

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Mr. Arvind Gajanan Shendge**

Residential Flat No. 504, 5th Floor, "**Neelkanth Corner Co-op. Hsg. