

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Rajendra Ramrao Khatal**

Residential Flat No. 203, 2nd Floor, B - Wing, "**Vastu Sankalp Co-op. Hsg. Soc. Ltd.**", Plot No. 10, Sector - 5, Village - Kamothe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country - India.

Latitude Longitude : 19°01'20.0"N 73°05'45.8"E

Valuation Done for:

**State Bank of India
RACPC Santacruz West**

1st Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz (West),
Mumbai - 400 054, State - Maharashtra, Country - India.

Think Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 203, 2nd Floor, B - Wing, "**Vastu Sankalp Co-op. Hsg. Soc. Ltd.**", Plot No. 10, Sector - 5, Village - Kamothe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country - India belongs to **Mr. Rajendra Ramrao Khatal**.

Boundaries of the property :

North	Maruti Tower CHSL & Road
South	Maruti Dham CHSL
East	Open Space & Mauli Apartment
West	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 **₹ 39,32,500.00 (Rupees Thirty Nine Lac Thirty Two 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

Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E),
Mumbai - 400 093,
(M.S.), INDIA
Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Mumbai (South)

4th Block, 2nd Floor,
Rahimtoola House,
7, Homji Street, Fort,
Mumbai - 400 001,
(M.S.), INDIA
Tel. : +91 22 40032436
+91 22 40022436
mumbaisouth@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018
(U.P.), INDIA
Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602,
(M.S.), INDIA
Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106,
N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA
Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Valuation Report of Immovable Property



1 Customer Details									
Name(s) of the owner(s).		Mr. Rajendra Ramrao Khatal							
Application No.									
2 Property Details									
Address		Residential Flat No. 203, 2nd Floor, B - Wing, " Vastu Sankalp Co-op . Hsg . Soc . Ltd . ", Plot No. 10, Sector - 5, Village - Kamothe , 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 Kamothe Post Office Latitude Longitude: 19°01'20.0"N 73°05'45.8"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			
Occupancy Certificate	Yes	CIDCO			Approval No.	CIDCO / BP / ATPO / 336			
Legal Documents	Yes	<ol style="list-style-type: none"> 1. Copy of Agreement For Sale (3 pages from agreement) dated 27.03.2005 2. Copy of Commencement Certificate dated 09.04.2003 issued by CIDCO. 3. Copy of Occupancy Certificate dated 08.03.2006 Document Number. CIDCO / BP / ATPO / 336 issued by CIDCO. 							
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Open Space & Mauli Apartment		Road		Maruti Tower CHSL & Road		Maruti Dham CHSL	
As per document		Details not provided		Details not provided		Details not provided		Details not provided	
Matching of Boundaries	-	Plot Demarcated	Yes	Approved land use	Residential purpose	Property Type	Residential		
No. of rooms	Living	1	Bed Room	1	Kitchen	1	Dining		
	Toilet		Bath room	1	WC	1	Small Room	0	
Car Parking									
Total no. of Floors	Stilt + 4 upper floors.	Floor on which the property is located	2 nd Floor	Approx. Age of the property	12 year(s)	Residual age of the property	48 years	Subject to proper, preventive periodic maintenance & structural repairs.	
				Type of structure	: R.C.C. Foundation				

5 Occupancy Details - Owner Occupied						
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		₹ 8,000.00 Expected Income from the property per month				
6 Stage of Construction						
Stage of construction				Completed		
If under construction, extent of completion				N.A.		
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 = 399.00 (Area as per actual site measurement)	Plinth area / Built up area in Sq. Ft. (Area as per agreement)	503.97	Saleable Area in Sq. Ft.	605.00	
Remarks:						
9 Valuation						
i. Mention the value as per Government Approved Rates also						
Guideline rate obtained from the Stamp Duty Ready Reckoner			₹ 66,600.00 per Sq. M. i.e. ₹ 6,187.00 per Sq. Ft.			
Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate			₹ 60,041.00 per Sq. M. i.e. ₹ 5,578.00 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 Kamothe, Navi Mumbai Source : www.99acres.com Area : 600.00Sq. Ft. Expected Price : 40,00,000.00 Expected Rate/Sq. Ft : 6,666.67 per Sq. Ft.						
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 ₹			



