

# VALUATION OF IMMOVABLE PROPERTY

For Housing Loan Purpose  
For State Bank of India, RACPC, Sion (West) Branch, Mumbai.  
At

Flat No. 601 on 6<sup>th</sup> Floor, 'B' Wing, in "Vasani Complex Co Operative Housing Society." Situated at Survey No. 50, Hissa No. 1 Of Village Belavali, Near Old Petrol Pump, Karjat Road, Badlapur (East), Taluka Ambarnath, District Thane. 421 503



In the case of

**Mr. Ananda Maruti Patil.(Applicant/Purchaser)**  
**Mrs. Swapnali Ananda Patil. (Applicant/Purchaser)**

**Prepared By**  
**S. D. Thakare**

**Aarch Consultants & Valuers**

Architects, Engineers, Govt. Regd. Valuers

1, Shree Chamunda Apt.,

Liberty Garden Cross Road No.2,

Opp. Mehta Industrial Estate,

Malad (West), Mumbai 400064

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**S. D. Thakare**

**Aarch Consultants & Valuers**

B.E. Hons. [Bom.], A.M.I.E., A.I.V

Govt. Reg. Valuers, Architectural, Engineering  
Interior, Enviro, Repairs & Project Consultants

Off.: 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [ West] Mumbai :- 400 064.

**SBI RACPC Sion/ Mr. Ananda Maruti Patil./29720.**

Date: 29/11/2018.

To,  
The Chief Manager,  
State Bank of India,  
RACPC, Sion (West) Branch,  
Mumbai.

Annexure - I

**VALUATION REPORT**

Name of Address of Branch : State Bank of India, RACPC,  
Sion (West) Branch, Mumbai.

Name of Customer ( s ) / Borrower units : Mr. Ananda Maruti Patil.  
(Applicant/Purchaser)  
Mrs. Swapnali Ananda Patil.  
(Applicant/Purchaser)

Name of Seller/Owner : M/s. Vasani Enterprises.

1 Customer Details				
Name	Mr. Ananda Maruti Patil. (Applicant/Purchaser) Mrs. Swapnali Ananda Patil. (Applicant/Purchaser)			
Apl. No.	+91-8698139586.			
2. Property Details				
Address:	Flat No. 601 on 6 <sup>th</sup> Floor, 'B' Wing, in " Vasani Complex Co Operative Housing Society." Situated at Survey No. 50, Hissa No. 1 Of Village Belavali, Near Old Petrol Pump, Karjat Road, Badlapur (East), Taluka Ambernath, District Thane. 421 503.			
Nearby Landmark	Near Old Petrol Pump, Karjat Road, Badlapur (East).			
Google Map Independent access to the property	Google Map Enclosed.			
3 Document Details				
	Name of Approving Authority			
Layout Plan	Not available for inspection	N.A.	Approval No	N.A.
Building Plan	Not available for inspection	N.A.	Approval No.	N.A.
Commencement Certificate	Not available for inspection	N.A.	Approval No.	N.A.
Occupation Certificate	Not available for inspection	N.A.	Approval No.	N.A.

hm2  
GOVT. REGISTERED VALUER  
Govt. Reg. No. CAT/1/249

Legal Documents

Yes.

List of Documents No.

a) Index II Sr.No. 3698/2018 Dated: 26/11/2018

## 4 Physical Details

Adjoining Properties	East	Railway Track	West	Maruti Meadows Bldg.	North	A Wing	South	C Wing
Matching of Boundaries Yes/No		Yes	Plot demarcated	Yes	Approved land use	Residential	Type of property	Flat
No. of Rooms	Living / Dining	1 No.	Bed Room	1 No.	Toilets / W.C.	1 No. Bath & 1 W.C.	Kitchen	1 No.
Total No of Floors.	Ground + 6 <sup>th</sup> Upper Floors with 1 Lift.	Floor on which the property is located	6 <sup>th</sup> Floor or.	Approx. age of the property	01 Year. (2017)	Residual age of the property	59 Years (if repaired & maintained Property & regularly)	Type of structure RCC Framed Structure

## 5 Tenure / Occupancy Details.

Status of Tenure

Vacant Flat.  
(1 BHK)

No of years of Occupancy

Relationship of tenant of owner

N.A.

## 6 Stage of Construction

Stage of Construction

Building is Completed.

If under construction, extent of completion - N.A.

## 7 Violations if any observed

No.

Nature and extent of violations

No.

## 8 Area Details of the Property

Site Area

Plinth area

Carpet area

470 Sq. Ft. (43.66 Sq. Mt.)  
As per Index II Sr. No. 3698/2018 Dated: 26/11/2018

Carpet area

470 Sq. Ft. (43.66 Sq. Mt.)  
is considered for valuation.

Remarks

Built area

564 Sq. Ft. (52.39 Sq. Mt.)

## 9 Valuation

i. Mention the value as per Government Approved Rates also

Rs. 22,18,000/- As Per Index II Sr.No. 3698/2018 Dated: 26/11/2018

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. Value is given based on actual prevailing market enquiries of the comparable property. The guideline rates are standard & fix for very big locality as shown on reckoner location plans for purpose of charging stamp duty. The actual market trend of sale rates is found more than the guideline rates. Hence value is given as per actual trend of sale rates.

## Summary of Valuation

i. Guideline Value = Rs. 22,18,000/-

a Land

b Building

ii.	Fair Market Value	Carpet area 470 Sq. Ft. X Rs. 6,600/- Per Sq. Ft. = Rs. 31,02,000/- Say.... Rs. 31,02,000/- ( Including Registration & Stamp duty) (Rupees Thirty One Lakhs Two Thousand Only)
iii.	Realizable Value	0.90 X Rs. 31,02,000/- = Rs.27,91,800/- Say... = Rs.27,92,000/- (Rupees Twenty Seven Lakhs Ninety Two Thousand Only)
iv.	Forced / Distress Sale Value.	0.80 x Rs. 31,02,000/- = Rs.24,81,600/- Say... =Rs.24,82,000/- (Rupees Twenty Four Lakhs Eighty Thousand Only)
v.	Rental Value	Rs. 31,02,000/- X 2% / 12 = Rs.5170/- Say... =Rs. 5000/- Per Month. (Rupees Five Thousand Per Month Only)
vi.	Insurance Value	Rs. 11,75,000/- Say... =Rs.11,75,000/- (Rupees Eleven Lakhs Seventy Five Thousand Only)
10.	Assumptions / Remarks.	Building is 100% Completed.
i.		i) Qualifications in TIR/ Mitigation suggested, if any
ii		ii. Property is SARFAESI Compliant: Yes.
iii		iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. – No.
iv		iv. Whether entire piece of land on which the unit is set up / property is Situated has been mortgaged.
v.		v. Details of Last two transactions in the locality / area to be provided, if available - N.A.
vi.		vi. Any other aspect which has relevance on the value or marketability of the property.
11.	Declaration	i. The property was inspected by our representative on <b>28/11/2018</b> . ii. The undersigned does not have any direct / indirect 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
12.	Name Address & Signature of valuer with Wealth Tax Registration No.	<b>S.D.Thakare.</b> <b>Architect and Govt.Regd.Valuer.</b> <b>1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2,</b> <b>Opp. Mehta Estate, Malad[West] Mumbai - 400 064.</b> <b>Wealth Tax Registration No. CAT//249.</b>
13.	Enclosures Documents & Photographs (Geo Stamping with Date) etc.	Photographs taken on Site.

*S. D. Thakare*  
(S. D. Thakare)

Architect and Govt. Regd. Valuer.  
Reg.No.CAT//249









Ward No. :-  
Village :- BELVALI  
Market Value :- 22,18,000/-  
Actual Value :- 22,00,000/-  
Stamp Duty :- 1,33,100/-  
Flat Area :- 470 Sq. Ft Carpet

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: SHREE :

## AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at BELVALI Taluka Ambarnath,  
Dist Thane; on this 26<sup>th</sup> day of November 2018,

BETWEEN

P.B. Patil

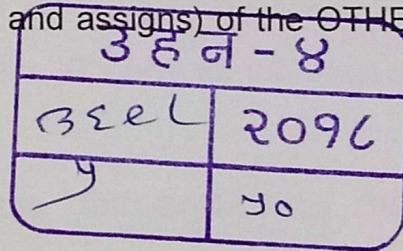
S.A. Patil

M/S. VASANI ENTERPRISES a Partnership Firm Through its Partner  
 SHRI. Premji B. Patel Aged 50  
 Years, Occu- Business having office at :- A-10, Ganesh Krupa, New D. P.  
 Katrap Road, Near Spandan Hospital, Badlapur (E). hereinafter called and  
 referred to as the Promoters/ Builders (which expression shall unless it  
 be repugnant to the context or meaning thereof and include the partners  
 or partner for the time being of the said firm, the survivor of them and their  
 heirs, executors and administrators of the last survivor and their / his or her  
 assigns of the One Part.

**AND**

- 1) MR./MRS. Ananda Maruti Patil Aged 31 Years,  
 2) MR./MRS. Swalnali Ananda Patil Aged 25 Years,  
 Residing at:- Lalender sutar chowk, shastrinagar vibhag-2,  
near Yashodham English school, thane (west), Pin code:- 400606

\_\_\_\_\_ Hereinafter referred to as "the FLAT PURCHASER/S"  
 (Which expression shall unless the context does not so admit includes  
 his/ her/ their heirs, executors, administrators and assigns) of the OTHER  
 PART.



**WHEREAS :**

M/S. Vasani Enterprises i.e. Promoter/Builder are actual owner of property  
 bearing Survey No.50, Hissa No.1 Area Admeasuring 0H-24R-5P Asst. 1Rs.  
 10 Paise situated at Village BELVALI Tal- Ambernath, Dist- Thane within  
 local limit of Kulgaon Badlapur Municipal Council (hereinafter referred as  
 "said land").

**AND WHEREAS** the said Promoter/Builder purchased the said land by  
 Conveyance Deed on dtd. 24/11/2011 from Mr.Narayan Bhau Mhatre.  
 The said Conveyance Deed was duly registered of Sub- Registrar  
 Ulhasnagar -2 bearing No. 12032/2011 & simultaneously Separate power  
 of attorney have been executed between Promoter/Builder & Mr. Narayan

P.B. Patel

Dampaki

S.A. Patil



Bhau Mhatre. The said Power of Attorney was duly registered of Sub-Registrar Ulhasnagar -2 bearing No. 12033/2011. And thus the name Builder /Promoter i.e. Vasani Enterprises Through Partner 1) Shri. Premji Bhanji Patel 2) Savitri Premji Patel as per 7/12 extract by mutation entry No. 3671 on dated 17/09/2012.

**AND WHEREAS** the said was also converted into non-agricultural used by order dated 08/05/2012 bearing No. Mahsul/K-1/T-14/NAP/SR-38/2012 issued by office of Collector Thane.

**AND WHEREAS** according to Building Construction Permission given by Kulgaon Badlapur Municipal Council by permission dt. 07/02/2012 bearing No. Javak No. KBNP/NRV/BP/2598-358.

**AND WHEREAS** after loading T. D. R. upon said land the Builder/ Promoter have got revised construction permission from Kulgaon-Badlapur Municipal Council, on dt. 28/09/2012 bearing no KBNP/BP/2012-13/1390-199 And thus, The said sanctioned authority have granted revised construction permission of Ground Floor + Fourth Floor for Wing 'A', Ground Floor + Seven Floor for Wing 'B' and Ground Floor + Fourth Floor for Wing 'C'.

**AND WHEREAS** the promoters have appointed the professional supervision of the Architect to work out on the said building/s.

**AND WHEREAS** by virtue of the above said agreements and Power of Attorney, the Promoters have the sole, absolute right to sell the flats to prospective Purchasers on ownership basis, according to the provisions of the Maharashtra Ownership of flats Act.

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**AND WHEREAS** the promoters have offered for sale of Flats in the said building that is now under construction to prospective buyers.

P. Patel

Patel

S. A. Patil

AND WHEREAS the Purchaser on getting knowledge that the various flats under constructions in said building are offered for sale, expressed his/ her desire to Purchase and or acquire on Ownership Flat No. 601 on 6<sup>th</sup> floor, Wing "B" building known as "VASANI COMPLEX" which is to have Total Built-Up / Carpet area of 470 Sq.ft. (Which is inclusive area of balconies)

AND WHEREAS the price and/or consideration of the said flat is agreed to be Rs. 22,00,000/- (Rupees Twenty Two Lakh only Only)

The Purchaser further records and confirms that the consideration fixed is lump sum and is not calculated on the basis of the area that would be made available to the purchaser.

The Builder / promoter shall give the possession of said premises to flat purchaser on or before \_\_\_\_\_ subject to full & final payment of consideration as agreed here in above & further such sums which purchaser is liable to be paid to Builder / Promoter herein terms of present agreement.

