

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Jayesh B. Mamadapure & Shubhangi Jayesh Mamadapure**

Residential Flat No. 1006, 10th Floor, Wing - A, "**Tricity Luxuria**"[®], Plot No. 104, Sector - 17,
Village - New Panvel (West), Navi Mumbai, Taluka - Panvel, District - Raigad,
PIN Code - 410 206, State - Maharashtra, Country - India

Latitude Longitude : 19°00'34.8"N 73°06'13.5"E

Valuation Done for:

**State Bank of India
RACPC Belapur Branch**

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building,
C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra, Country - India.

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Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded



Vastu/Mumbai/11/2019/016262/31707

30/12-293-P/SH

Date: 30.11.2019

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1006, 10th Floor, Wing - A, "**Tricity Luxuria**", Plot No. 104 , Sector - 17, Village - New Panvel (West), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country - India belongs to **Jayesh B. Mamadapure & Shubhangi Jayesh Mamadapure.**

Boundaries of the property :

North	Road
South	Road & Motha Khanda Village
East	Open Plot
West	Uran 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 ₹ **78,40,000.00 (Rupees Seventy Eight Lakh Forty Thousand Only)**. As per site inspection / site information 43% construction work is completed as on date.

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.

Sharadkumar B. Chalikwar

C.M.D.

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Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl.: Valuation report



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Valuation Report of Immovable Property


1 Customer Details											
Name(s) of the owner(s).		Jayesh B. Mamadapure & Shubhangi Jayesh Mamadapure									
Application No.											
2 Property Details											
Address		Residential Flat No. 1006, 10th Floor, Wing - A, " Tricity Luxuria ", Plot No. 104, Sector - 17, Village - New Panvel (West), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country - India									
Nearby Landmark / Google Map Independent access to the property		Landmark: Near Motha Khanda, Sector 17 Latitude Longitude: 19°00'34.8"N 73°06'13.5"E									
3 Document Details					Name of Approving Authority						
Layout Plan		N.A.	-		Approval No.		-				
Building Plan		No	Details not provided		Approval No.		Details not provided				
Construction Permission		Yes	Panvel Municipal Corporation		Approval No.		2019 / PMC / TP / BP / 955 / 2019				
Legal Documents		Yes	1. Copy of Agreement For Sale (8 Pages from Documents) dated 06.11.2019 2. Copy of Commencement Certificate dated 29.03.2019 Document Number. 2019 / PMC / TP / BP / 955 / 2019 issued by Panvel Municipal Corporation.								
4 Physical Details											
Adjoining Properties		East	West	North	South						
As on site		Open Plot	Uran Road	Road	Road & Motha Khanda Village						
As per document		Plot No. 103	15.00 M. Wide Road	20.00 M. Wide Road	15.00 M. Wide Road						
Matching of Boundaries		-	Plot Demarcated	Yes	Approved land use	Residential purpose	Property Type			Residential	
No. of rooms		Living	1	Bed Room	2	Kitchen	1	Dining			
		Toilet	2	Bath room		WC		Small Room	0		
Car Parking											
Total no. of floors		Proposed Part Ground + Part Stilt + 1st - Podium + 2nd - Amenity Floor + 3rd to 14th upper Residential floors.	Floor on which the property is located	10 th Floor	Approx. Age of the property	Under Construction	Residual age of the property	60 years (After Completion) Subject to preventive periodic maintenance & structural repairs.	Type of structure		R.C.C. Foundation
5 Occupancy Details - Building Under Construction											

	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	₹ 16,000.00 Expected Income from the property per month after completion				
6	Stage of Construction					
	Stage of construction	Under Construction				
	If under construction, extent of completion					
	Foundation	Completed	RCC Plinth	Completed		
	Ground/Stilt	Completed	Podium	Completed		
	Amenity Floors	Completed	RCC work for Floors (R)	Completed up to 8 th Floor		
	Internal Brick Work	Completed up to 7 th Floor	External Brick Work	Completed up to 7 th Floor		
	Total	43% 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 = 469.00 Ancillary Area (F.B. / Chajja / Terrace / Service Space / Encl. Balcony / Window Jam) =159.00 Total Area= 628.00 (Area as per Agreement for Sale)	Plinth area / Built up area in Sq. Ft.	753.60	Saleable Area in Sq. Ft.	980.00
	Remarks:					
9	Valuation					
	i. Mention the value as per Government Approved Rates also					
	Guideline rate obtained from the Stamp Duty Ready Reckoner	₹ 79,170.00 per Sq. M. i.e. ₹ 7,355.00 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					
	Property : Residential Apartment for Sale in Tricity Luxuria, New Panvel Source : www.magicbricks.com Carpet Area : 633.00 Sq. Ft., Expected Price : ₹ 78,40,000.00 Expected Rate/Sq. Ft : ₹ 12,385.00 per Sq. Ft. (Rate on Carpet Area i.e. 7,939.00 per Sq. Ft. Rate on Saleable Area)					



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 ₹ 8,000.00 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	753.60	7,355.00	55,42,728.00
ii. Fair Market Value of the Property			
Built Up / Saleable Area	980.00 Sq. Ft.		
Prevailing market rate	₹ 8,000.00 [®]		
iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		
iv. PLC Rate per Sq. Ft.	₹ 0.00		
v. Total Rate per Sq. Ft.	₹ 8,000.00		
Total Value of the property	₹ 78,40,000.00		
vi. Realizable Value of the Property	₹ 70,56,000.00		
vii. Distress / Force Sale Value	₹ 62,72,000.00		
viii. Insurable Value of the Assets	₹ 18,84,000.00		
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	Price Indicator 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.		



