

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner: **Mr. Tarlochan Singh Dalip Singh Rathor**

Residential Flat No. 005, Ground Floor, Wing – B, Building No. 42, "Yogi Kiran Co. Op. Hsg. Soc. Ltd. ",
Yogi Nagar, Eksar Road, Borivali (West), Mumbai - 400 091, State - Maharashtra, Country – India

Latitude Longitude: 19°14'12.6"N 72°50'36.2"E

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Vastu/Mumbai/01/2020/016574/32023

03/05-25-KSH

Date:03.01.2020

VALUATION OPINION REPORT

The property bearing Residential Flat No. 005, Ground Floor, Wing – B, Building No. 42, "Yogi Kiran Co. Op. Hsg. Soc. Ltd. ", Yogi Nagar, Eksar Road, Borivali (West), Mumbai - 400 091, State - Maharashtra, Country – India belongs to **Mr. Tarlochan Singh Dalip Singh Rathor**.

Boundaries of the property.

North	Yogi ReGENCY
South	Wing - B - 41
East	Internal Road
West	A - Wing

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose at **₹ 1,17,47,500.00 (Rupees One Crore Seventeen Lakh & Forty Seven 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.

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Manoj B. Chalikwar
Director



Manoj B. Chalikwar
Approved Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Mumbai

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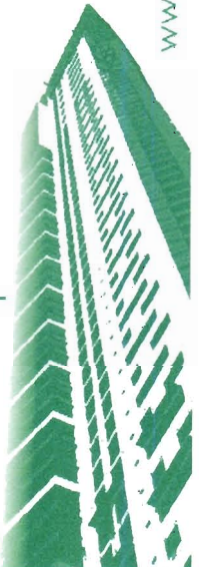
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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

- | | | |
|----|--|---|
| 1 | Date of Inspection | 02.01.2020 |
| 2 | Purpose of valuation | As per request from Private Clients, As per Client's request to assess Visa Application |
| 3 | Name and address of the Valuer | Manoj Chalikwar
Vastukala Consultants (I) Pvt. Ltd.
Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (East), Mumbai - 400 093 |
| 4 | List Of Documents Handed Over To The Valuer By The Bank | <ol style="list-style-type: none"> 1. Copy of Agreement To Sale dated 24.07.1996 2. Copy of Declaration dated 01.08.2008 3. Copy of Electricity Bill 4. Copy of Occupancy Certificate No. CE / 3782 / BSII / A / R dated 06.11.1982 5. Copy of Society Share Certificate 6. Copy of Society Maintenance Bill dated 01.10.2019 |
| 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 | ₹ 24,000/- expected rental income per month |
| 9 | Name(s) of the Owner and Postal address of the property under consideration. | Mr. Tarlochan Singh Dalip Singh Rathor

Residential Flat No. 005, Ground Floor, Wing – B, Building No. 42, "Yogi Kiran Co. Op. Hsg. Soc. Ltd. ", Yogi Nagar, Eksar Road, Borivali (West), Mumbai - 400 091, State - Maharashtra, Country – India |
| 10 | If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided. | Sole Ownership |
| 11 | Brief description of the property. | Residential Flat

The property is a Residential Flat located on Ground Floor. The composition of Flat is 2 Bedroom + 1 Living Room + 1 Kitchen + Bathroom + W. C. The property is at 2.3 Km from nearest railway station Borivali |

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- 12 Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.). Survey No. 57 & 58, Hissa No. 2 & 5 of Eksar Village, Borivali West, Mumbai

13	Boundaries	As per site visit	As per Agreement
	North	Yogi Regency	Details not provided
	South	Wing - B - 41	Details not provided
	East	Internal Road	Details not provided
	West	A - Wing	Details not provided

- 14 Matching of Boundaries - (R)
- 15 Route map N.A.
- 16 Any specific identification marks Near Ajmera Global School
- 17 Whether covered under Corporation/ Panchayat/ Municipality. Municipal Corporation of Greater Mumbai
- 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 documents
- 21 Type of the property Residential
- 22 Year of acquisition/ purchase. 24.07.1996
- 23 Purchase value as per document ₹ 5,25,000.00/-
- 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/ Nonresidential Residential
- d. Development of surrounding area Good
- 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 nearby



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 purpose
31	Any usage restrictions on the property.	As per development control rules
32	Whether the plot is under town planning approved layout?	Information Not Available
33	Whether the building is intermittent or corner?	Intermittent
34	Whether any road facility is available?	Yes [®]
35	Type of road available (B.T./ Cement Road etc.).	B.T. Road
36	Front Width of the Road?	12.00 Mtrs.
37	Source of water & water potentiality.	Municipal Water Supply
38	Type of Sewerage System.	Connected to Municipal Sewerage
39	Availability of power supply.	Yes
40	Advantages of the site.	Located in developed area
41	Disadvantages of the site.	No
42	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 :

43	Total area of the Flat	
	Carpet area	554.00 Sq. Ft.
	(Area as per actual site Measurement)	
	Built up area	635.00 Sq. Ft.
	(Area as per Agreement for Sale)	
44	Prevailing market rate.	₹ 18,500.00 per Sq. Ft.
45	Guideline rate obtained from the Stamp Duty Ready Reckoner for New Property	₹ 1,39,700.00 per Sq. M.
	Guideline rate obtained from the Stamp Duty Ready Reckoner (After Depreciation)	i.e. ₹ 12,978.44 per Sq. Ft.
		₹ 1,28,936.00 per Sq. M.
		i.e. ₹ 11,978.45 per Sq. Ft.
46	Value of the property	₹ 1,17,47,500.00
47	The realizable value of the property	₹ 1,05,72,750.00
48	Distress value of the property	₹ 93,98,000.00
	Insurable value of the property	₹ 15,87,500.00



49 Technical details of the building :

50	Type of building (Residential/ Commercial/ Industrial).	Residential
51	Year of construction.	1982
52	Future life of the property.	23 years Subject to proper, preventive periodic maintenance & structural repairs.
	No. of floors and height of each floor including basement.	Ground + 4 upper floors. Ground Floor is having 3 Flats.

53 Type of construction

(Load bearing/ R.C.C./ Steel framed)

R.C.C. Framed Structure

54 Condition of the building.

55 External (excellent/ good/ normal/ poor)

Good

56 Internal (excellent/ good/ normal/ poor).

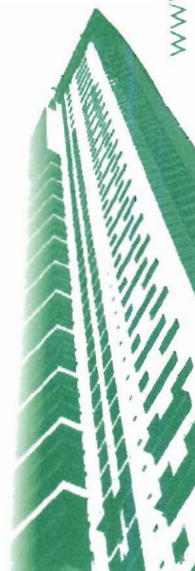
Good

57 Whether the 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.



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b. Specifications of Construction :		
Sr.	Description	Fourth 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 with safety door, Powder coated alluminum sliding windows with M.S. grills.
e	RCC work.	: R.C.C. Framed Structure
f	Plastering.	: Cement Plastering + POP finish
g	Flooring, Skirting.	: All rooms are finished with Vitrified tiles flooring. Bath & W.C. is finished with Ceramic tile flooring & full height glazed tile dado.
h	Kitchen Platform	: Granite kitchen platform
i	Whether any weather proof course is provided.	: Yes
j	Drainage.	: Connected to Municipal Sewerage System
k	Compound wall (Height, length and type of construction).	: 5'6" High, R.C.C. columns with B. B. Masonry walls.
l	Electric installation (Type of wire, Class of fittings)	: Concealed
m	Plumbing installation (No. of water closets & wash basins etc.)	: Concealed
N	Bore well.	: Information not available
o	Wardrobes, if any.	: No
p	Development of open area	: Chequered tiles in open spaces, Open parking etc.



Valuation of proposed construction/ additions/ renovation if any :**57 SUMMARY OF VALUATION :**

Part I Land	₹ 0.00
Part II Building	₹ 1,17,47,500.00
Part III Other amenities/ Miscellaneous	₹ 0.00
Part IV Proposed construction	₹ 0.00
TOTAL	₹ 1,17,47,500.00

2 Value of property

2.01 Built up Area of Flat	635.00 Sq. Ft.
2.02 Rate per Sq. Ft.	₹ 18,500.00
2.03 Value of Flat = (2.01x2.02)	₹ 1,17,47,500.00

3 The value of the property.**Calculation:****1 Construction**

1.01 Built up Area of Flat	635.00 Sq. Ft.
1.02 Rate per Sq. Ft.	₹ 2,500.00
1.03 Cost of Construction = (1.01x1.02)	₹ 15,87,500.00

I certify that,

The property is inspected by our Site Engineer Komal Pawar personally.

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 today is **₹ 1,17,47,500.00 (Rupees One Crore Seventeen Lakh & Forty Seven Thousand Five Hundred Only).**

Date: 03.01.2019

Place: Mumbai

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**


Director

Manoj B. Chalikwar
Approved Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

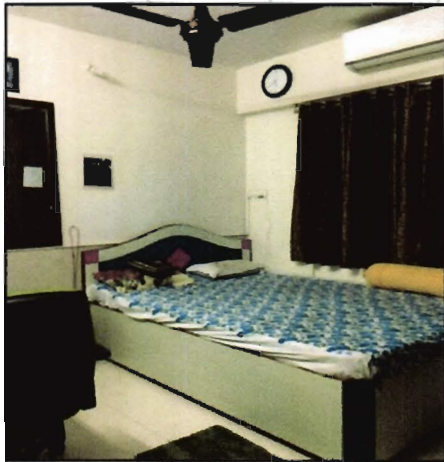
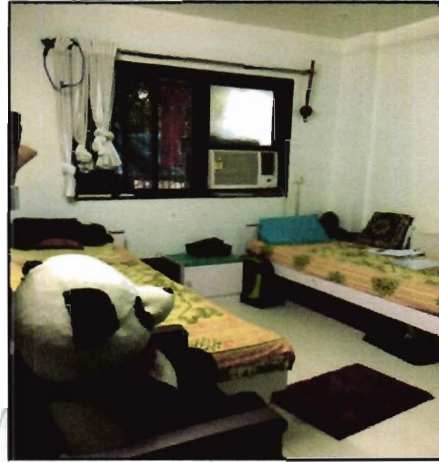


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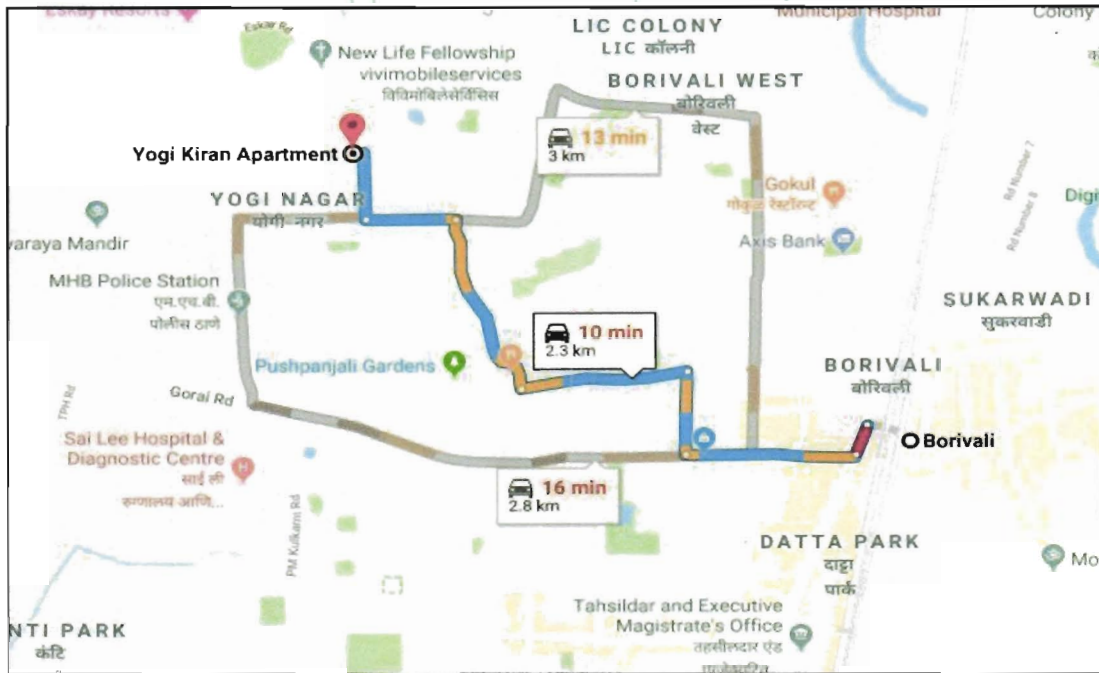
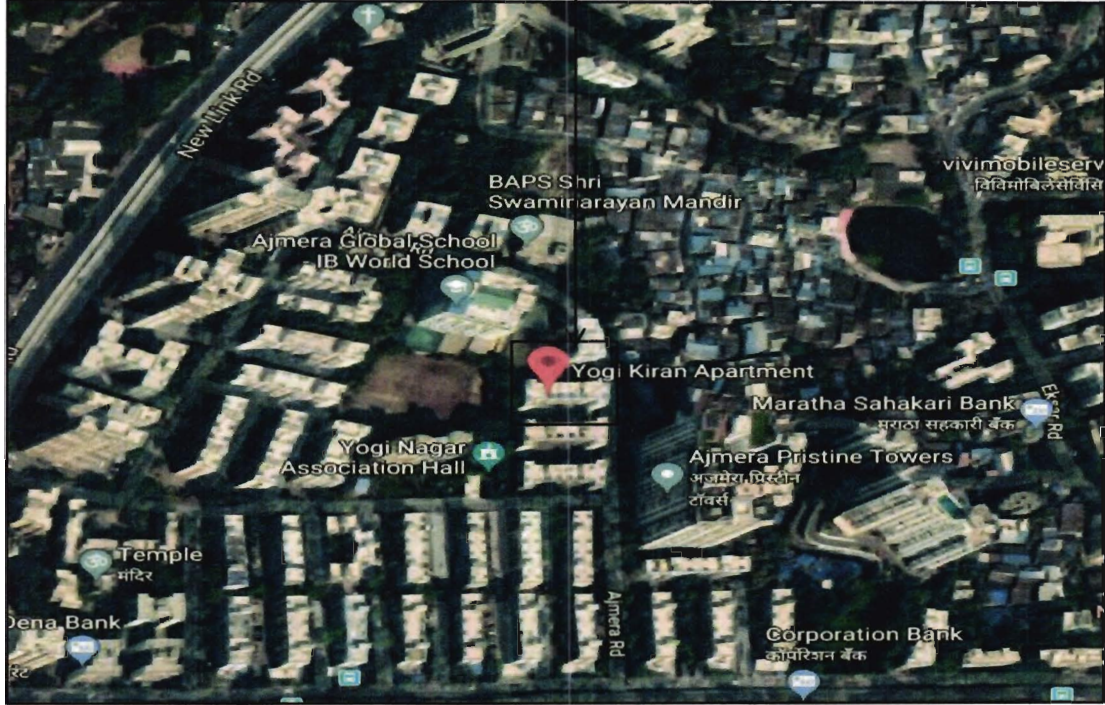


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°14'12.6"N 72°50'36.2"E

Note: The Blue line shows the route to site from nearest railway station (Borivali - 2.3 Km.)



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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 Visa Application as on **3rd January 2019**

"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.

UNDER LYING 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD. *Think Innovate.Create*


Director

Manoj B. Chalikwar
Approved Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763



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 neighborhood 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 **₹ 1,17,47,500.00 (Rupees One Crore Seventeen Lakh & Forty Seven Thousand Five Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.


Director

Manoj B. Chalikwar
Approved Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763



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