

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Mrs. Shubhangi Ravindra Pujari & Mr. Ravindra Sudam Pujari**

Residential Flat No. 407, 5th Floor, Wing - B, "**Star Mall**", N. C. Kelkar Road, Dadar (West),  
Mumbai, PIN Code - 400 028, State - Maharashtra, Country - India.

Latitude Longitude : 19°01'22.4"N 72°50'31.1"E

### Valuation Done for:

**Punjab National Bank  
Dadar (West) Branch**

N.C. Kelakar Road, Dadar (West), Mumbai- 400028, State - Maharashtra, Country- India

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**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 407, 5th Floor, Wing - B, "**Star Mall**", N. C. Kelkar Road, Dadar (West), Mumbai, PIN Code - 400 028, State - Maharashtra, Country - India. belongs to **Mrs. Shubhangi Ravindra Pujari & Mr. Ravindra Sudam Pujari** <sup>®</sup>

Boundaries of the property :

North	N. C. Kelkar Road
South	Shivaji Natya Mandir
East	Road
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 **₹ 83,70,000.00 (Rupees Eighty Three Lac Seventy 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 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

Encl.: Valuation report

**Mumbai**

121, 1<sup>st</sup> Floor, Ackruti 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)**

4<sup>th</sup> Block, 2<sup>nd</sup> 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**

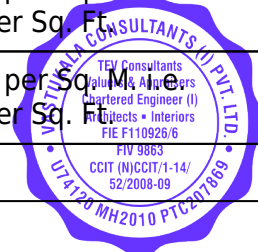
Plot No. 106,  
N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA  
Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org


**Valuation Report of Immovable Property**

1 Customer Details								
Name(s) of the owner(s).		<b>Mrs. Shubhangi Ravindra Pujari &amp; Mr. Ravindra Sudam Pujari</b>			Application No.			
Case Type								
2 Asset Details								
Address		Residential Flat No. 407, 5th Floor, Wing - B, " <b>Star Mall</b> ", N. C. Kelkar Road, Dadar (West), Mumbai, PIN Code - 400 028, State - Maharashtra, Country - India.						
Nearby Landmark		<b>Landmark:</b> Near Shivaji Natya Mandir <b>Latitude Longitude: 19°01'22.4"N 72°50'31.1"E</b>						
3 Document Details				Name of Approving Authority				
<b>Layout Plan</b>		No	Details not provided		Approval No.		Details not provided	
<b>Building Plan</b>		No	Details not provided		Approval No.		Details not provided	
<b>Construction Permission</b>		Yes	Municipal Corporation of Greater Mumbai		Approval No.		EEBPC / 8990 / GN / A	
<b>Legal Documents</b>		Yes	1. Copy of Agreement For Sale dated 25.07.2016 2. Copy of Commencement Certificate dated 21.10.2003 Document Number. EEBPC / 8990 / GN / A issued by Municipal Corporation of Greater Mumbai.					
4 Physical Details								
<b>Adjoining Properties</b>		East		West		North	South	
<b>As on site</b>		Road		Road		N. C. Kelkar Road	Shivaji Natya Mandir	
<b>As per document</b>		The Land Owned by Vishnu Ramchandra Velenkar		The Newly Constructed Hansali Tank Road		N. C. Kelkar Road	The Building Known as Saraswati Building	
<b>Matching of Boundaries</b>	-	<b>Plot Demarcated</b>	No	<b>Approved land use</b>	Residential purpose	<b>Type of Property</b>		Residential
<b>No. of rooms</b>	Living	1	Bed Room		Kitchen	1	Dining	
	Toilet	1	Bathroom		WC		Small Room	0
Car Parking								



	<b>Total no. of Floors</b>	1 Basement + Ground + 1st to 3rd Commercial + 4th to 5th Residential upper floors.	<b>Floor on which the property is located</b>	5 <sup>th</sup> Floor	<b>Approx. Age of the property</b>	10 year(s)	Residual age of the property	50 years Subject to proper, preventive periodic maintenance & structural repairs.	<b>Type of structure :</b> R.C.C. Foundation
<b>5</b>	<b>Occupancy Details - Tenant(s) Occupied</b>								
	<b>Tenant Name(s)</b>	Mr. Sanjiv Joshi (Mobile No. 9820819904)							
	<b>Status of Tenure</b>	Yes	<b>No. of years of Occupancy</b>	N.A.	<b>Relationship of tenant with owner</b>	N.A.			N.A.
	<b>Present / Expected rental income per month</b>					22,000.00			
<b>6</b>	<b>Stage of Construction</b>								
	Stage of construction					Completed			
	<b>If under construction, extent of completion</b>					<b>N.A.</b>			
<b>7</b>	<b>Violations if any observed</b>								
	Nature and extent of violations					Approved Building plans were not provided and not verified.			
<b>8</b>	<b>Area Details of the Property</b>								
	<b>Carpet Area in Sq. Ft.</b>	<b>Carpet Area = 255.00 (Area as per Agreement)</b> Carpet Area = 236.00 (Area as per actual site measurement)			<b>Plinth area / Built up area in Sq. Ft. (Area as per agreement)</b>	270.00			
	Remarks:								
<b>9</b>	<b>Valuation</b>								
	Built Up Area					270.00 Sq. Ft.			
	Prevailing market rate					₹ 31,000.00			
	Floor Rise Rate per Sq. Ft.					₹ 0.00			
	PLC Rate per Sq. Ft.					₹ 0.00			
	Total Rate per Sq. Ft.					₹ 31,000.00			
	Value of the property					₹ 83,70,000.00			
	Realizable Value of the Property					₹ 75,33,000.00			
	Distress / Force Sale Value					₹ 66,96,000.00			
	Insurable Value of the Assets					₹ 5,40,000.00			
	Govt. Approved Rate/ Ready Reckoner Rate Per Sq. Mt.(New Property)					₹ 2,69,600.00 per Sq. M. i.e. ₹ 25,046.00 per Sq. Ft.			
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate					₹ 2,67,447.00 per Sq. M. i.e. ₹ 24,846.00 per Sq. Ft.			
<b>10</b>	<b>Assumptions /Remarks</b>			Attached					



11	<b>Declaration</b>	i. The property was inspected by me / our site Engineer Mr. Sameer Sutar personally on 02.08.2017	
		ii. The undersigned does not have any direct / indirect interest in the above property.	
		iii. The information furnished here in is true and correct to the best of our knowledge.	
12	<b>Name, address &amp; signature of Valuer</b>	<b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	For VASTUKALA CONSULTANTS (I) PVT. LTD.  C.M.D. Director
			<b>Sharad B. Chalikwar</b> Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09
13	<b>List of Documents enclosed</b>	1. Valuation Report 2. Satellite Location Map 3. Location cum Route Map from Nearest Railway Station	
14	<b>List of Photographs enclosed</b>	Internal & External Photographs of the property	

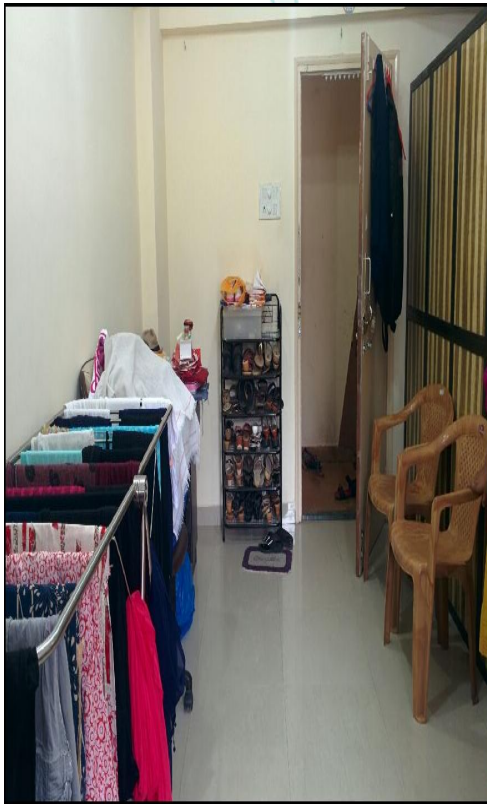
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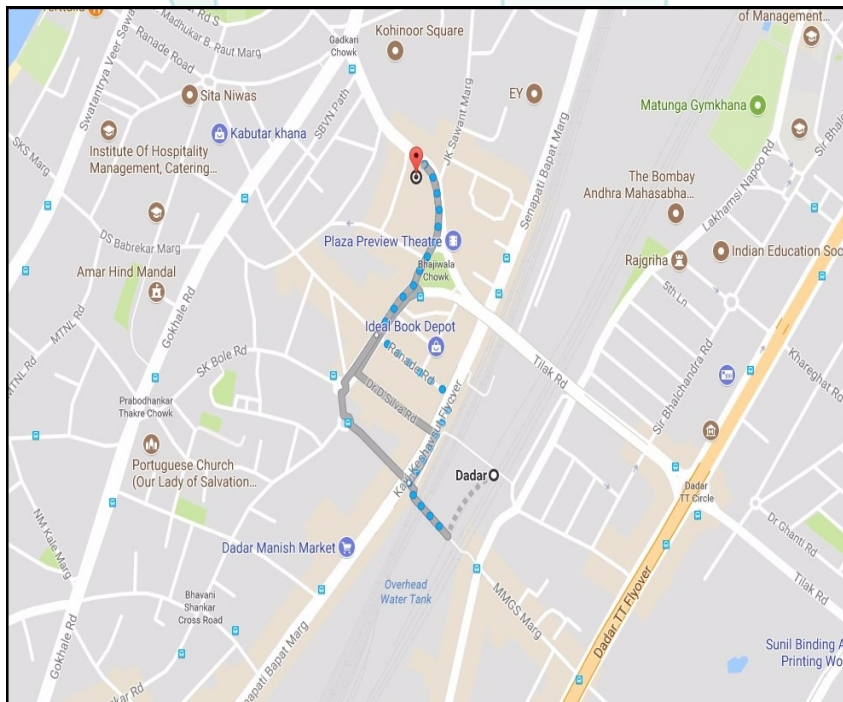
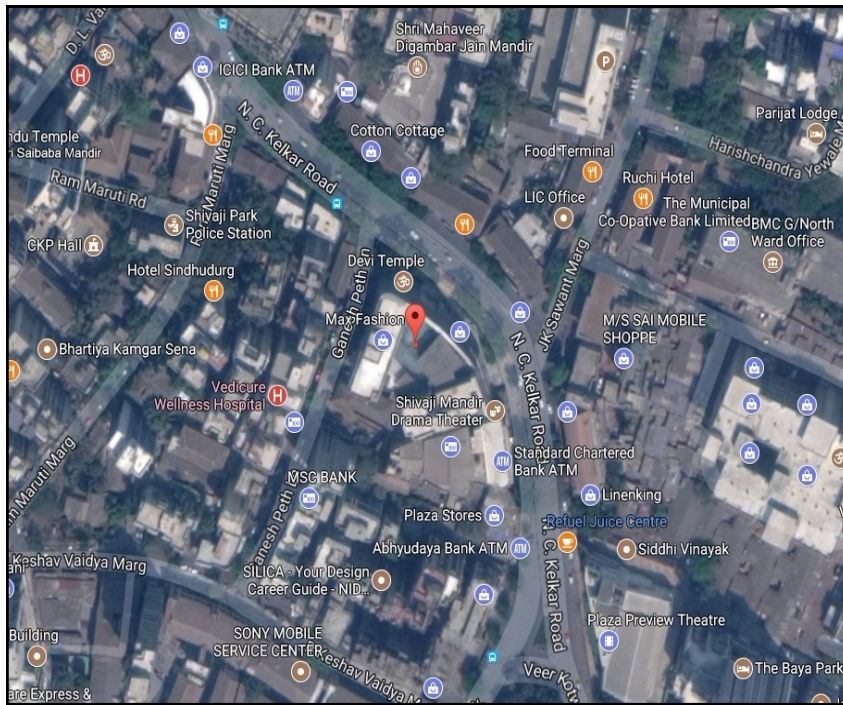
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### Actual Site Photographs



## Route Map of the property

(Note:  shows location)



**Latitude Longitude - 19°01'22.4"N 72°50'31.1"E**

**Note::** The Blue line shows the route to site from nearest railway station (Dadar 900 Mtr)



### **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 **4<sup>th</sup> August 2017**.

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.



C.M.D.

Director

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



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## **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 **₹ 83,70,000.00 (Rupees Eighty Three Lac Seventy Thousand 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



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