11	Declaration	<p>i. The property was inspected by me / my authorised representative personally on 28.11.2019</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished here in is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p>	
12	Name, address & signature of Valuer	<p>Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093</p>	<p>For VASTUKALA CONSULTANTS (I) PVT. LTD.</p> <p>Sharadkumar B. Chalikwar</p> <p><small>Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, c=IN Date: 2019.12.02 16:24:49 +05'30'</small></p> <p>C.M.D.  Director</p> <hr/> <p>Sharadkumar B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME/TCC/2017-18/942/178</p> <p>Date of valuation: 30.11.2019</p>
13	Enclosures Documents & Photographs	<ol style="list-style-type: none"> 1. Valuation Report 2. Satellite Location Map 3. Location cum Route Map from Nearest Railway Station 4. Photographs of the property 	

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Actual Site Photographs

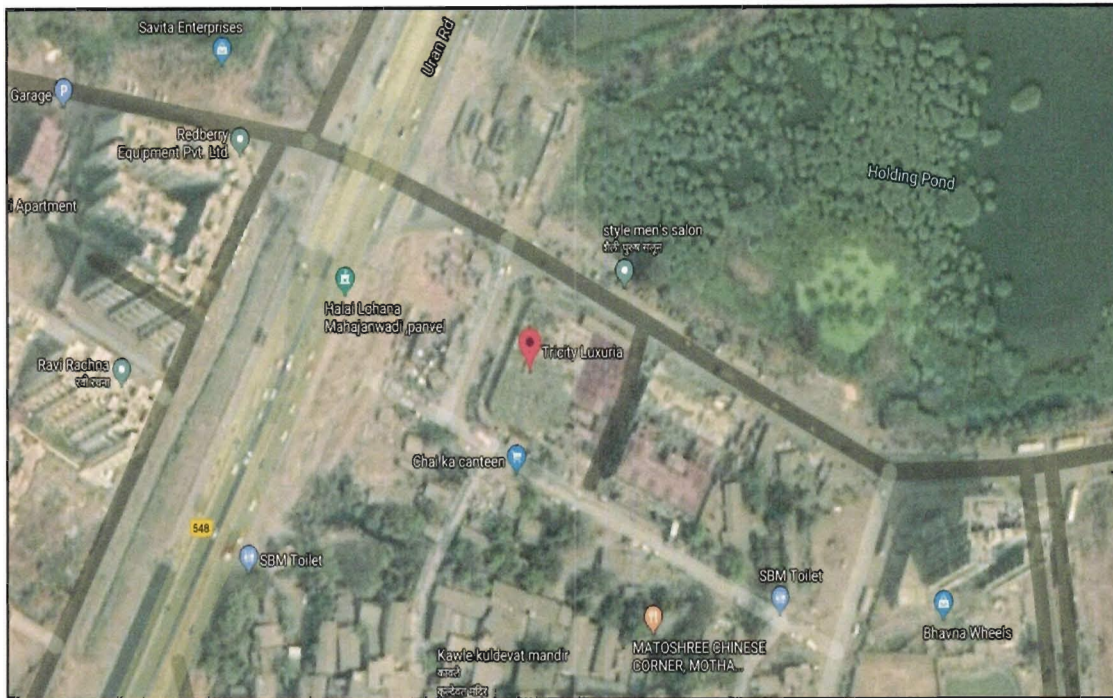


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Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°00'34.8"N 73°06'13.5"E

Note: The Blue line shows the route to site from nearest railway station (Khandeshwar 1.1 Km.)



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Housing Loan** purpose as on dated **30th November 2019**.

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 knowledgeable 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.

UNDERLYING 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.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

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B. Chalikwar

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Director

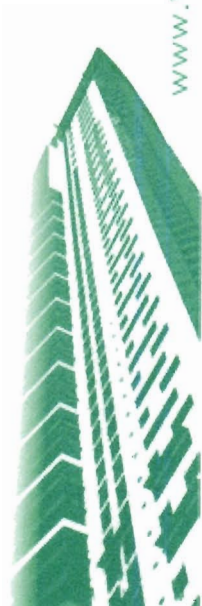
Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 78,40,000.00 (Rupees Seventy Eight Lakh Forty Thousand Only)**. As per site inspection / site information 43% construction work is completed as on date.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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C.M.D.

Director

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Govt. Reg. Valuer

Chartered Engineer (India)

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

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