AND WHEREAS upon a request of the Purchaser, the Promoters have made full and true disclosure of the nature of their title to the said land, on which the proposed building is constructed. And have also given the Purchaser inspection of the plans and specifications of the said building

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AND WHEREAS the copies of Certificate of title of the said land issued by Advocate of the Promoters, copies of Extract of VII-XII or any other relevant document showing the nature of the title of the said land and the copies of the plans and specifications approved by Kulgaon- Badlapur Municipal Council, and any other documents which are required to be given under Rule 4 of the Maharashtra Ownership Flats Act, are hereto annexed.

P. B. Patil

Patil

S. A. Patil

THE SECOND SCHEDULE ABOVE REFERRED TO

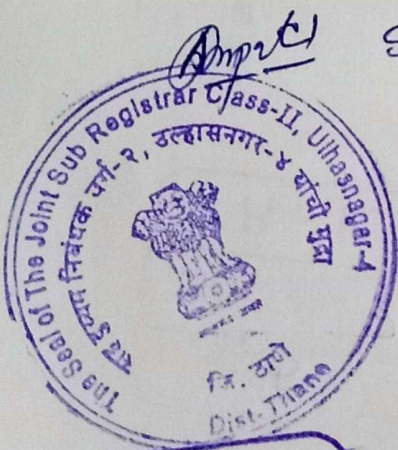
ALL THAT piece or parcel of N. A. land situate and lying and being at Flat No. 601 on 6<sup>th</sup> floor, Wing "B" building known as "VASANI COMPLEX" which is to have Total ~~Built-up~~ / Carpet area of 470 Sq.ft. ( which is inclusive area of balconies) Situated at BELVALI Tal- Ambarnath Dist- Thane Local Limits of Kulgaon Badlapur Municipal Council.

-: THE THIRD SCHEDULE ABOVE REFERRED TO :-

Proportionate common area and facilities area of immediate landing area abutting the main door after landing on the said floor prorata right along with all flat/ shop purchasers of the premises in the said property in limited common area i.e. to say staircase landing entrance hall Terrace, Compound lobbies passage.

P. B. Patel

S. A. Patil



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# कुळगांव बदलापूर नगरपरिषद

नगरपरिषद दूधे रुग्णालय इमारत, पहिला मजला, आदर्श विद्यामंदिर रोड, बदलापूर रेल्वे स्थान (पूर्व) कुळगांव, पिन-४२१५०३, ता.अंबरनाथ जि.ठाणे.  
ईमेल:- coud.kulgaonbadalapur@maharashtra.gov.in. वेबसाईट:- http://kbmc.gov.in

जावक क्रमांक/कु-ब.न.प./नरवि/६०१३

/२०१७ - २०१८

दिनांक : ३१/०७/२०१७

## भाग बांधकाम पूर्णतेचा दाखला / भोगवटा प्रमाणपत्र

प्रति,  
मे.वासाना एन्टरप्राईजेस तर्फे भागीदार श्री.प्रेमजी भानजी पटेल व सौ.सावित्री प्रेमजी पटेल,  
द्वारा श्रीमती एस.आर.खंबायत (वास्तुशिल्पकार) कुळगांव- बदलापूर

श्रीमती.एस.आर.खंबायत (वास्तुशिल्पकार) बदलापूर. बांधकाम परवाना क्र. सीअे/२००१/२७२५९ यांचे दिनांक २५/७/२०१७ रोजीचे अर्जावरून दाखला देण्यात येतो की, त्यांनी कुळगांव-बदलापूर नगरपरिषद हद्दीत स.नं.५० हि.नं.१ व स.नं.५१ हि.नं.१ मोज बेलवली,ता.अंबरनाथ कुळगांव-बदलापूर नगरपरिषद यांचे कडील बांधकाम परवानगी कुबनप/बांप/१०४१-२४१ दि.१२/२/२०१५ व सुधारीत बांधकाम परवानगी जा.क्र.कुबनप/नरवि/बांप/२३००-१९३ दि.२१/३/२०१७ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे. तरी खालील अटीवर बांधकाम पूर्णतेचा दाखला / भोगवटा प्रमाणपत्र देण्यात येत आहे.  
(बांधकाम पूर्ण झाल्याची तारीख १८/७/२०१७)

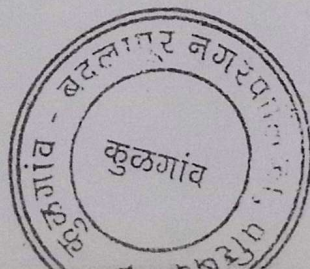
मजले	विंग - अ				विंग - बी				वापर
	संख्या				संख्या				
	सोसायटी ऑफिस				सोसायटी ऑफिस				
१) तळमजला	४	ब्लॉक	११	खोल्या	८	ब्लॉक	२३	खोल्या	रहिवास
२) पहिला मजला	४	ब्लॉक	१३	खोल्या	८	ब्लॉक	२४	खोल्या	
३) दुसरा मजला	४	ब्लॉक	१३	खोल्या	८	ब्लॉक	२४	खोल्या	
४) तिसरा मजला	४	ब्लॉक	१३	खोल्या	८	ब्लॉक	२३	खोल्या	
५) चौथा मजला	४	ब्लॉक	१३	खोल्या	८	ब्लॉक	२३	खोल्या	
६) पाचवा मजला	---	---	---	खोल्या	८	ब्लॉक	२३	खोल्या	
७) सहावा मजला	---	---	---	खोल्या	८	ब्लॉक	२३	खोल्या	
एकूण-	२०	ब्लॉक	६३	खोल्या	५६	ब्लॉक	२२६	खोल्या	

एकूण = ७६ ब्लॉक, २२६ खोल्या

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ब्लॉक १६३  
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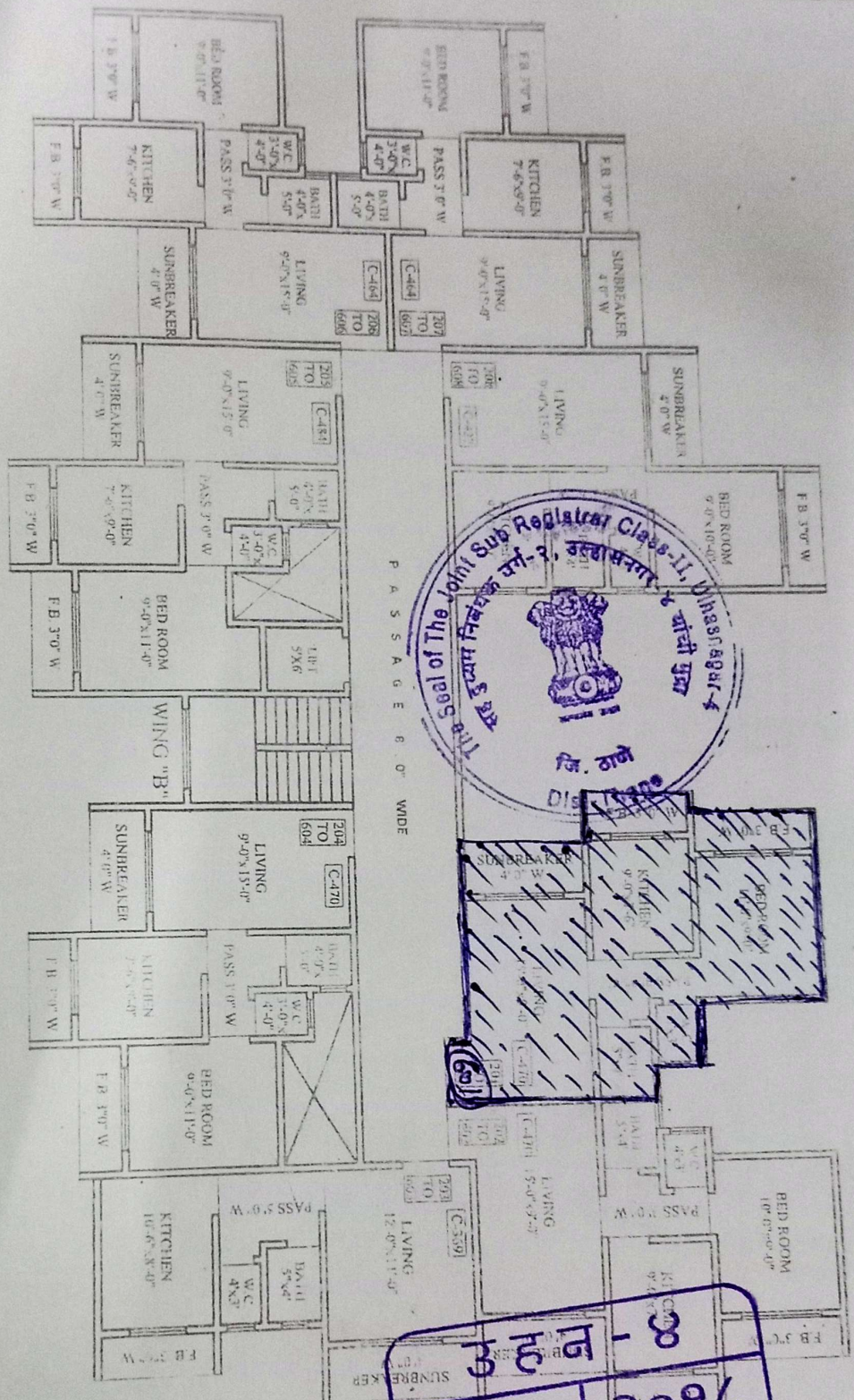
- जेव्हा सज्जा (बाल्कनी) बंदिस्त करण्यात आला/आली असेल तर त्याचे समोरील व खालील १/३ क्षेत्रासाठी लुवर्स ग्लास, शटर्स अथवा ग्रील्स लावणे, अनिवार्य राहिल व पॅरोपेट सोडून उर्वरित समोरील क्षेत्रासाठी ग्लेजड शेटर्स बंदिस्त करणे आवश्यक राहिल.
- तसेच तळमजल्यास व टेरेस फ्लोरला बाल्कनी बंदिस्त करणे अनुज्ञेय असणार नाही.
- भोगवटा प्रमाणपत्र सोबत दर्शविलेले नकाशातील बांधकामा व्यतिरिक्त इतर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरणासाठी आवश्यक भासल्यास हस्तांतरीत करावी लागेल. टेरेस व पॉकेट टेरेस बंदिस्त करू नये.
- पावसाळी पाणी वाया जावू नये यासाठी रुफ टॉप हार्वेस्टिंग करणेत यावे व पाणी जमीनीमध्ये मुरवावे.

सहाय्यक नगर रचनाकार  
कुळगांव-बदलापूर नगरपरिषद  
कुळगांव.



मुख्याधिकारी तथा नियोजन प्राधिकारी  
कुळगांव-बदलापूर नगरपरिषद  
कुळगांव.

# 3RD TO 6TH FLOOR PLAN



**उहान - 8**

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FLAT NO.	WING	NAME AND SING OF PURCHASER	
FLOOR	AREA	(SOFT) CARPET	
BUILDERS & DEVELOPERS		NAME AND SING OF BUILDERS	
DESCRIPTION			
MIS. VASANI ENTERPRISES			
ARCHITECT & ENGINEERS			
RAJ ASSOCIATES			
PROPOSE BLDG. ON LAND BEARING S.NO. 50, H.NO. 1, AT VILLAGE - BELAVALL TAL. AMBARNATH DIST. THANE			
ARCHITECT & ENGINEERS			
GROUND FLOOR MAHALA XMI APT. BEHIND VAISHALI TALUKIES KULGAON BADI, AMUR (W) PH. NO. 2673366/2677992			

S.A. Patil  
 P.B. Patil

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

दस्त क्रमांक : 3698/2018

नोंदणी :

Regn:63m

26/11/2018

गावाचे नाव : बेलवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2218000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन :, इतर माहिती: मौजे बेलवली ता अंबरनाथ मध्ये नं 50 हिस्सा नं1 यावरील वासानी कॉम्प्लेक्स मधील सदनिका क्र 601 सहावा मजला वी विंग क्षेत्र 470 चौ फुट कारपेट( ( Survey Number : 50 ; ) )
(5) क्षेत्रफळ	1) 470 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. वासानी एंटरप्रायझेस तर्फे भागीदार श्री प्रेमजी भानजी पटेल -- वय:-50; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ए 10 गणेश कृपा नवीन डी डी कात्रप बदलापूर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंदा मारुती पाटील -- वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जलंदर सुतार चाळ शास्त्रीनगर विभाग 2 यशोधन इंग्लिश स्कूल जवळ ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AYZPP2896E 2): नाव:-स्वप्नाली आनंदा पाटील -- वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जलंदर सुतार चाळ शास्त्रीनगर विभाग 2 यशोधन इंग्लिश स्कूल जवळ ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2018
(10) दस्त नोंदणी केल्याचा दिनांक	26/11/2018
(11) अनुक्रमांक, खंड व पृष्ठ	3698/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	133100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22180
(14) शेरा	



सह. दुय्यम निबंधक वर्ग-२  
उल्हासनगर-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment