004
  
- 4 DETAILS OF ENQUIRIES MADE/ VISITED TO GOVT. OFFICES FOR ARRIVING FAIR MARKET VALUE.
  - a. : Market analysis and as per sub-registrar value.
  
- 5 FACTORS FOR DETERMINING ITS MARKET VALUE. : Development of Surrounding area and market value.
  
- 6 PRESENT/ EXPECTED INCOME FROM THE PROPERTY. : N.A.
  
- 7 ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY : No.
  
- 8 **PROPERTY DETAILS :**  
  
Name(s) and Postal address of the owner(s) : **Mrs. Neena Vijay Kakad**  
: Amalgamated Shop No. 27 & 28, Ground floor, "SHREEJI SANGH", Plot No. 15/16, Sector No. 7, New Panvel, Navi Mumbai, Dist. Raigad

If the property is under joint : Sole ownership  
ownership/ co-ownership share  
of each such owner/ are the  
share is undivided.

Brief description of the : Commercial Shop  
property.

: The property is a Shop located on  
Ground floor. The property is at 5 - 10  
minutes Travel distance from  
Mansarowar Railway Station.

Location of the property. : Plot No. 15/16, Sector No. 7, New  
(C.T.S. No., Survey No., Hissa : Panvel, Navi Mumbai, Dist. Raigad  
No., Plot No., etc.).

Boundaries of the property. :

North : Building  
South : Road  
East : Row House  
West : 60'0" ft. Road

Route map. : Enclosed  
Any specific identification : Near CKP Hall  
marks.

Whether covered under : CIDCO  
Corporation/ Panchayat/  
Municipality.

Whether covered under any : No.  
land ceiling of State/ Central  
Government.

Is the land freehold/ leasehold. : Lease Hold

Are there any restrictive : No  
covenants in regard to use of  
Land? If so attach a copy of  
the covenant.

Type of the property : Commercial Shop

Year of acquisition/ purchase. : 11.05.2004

Whether the property is : Owner Occupied  
occupied by owner or tenant.  
If occupied by tenant since  
how long he is staying and the  
amount of rent being paid.

Classification of the site. :

a. Population group. : Urban.

b. High/ Middle/ Poor class. : Middle class.

c. Residential/ non residential. : Residential cum Commercial building.

d. Development of surrounding : Good.  
area.

e. Possibility of any threat to : No.  
the property.

(Floods, calamities etc.). :

Proximity of civic amenities. : All available near by.  
(like school, hospital, bus stop, :  
market etc.).

Level of the land (Plain, rock : Plain.  
etc.).

Terrain of the Land. : Levelled.

Shape of the land (Square/ : Rectangular  
rectangle etc.).

Type of use to which it can be : For commercial purpose  
put (for construction of house,  
factory etc.).

Any usage restrictions on the : For commercial purpose  
property.

Whether the plot is under town : Yes  
planning approved layout?

Whether the building is : Intermittent  
intermittent or corner?

Whether any road facility is : Yes  
available?

Type of road available (B.T./ : B.T. Road  
Cement Road etc.).

Front Width of the Road? : 18.30 M. wide road.

Source of water & water : CIDCO  
potentiality.

Type of Sewerage System. : Connected to Municipal sewer.

Availability of power supply. : Yes

Advantages of the site. : Location is very good

Disadvantages of the site. : No.

Give instances of sales of : No sale instances available.  
immovable property in the  
locality on a separate sheet,  
indicating the name & address  
of the property, registration  
No. sale price and area of land  
sold.

## 9 Valuation of the property :

### Part-I: (Valuation of building) :

- 1) Area of the Plot. : N.A.
- 2) Total area of the Shop : Carpet Area = 564.00 Sq.ft.  
Loft Area = 81.00 sq.ft.  
(As per Actual Mesurment)  
: Built up area = 677.00 Sq.ft.  
(Carpet + 20 %)  
: Saleable Area = 840.00 Sq.ft.  
(Built up + 20 % + 1/3 Loft Area)
- 3) Prevailing market rate. : Rs. 7000.00 per sq. ft.

4) Guideline rate obtained : Information not available from the Registrar Office.

6) Estimated value of the : Rs. 58,80,000.00 property

7) The conservative value of : Rs. 52,92,000.00 the property (Less - 10 %)

6) Distress value of the : Rs. 47,04,000.00 property (Less - 20 %)

**a. Technical details of the building :**

Type of building (Residential/ Commercial/ Industrial) : Residential cum Commercial building.

Year of construction. : 2008

Future life of the property. : 65 years.

No. of floors and height of : Ground + 6 upper floors, 27 nos. Shops each floor including basement. on Ground floor.

**Type of construction.**

(Load bearing/ R.C.C./ Steel : R.C.C. Framed Structure. framed).

**Condition of the building. :**

External (excellent/ good/ normal/ poor) : Good

Internal (excellent/ good/ normal/ poor) : Good

Whether the building/ property : N.A. as the property under consideration is constructed strictly is a shop on ground floor. Hence the according to the sanctioned building plans were not available and not plan; details of variations verified. noticed if any and effect of the same on the valuation.



**b. Specifications of Construction :**

Sr. No.	Description	Ground floor
a	Foundation.	R.C.C. Footing.
b	Basement.	N.A.
c	Superstructure.	R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thk. B.B. Masonry for internal walls.
d	Joinery/ Doors & Windows.	M.S. Rolling Shutter with Full Glazed Door.
e	RCC work.	Footing, Column, Beam, Slab
f	Plastering.	Cement plastering + POP finish
g	Flooring, Skirting.	Shop is finished with Vetrified tile.
h	Any special finishing.	No
I	Whether any weather proof course is provided.	Yes
j	Drainage.	By Municipal Drainage.
k	Compound wall (Height, length and type of construction).	5'0" High, R.C.C. columns with B. B. Masonry.
l	Electric installation (Type of wire, Class of fittings).	Concealed, class-two type wiring.
m	Plumbing installation (No. of water closets & wash basins etc.).	No
n	Bore well.	Not provided
o	Wardrobes, if any.	No
p	Development of open area in the house.	Chequered Tile in open spaces, open parking etc.

**Part-IV: Valuation of proposed construction/ additions/ renovation if any :**

**SUMMARY OF VALUATION :**

Part I Land	Rs.	0.00
Part II Building	Rs.	5880000.00
Part III Other amenities/ Miscellaneous.	Rs.	0.00
Part IV Proposed construction	Rs.	0.00
<b>TOTAL.</b>	<b>Rs.</b>	<b>5880000.00</b>

**The overall conservative value of the property = (current value - 10%)** Rs. 5292000.00

**Calculation:**

1.00	Construction		
1.01	Area of Shop = 677.00 sq.ft. (Built up area)		
1.02	Rate per Sq.ft. = 900.00		
1.03	Cost of Shop = (1.01x1.02)	Rs.	609300.00
2.00	Value of the property		
2.01	Area of Shop = 840.00 Sq.ft. (Saleable area)		
2.02	Rate per Sq.ft. = 7000.00		
2.03	value of Shop = (2.01x2.02)	Rs.	5880000.00
3.00	The value of the property.	Rs.	5880000.00



I certify that,

The property is being inspected and valued by our project Engineer Mr. Roshan Ansari personally.

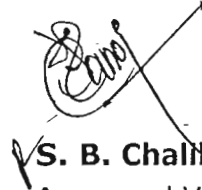
The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property on today is **Rs. 58,80,000/- (Rs. Fifty Eight Lac Eighty Thousand Only).**

Date: 30.07.2008

Place: Mumbai



**S. B. Chalikwar**

Approved Valuer (India)

Chartered and Professional Engineer (India)

## Actual site photographs

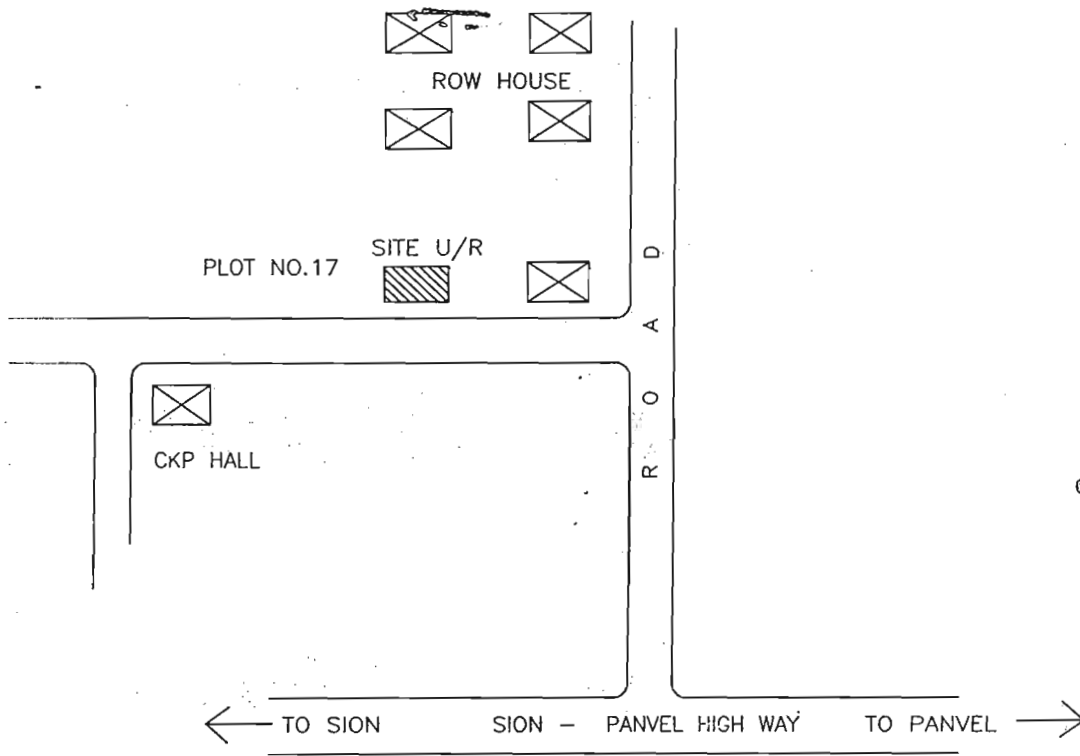


**Internal photographs of the property**



**External photographs of the property**

# Route Map of the property



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **30<sup>th</sup> July 2008**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

For **Vastukala Architects and Engineers**

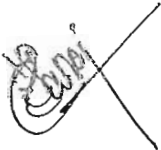


**S.B. Chalikwar**  
Approved Valuer (India)  
Chartered and Professional Engineer (India)

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

For **Vastukala Architects and Engineers**



**S.B. Chalikwar**  
Approved Valuer (India)  
Chartered and Professional Engineer (India)

### **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute ~~AND/OR~~ clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **Rs. 58,80,000/- (Rs. Fifty Eight Lac Eighty Thousand Only)**.

For **Vastukala Architects and Engineers**



**S.B. Chalikwar**  
Approved Valuer (India)  
Chartered and Professional Engineer (India)



### STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a valuer,** liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of Rs. 1,000/- (Rupees on Thousand Only). **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assents.

For **Vastukala Architects and Engineers**



**S.B. Chalikwar**  
Approved Valuer (India)  
Chartered and Professional Engineer (India)