

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mrs. Uma Biswas & Mr. Anshujit Biswas**

Residential Flat No. 32, 3rd Floor, Building No. 6, "**Nilgiri Co-op. Hsg. Soc. Ltd.**", Oswal Park,
Village - Majiwada, Thane (West), District - Thane, PIN Code - 400 601,
State - Maharashtra, Country - India.

Latitude Longitude : 19°12'48.3"N 72°58'32.3"E

Valuation Done for:

**Bank Of Baroda
Bhandup (West) Branch**

Regional Office (MMER), 1st Floor, A-Wing, Devdarshan Building, Station Road, Bhandup (West),
Mumbai - 400 078, State - Maharashtra, Country - India.

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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/05/2018/012071/27649

19/07-173-POA

Date: 19.05.2018

VALUATION OPINION REPORT

The property bearing Residential Flat No. 32, 3rd Floor, Building No. 6, "**Nilgiri Co-op. Hsg. Soc. Ltd.**", Oswal Park, Village - Majiwada, Thane (West), District - Thane, PIN Code - 400 601, State - Maharashtra, Country - India. belongs to **Mrs. Uma Biswas & Mr. Anshujit Biswas**

Boundaries of the property :

North	Internal Road
South	Vasant Fiona Building
East	Internal Road
West	Gulmohar Building

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 **₹ 70,00,000.00 (Rupees Seventy Lac 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

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Nanded

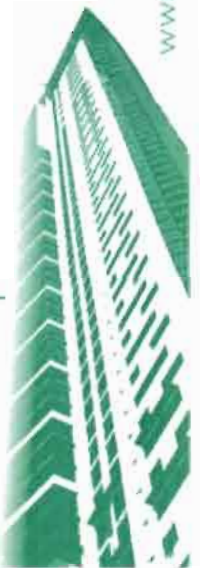
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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of inspection	18.05.2018
2	Purpose of valuation	As per request from Bank Of Baroda,Bhandup (West) Branch to assess Fair Market Value of the property under reference for Banking purpose
3	Name and address of the Valuer	Sharad B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4	List Of Documents Handed Over To The Valuer By The Bank	1 Copy of Agreement For Sale dated 17.04.1998 2 Copy of Society Share Certificate dated 31.10.2010 Document Number. 22
5	Details of enquiries made/ visited to government offices for arriving fair market value.	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	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.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	No
8	Present/Expected Income from the property	₹ 14,600.00 Expected rental income per month.
Property Details		
9	Name(s) of the Owner and Postal address of the property under consideration.	Mrs. Uma Biswas & Mr. Anshujit Biswas
		Residential Flat No. 32, 3rd Floor, Building No. 6, " Nilgiri Co-op. Hsg. Soc. Ltd. ", Oswal Park, Village - Majiwada, Thane (West), District - Thane, PIN Code - 400 601, State - Maharashtra, Country - India.
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	Joint Ownership
11	Brief description of the property.	Residential Flat The property is a Residential Flat located on 3 rd floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom + Passage. The property is at 3.4 Km. from nearest railway station Thane.
	If under construction, extent of completion	N.A.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	S. No. 5, H. No. 2 (Part) & S.No. 34, H.No.
13	Boundaries As on site	As per documents

	North	Internal Road	By Pokharan Road No. 2
	South	Vasant Fiona	By Survey No. 53
	East	Internal Road	Partly by Survey No. 34, Hissa No. 2, and Partly by Survey No. 35
	West	Gulmohar Building	By the factory premises formerly belonging to V. Pamlays Pvt. Ltd.
14	Matching of Boundaries		N.A.
15	Route map		Enclosed
16	Any specific identification marks		Near Sai Ashutosh Hospital
17	Whether covered under Corporation/ Panchayat/ Municipality.		Thane Municipal Corporation
18	Whether covered under any land ceiling of State/ Central Government.		No
19	Is the land freehold/ leasehold.		Free Hold
20	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.		As Per Agreement
21	Type of the property		Residential
22	Year of acquisition/ purchase.		17.04.1998
23	Purchase value as per document		₹ 6,75,000.00
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.		Owner Occupied
25	Classification of the site		
	a. Population group		Urban
	b. High/ Middle/ Poor class		Middle Class
	c. Residential/ Non-residential		Residential
	d. Development of surrounding area		Developed
	e. Possibility of any threat to the property (Floods, calamities etc.).		No
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).		All Available near by
27	Level of the land (Plain, rock etc.)		Plain
28	Terrain of the Land.		Levelled
29	Shape of the land (Square/ rectangle etc.).		Irregular
30	Type of use to which it can be put (for construction of house, factory etc.).		Residential
31	Whether the plot is under town planning approved layout?	Yes	
32	Whether the building is intermittent or corner?	Intermittent	

33	Whether any road facility is available?	Yes		
34	Type of road available (B.T/Cement Road etc.).	B.T. Road		
35	Front Width of the Road?			
36	Source of water & water potentiality.	Municipal Water Supply		
37	Type of Sewerage System.	Connected to Municipal Sewerage System		
38	Availability of power supply.	Yes		
39	Advantages of the site.	Located in developed area		
40	Disadvantages of the site.	No		
41	Give instances of sales of 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.	As per Sub-Registrar of Assurance records		
Valuation of the property :				
42	Total area of the Residential Flat	Carpet Area = 470.00 Sq. Ft. (Area as per actual site measurement)		
		Built up area in Sq. Ft. = 560.00 (Area as per Agreement for Sale)		
43	Prevailing market rate.	₹ 12,500.00 per Sq. Ft.		
44	Floor Rise Rate per Sq. Ft.	₹ 0.00		
45	PLC Rate per Sq. Ft.	₹ 0.00		
46	Total Rate per Sq. Ft.	₹ 12,500.00		
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	₹ 77,760.00 per Sq. M. i.e. ₹ 7,224.00 per Sq. Ft.		
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate	₹ 72,916.00 per Sq. M. i.e. ₹ 6,774.00 per Sq. Ft.		
Government Rate				
		Area in Sq. Ft.	Rate	Value
	Built up area	560.00	₹ 6,774.00	₹ 37,93,440.00
48	Value of the property	₹ 70,00,000.00		
49	The realizable value of the property	₹ 63,00,000.00		
50	Distress value of the property	₹ 56,00,000.00		
51	Insurable value of the property	₹ 8,40,000.00		
Technical details of the building :				
52	Type of building (Residential/ Commercial/Industrial).	Residential		
53	Year of construction.	1990		



54	Future life of the property.	32 years Subject to proper, preventive periodic maintenance and structural repairs.
55	No. of floors and height of each floor including basement.	Ground+4 upper floors.3 rd Floor is having 4 Residential Flats.
	Type of construction	
56	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure
	Condition of the building.	
57	External (excellent/ good/ normal/ poor)	Good
58	Internal (excellent/ good/ normal/ poor).	Good
59	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	Approved Building plans were not provided and not verified.
	Remark	
60	Specifications of Construction :	
sr.	Description	3rd Floor
a	Foundation	R.C.C. Foundation
b	Basement	Not Provided
c	Superstructure	R.C.C. frame work with 9 inch thick B. B. Masonry for external walls.6 inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	Teak Wood door frame, Flush doors shutters, Alluminum Sliding Windows windows
e	RCC Work	R.C.C. Framed Structure
f	Plastering	Cement Plastering + POP finish
g	Flooring, Skirting	Vitrified Tile Flooring
h	Pantry Platform	Granite Kitchen Platform.
i	Whether any proof course is provided?	Yes
j	Drainage	Connected to Municipal Sewerage System
k	Compound Wall(Height, length and type of construction)	5.6" Height
l	Electric Installation (Type of wire, Class of construction)	Concealed
m	Plumbing Installation (No. of closets and wash basins etc.)	Concealed
n	Bore Well	Not Provided
o	Wardrobes, if any	No.
p	Development of open area	Open parking
	Valuation of proposed construction/ additions/ renovation if any :	



61	SUMMARY OF VALUATION :	
	Part I Land	₹ 0.00
	Part II Building	₹ 70,00,000.00
	Part III Other amenities/ Miscellaneous	₹ 0.00
	Part IV Proposed construction	₹ 0.00
	TOTAL	₹ 70,00,000.00
	Calculation:	
1	Construction	
1.01	Built up Area of Residential Flat	560.00 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 1,500.00
1.03	Cost of Construction = (1.01x1.02)	₹ 8,40,000.00
2	Value of property	
2.01	Built Up Area of Residential Flat	560.00 Sq. Ft.
2.02	Rate per Sq. Ft.	₹ 12,500.00
2.03	Floor Rise Rate per Sq. Ft.	₹ 0.00
2.04	PLC Rate per Sq. Ft.	₹ 0.00
2.05	Total Rate per Sq. Ft.	₹ 12,500.00
2.06	Value of Residential Flat = (2.01x2.05)	₹ 70,00,000.00
3	The value of the property.	₹ 70,00,000.00



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I certify that,

I/ my authorized representative, has inspected the subject property on 18.05.2018. Mr. Shoumeet Biswas (Son- Mobile No. 9870427932) has shown the property.

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 as on 19.05.2018 is 70,00,000.00 (Rupees Seventy Lac Only).

Date: 19.05.2018

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director

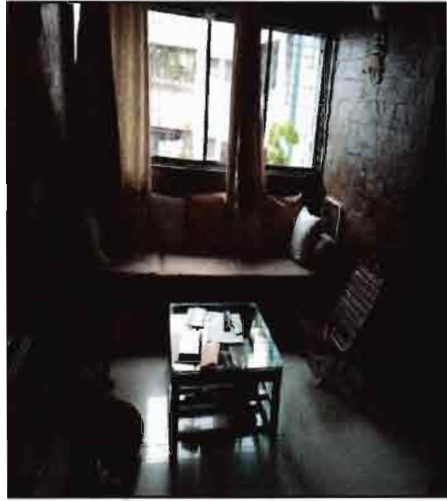


Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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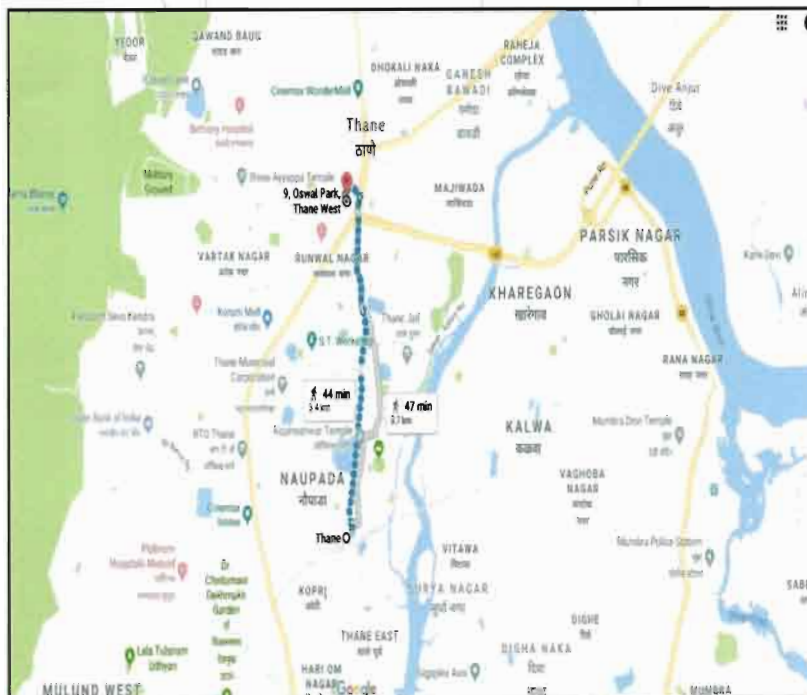
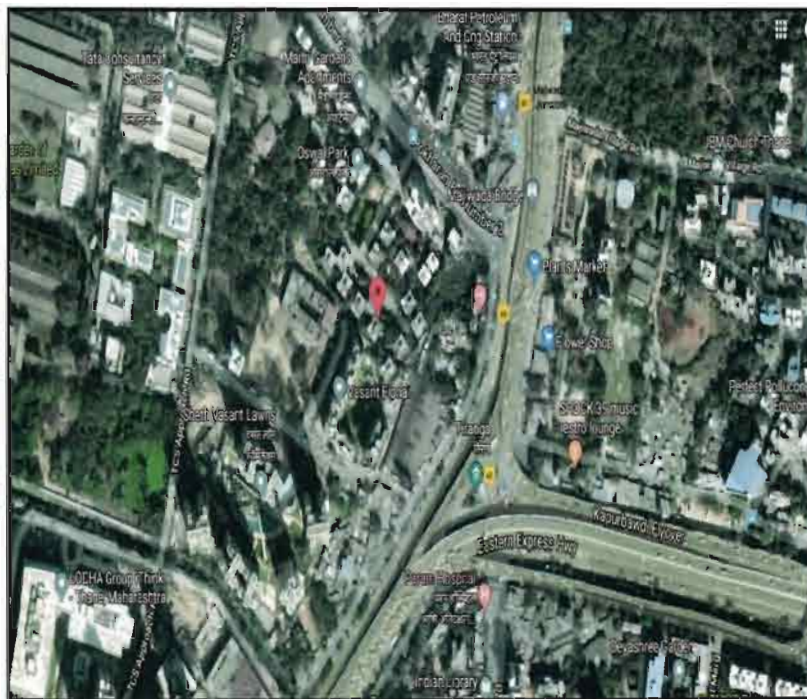


Actual Site Photographs



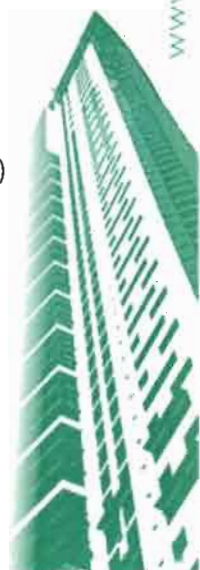
Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°12'48.3"N 72°58'32.3"E

Note:: The Blue line shows the route to site from nearest railway station (Thane 3.4 Km.)



Price Indicator

₹ 70.0 Lac 1 BHK Flat

For Sale in [Oswal Park, Malwade, Thane](#) | [View Details](#)

PROPERTY DETAILS | PROJECT DETAILS | LOCALITY DETAILS | PRICE TRENDS | AGENT DETAILS

Bedroom 1 See Dimension	Bedroom 1
Super area 650 sqft - ₹ 10.769/sqft	Carpet area 450 sqft - ₹ 15.556/sqft
Society Oswal Park	Loading 30%
Status Ready to Move	Transaction type Resale
	Floor 1 (Out of 4 Floors)
	Call pending 1 Open

[See Location](#) | [Contact Agent](#) | [Get Phone No.](#) | [Share Property Feedback](#)

₹ 60.0 Lac 1 BHK Flat

For Sale in [Oswal Park, Malwade, Thane](#) | [View Details](#)

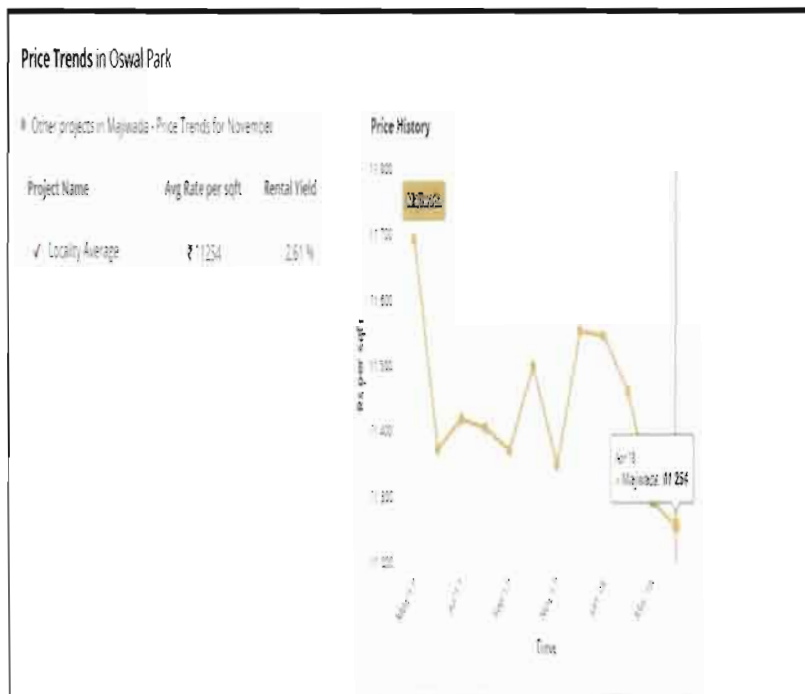
PROPERTY DETAILS | PROJECT DETAILS | LOCALITY DETAILS | PRICE TRENDS | OWNER DETAILS | 24 DISCUSSION

Bedroom 1	Bedroom 1
Super area 600 sqft - ₹ 10.000/sqft	
Society Oswal Park	1 Discussion on forum
Status Ready to Move	Transaction type Resale
	Floor 1 (Out of 5 Floors)
	Call pending 1 Open

[See Location](#) | [Contact Owner](#) | [Get Phone No.](#) | [Share Property Feedback](#)



Price Trend



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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 **19th May 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 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.

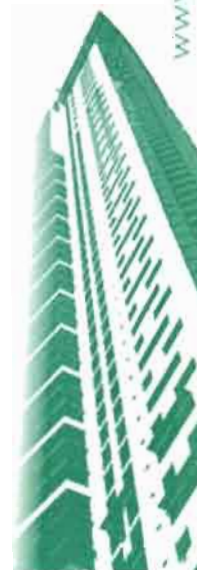

Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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 **₹ 70,00,000.00 (Rupees Seventy Lac 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



Vastukala Consultants (I) Pvt. Ltd.

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