	Built up area	503.97	5,578.00	28,11,144.66
	ii. Fair Market Value of the Property			
	Built Up / Saleable Area	605.00 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	₹ 39,32,500.00		
	vi. Realizable Value of the Property	₹ 35,39,250.00		
	vii. Distress / Force Sale Value	₹ 31,46,000.00		
	viii. Insurable Value of the Assets	₹ 7,55,955.00		
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.		
11	Declaration	<p>i. The property was inspected by me / my authorized representative personally on 31.01.2018</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	Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	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	Date of valuation: 31.01.2018
13	Enclosures Documents & Photographs	1. Valuation Report 2. Location cum Route Map from Nearest Railway Station 3. Satellite Location Map 4. Photographs of the property		



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company

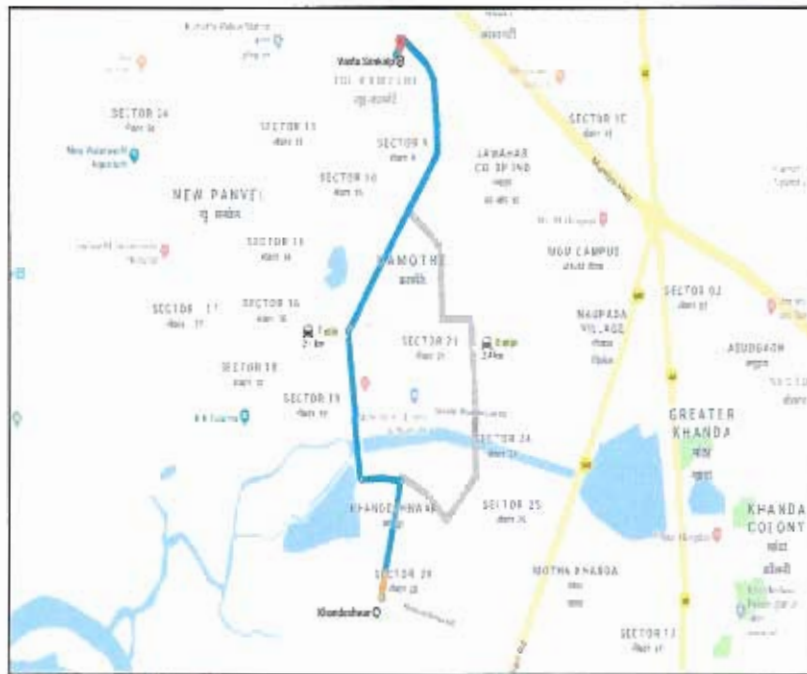


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°01'20.0"N 73°05'45.8"E

Note:: The Blue line shows the route to site from nearest railway station (Khandeshwar 2.1 Km.)



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company



Price Indicator

This screenshot shows a real estate listing for a property priced at 40 Lac. The listing is for a 1BHK 1Bath unit. Key features include: Carpet area of 500 sq ft, 40 sq ft of balcony, and a ground floor of 4 hours. The listing also mentions 5 to 10 years old and is located in a residential area. The listing is categorized as 'Residential' and 'Unfurnished'.

This screenshot shows a real estate listing for a property priced at 39 Lac. The listing is for a 1BHK 1Bath unit. Key features include: Carpet area of 500 sq ft, 40 sq ft of balcony, and a ground floor of 4 hours. The listing also mentions 5 to 10 years old and is located in a residential area. The listing is categorized as 'Residential' and 'Unfurnished'.



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 **31st January 2018**.

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.

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.

Think. Innovate. Create

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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company



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 **₹ 39,32,500.00 (Rupees Thirty Nine Lac Thirty Two Thousand Five Hundred Only).**

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 **1,000 (Rupees One 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 assets.

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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company

