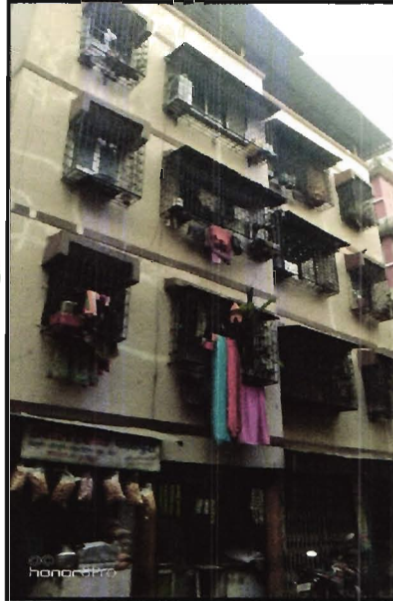


# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Rajeshkumar K Panday**

Residential Flat No. 03, Ground Floor, Wing – C, "**Om Suraj Complex Co-Op. Hsg. Soc. Ltd.**",  
Village - Kharigaon, Bhayandar (East), Taluka & District - Thane, PIN Code - 401 105,  
State - Maharashtra, Country - India.

Latitude Longitude -19°18'10.7"N 72°51'19.9"E

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### Valuation Done for:

**JansevaSahakari Bank**

**Bhayandar (East) Branch**

Janki Avaneue 1st floor, Phatak Road, Bhayandar (East), Taluka & District - Thane, PIN Code - 401 105,  
State - Maharashtra, Country - India

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Delhi NCR • Aurangabad • Nanded**

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/12/2020/18425/33868

15/08-131-NI

Date: 15.12.2020

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 03, Ground Floor, Wing – C, "Om Suraj Complex Co-Op. Hsg. Soc. Ltd.", Village - Kharigaon, Bhayandar (East), Taluka & District - Thane, PIN Code - 401 105, State - Maharashtra, Country - India belongs to **Mr. Rajeshkumar K Panday**.

Boundaries of the property.

North	Vaishali Apartment
South	Blossom School
East	Jagruti Building
West	Internal Road & Tridev Apartment

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 Banking purpose at **₹ 27,00,000.00 (Rupees Twenty Seven Lakh 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.**

**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.12.15 17:43:09 +05'30'

**C.M.D.**

**Director**

**Sharadkumar 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

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, 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 IN RESPECT OF IMMOVABLE PROPERTY**

1	Date of Inspection	12.12.2020
2	Purpose of valuation	As per request from Janseva Sahakari Bank, Bhayandar (East) Branch to assess Fair Market Value of the property under reference for Housing Loan purpose
3	Name and address of the Valuer	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai - 400 093.
4	List Of Documents Handed Over To The Valuer By The Bank	1. Copy of Agreement for sale dated 21.11.2006 2. Copy of 7/12 Extract
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	₹ 5,500.00 Expected rental income per month.
	<b>Property Details</b>	
9	Name(s) of the Owner and Postal address of the property under consideration.	<b>Mr. Rajeshkumar K Panday</b>  Residential Flat No. 03, Ground Floor, Wing – C, "Om Suraj Complex Co-Op. Hsg. Soc. Ltd.", Village - Kharigaon, Bhayandar (East), Taluka & District - Thane, PIN Code - 401 105, 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.	<u>Residential Flat</u> The property is a Residential flat located on Ground Floor. At the time of Visit, 1 Living Room, Kitchen flat is converted into 1 Bedroom + Living Room + Kitchen + Bath + W.C. The property is at 1.1 Km. from nearest railway station Bhayandar.
	<b>If under construction, extent of completion</b>	<b>N.A.</b>
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Old Survey No. 120, New Survey No. 101, Hissa No. 2, of Village – Kharigaon, Bhayandar
13	<b>Boundaries</b>	<b>As on site</b>
	North	Vaishali Apartment
	South	Blossom School
	East	Jagruti Building
	West	Internal Road & Tridev Apartment
14	Matching of Boundaries	





15	Route map	Enclosed
16	Any specific identification marks	Near Blossom School
17	Whether covered under Corporation/ Panchayat/ Municipality.	Mira Bhayandar 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.	21.11.2006
23	Purchase value as per document	2,50,000.00
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.	Tenant Occupied – Gyanchand Gupta
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 purpose
31	Whether the plot is under town planning approved layout?	No
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?	09.00 Mtr.
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



<b>Valuation of the property :</b>		
42	Total area of the Residential Flat	Carpet Area in Sq. Ft. = 238.00 (Area as per actual site measurement)  <b>Supar Built up Area in Sq. Ft. = 360.00</b> <b>(Area as per Agreement for Sale)</b>
43	Prevailing market rate.	₹ 7,500.00 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.	₹ 7,500.00
47	Guideline rate obtained from the Stamp Duty Ready Reckoner for New Property	₹ 63,700.00 per Sq. M. i.e. ₹ 5,918.00 per Sq. Ft.
	Guideline rate obtained from the Stamp Duty Ready Reckoner (After Depreciation)	₹ 58,964.00 per Sq. M. i.e. ₹ 5,478.00 per Sq. Ft.
48	Value of the property	₹ 27,00,000.00
49	The realizable value of the property	₹ 24,30,000.00
50	Distress value of the property	₹ 21,60,000.00
51	Insurable value of the property	₹ 7,92,000.00
<b>Technical details of the building :</b>		
52	Type of building (Residential/ Commercial/ Industrial).	Residential
53	Year of construction.	2006 (Approx.)
54	Future life of the property.	46 years Subject to proper, preventive periodic maintenance and structural repairs.
55	No. of floors and height of each floor including basement.	Ground + 3 upper floors. Ground Floor is having 3 Residential Flats. The Building is having No Lift.
<b>Type of construction</b>		
56	(Load bearing/ R.C.C./ Steel framed)	R.C.C. Framed Structure
<b>Condition of the building.</b>		
57	External (excellent/ good/ normal/ poor)	Normal
58	Internal (excellent/ good/ normal/ poor).	Normal
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	At the time of Visit, 1 Living Room, Kitchen Flat (1RK Flat) is converted into 1 Bedroom + Living + Kitchen + Bath + W.C.
<b>Specifications of Construction :</b>		
<b>sr.</b>	<b>Description</b>	<b>Ground Floor</b>
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, Powder Coated Aluminum Sliding windows



e	RCC Work	
f	Plastering	Cement Plastering
g	Flooring, Skirting	Vitrified tiles 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)	Open Conduct
m	Plumbing Installation (No. of closets and wash basins etc.)	Open Conduct
n	Bore Well	Not Provided
o	Wardrobes, if any	No.
p	Development of open area	Open Parking. Chequered tile in open spaces, etc.
<b>Valuation of proposed construction/ additions/ renovation if any :</b>		
61	<b>SUMMARY OF VALUATION :</b>	
	Part I Land	₹0.00
	Part II Building	₹ 27,00,000.00
	Part III Other amenities/ Miscellaneous	₹0.00
	Part IV Proposed construction	₹0.00
	<b>TOTAL.</b>	<b>₹ 27,00,000.00</b>
<b>Calculation:</b>		
<b>1</b>	<b>Construction</b>	
1.01	Built up Area of Residential Flat	360.00 Sq. Ft.
1.02	Rate per Sq. Ft.	₹ 2,200.00
1.03	Cost of Construction = (1.01x1.02)	₹ 7,92,000.00
<b>2</b>	<b>Value of property</b>	
2.01	Built up Area of Residential Flat	360.00 Sq. Ft.
2.02	Rate per Sq. Ft.	₹ 7,500.00
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.	₹ 7,500.00
2.06	Value of Residential Flat = (2.01x2.05)	₹ 27,00,000.00
<b>3</b>	<b>The value of the property.</b>	<b>₹ 27,00,000.00</b>





I certify that,

I/ my authorized representative, has inspected the subject property on 10.12.2020. Mr. Anand Pandey (Owner's relative - Mobile No. 8108520240) 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 15.12.2020 is ₹ 27,00,000.00 (Rupees Twenty Seven Lakh Only).

Date: 15.12.2020

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.12.15 17:43:18 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

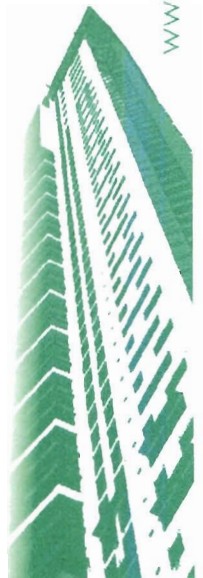
Reg. No. (N) CCIT/1-14/52/2008-09



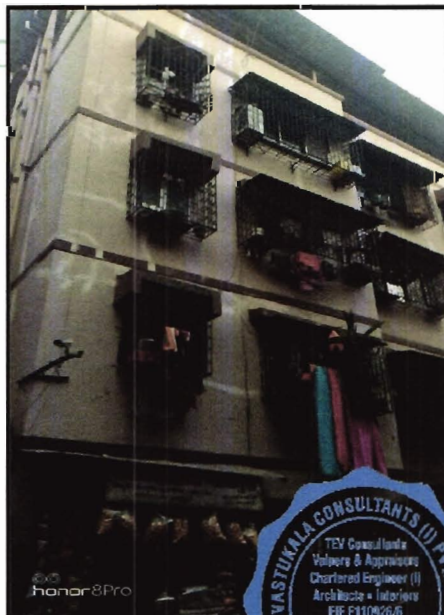
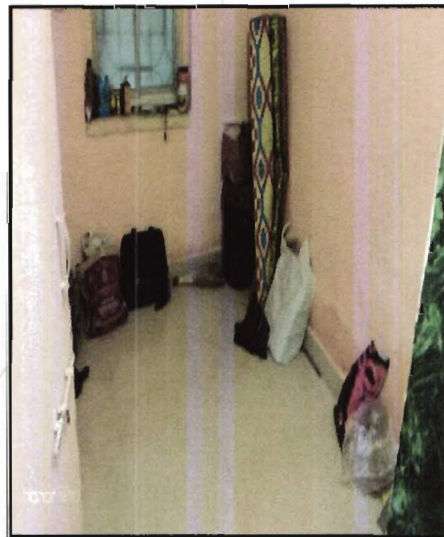
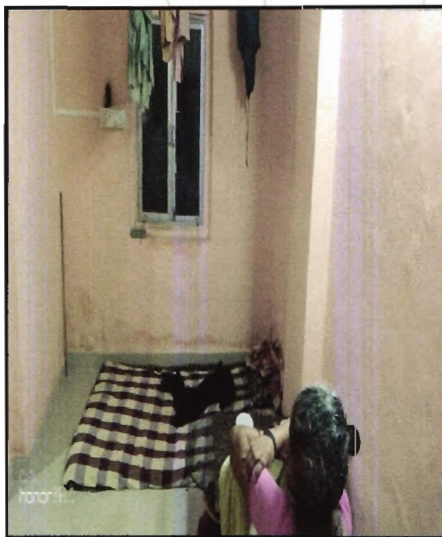
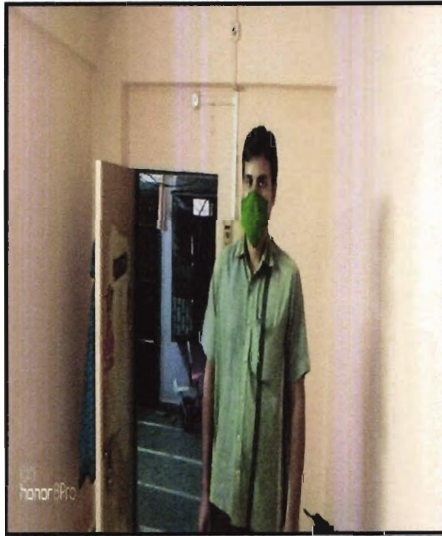
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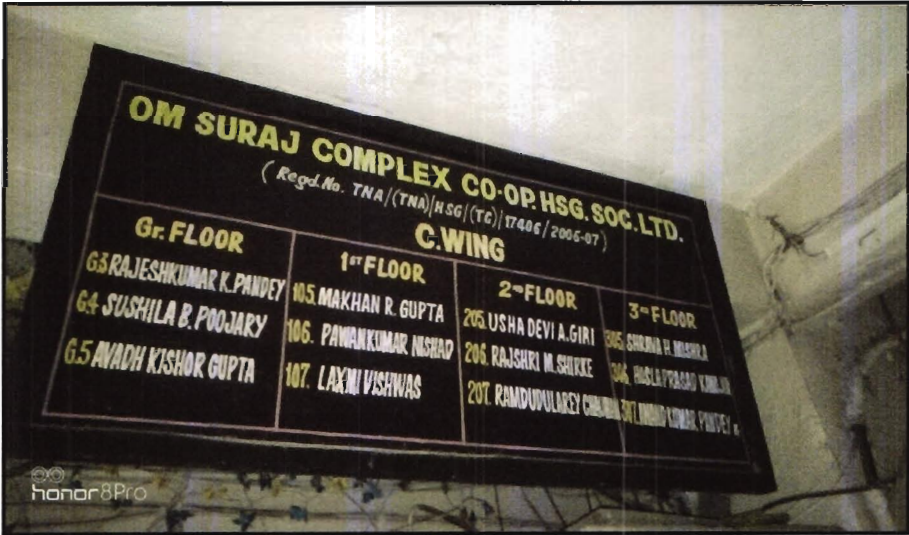


## Actual site photographs





Actual site photographs

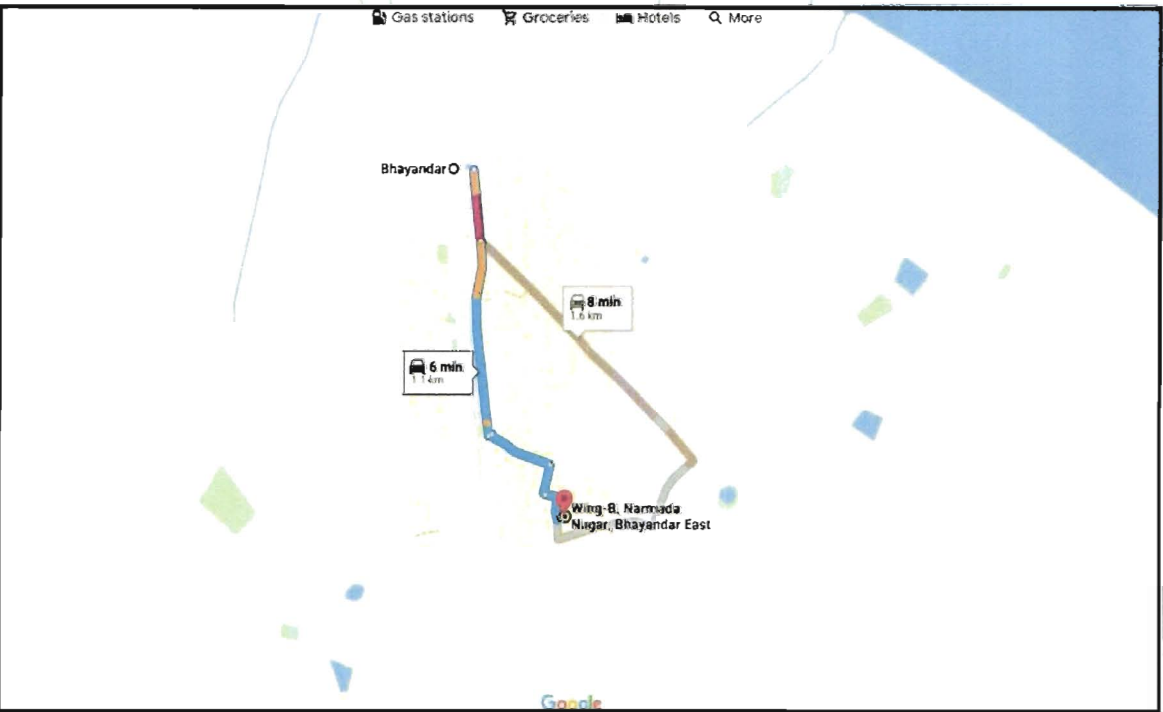
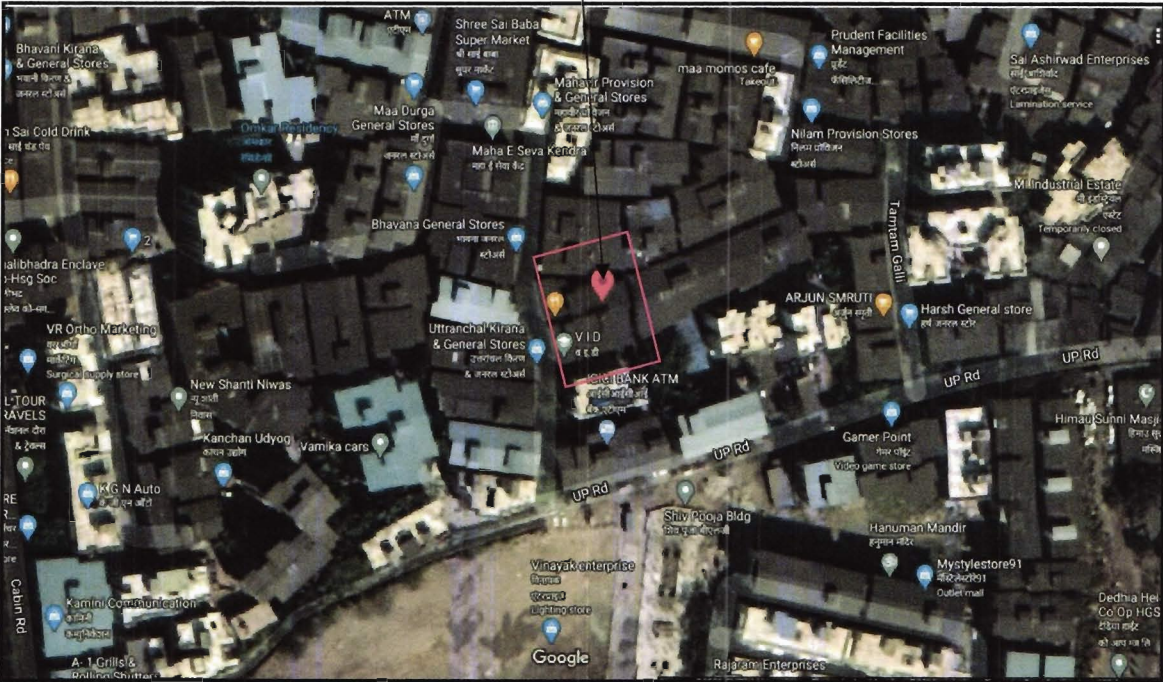


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Route Map of the property

Site u/r



Latitude Longitude -19°18'10.7"N 72°51'19.9"E

Note: The Blue line shows the route to site from nearest railway station (Bhayandar – 1.1 Km.)





## Price Indicator

**NOBROKER** My Bookings Pay Rent Post Your Property Sign Up Log Out

**1 BHK For Sale In Shree Laxmi Co Operative Housing Society, Bhayandar East** ₹ 35 Lacs ₹ 24,565/Month 430 Sq.Ft. Need Home Loan? Apply Loan

Narmada Nagar near Ultrachal Kirana and General Stores

Home / Mumbai / Bhayandar east / Bhk1 / Property Details

Photos Location

1 Bedroom  
No. of Bedroom

1 Bathroom  
No. of Bathroom

NA  
Balcony

Bike  
Parking

Dec 5, 2020  
Posted On

Immediately  
Possession

Shree Laxmi Co Oper  
Apartment

None  
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Maxus Mall D Mart Ramdev Park Big Bazaar Prime Diagnostic Center

**NOBROKER** My Bookings Pay Rent Post Your Property Sign Up Log Out

**1 RK For Sale In Narmada Nagar Bldg, Bhayandar East** ₹ 30 Lacs ₹ 21,056/Month 390 Sq.Ft. Need Home Loan? Apply Loan

Bhayandar, Rawal Nagar near Agarwal Ice cream

Home / Mumbai / Bhayandar east / Rk1 / Property Details

Photos Location

1 Bedroom  
No. of Bedroom

1 Bathroom  
No. of Bathroom

1  
Balcony

Bike  
Parking

Nov 27, 2020  
Posted On

Immediately  
Possession

Narmada Nagar Bldg  
Apartment

None  
Power Backup

Get Owner Details

Report what was not correct in this property


Listed by Broker Sold Out Wrong Info

Nearby: Maxus Mall D Mart Ramdev Park Big Bazaar Kanungo Estate





## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**वाजारमूल्य दर पत्रक**

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Valuation Rules
User Manual
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Year  
 20202021

Annual Statement of Rates

Language  
 English

Selected District ठाणे  
 Select Taluka ठाणे  
 Select Village मीने [गांव] खारी  
 Search By ☒ Survey No ☐ Location  
 Enter Survey No 101

वपविभाग	सुनी जमीन	निवासी सदनिका	खेतीस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
2/17-एल) भु- विभाग खारी गावडील नखर रोडचे उत्तर बाजूव दर्शनी भाग असलेल्या मिळकती व या रोडचे दक्षिण भागातील सर्व मिळकती सर्व्हे क्रमांक	24210	63700	73500	103100	73500	जो. मध्ये नंतर



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## Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrived by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.



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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 **15<sup>th</sup> December 2020**.

The term Fair Market Value is defined as

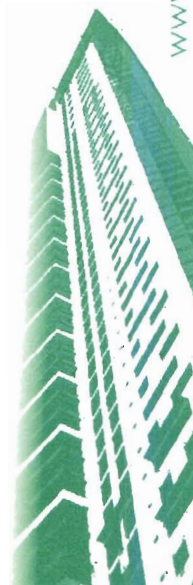
*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each 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.

### **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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.
7. **The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.**





**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 **₹ 27,00,000.00 (Rupees Twenty Seven Lakh Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.12.15 17:43:36 +05'30'

C.M.D.

Director

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



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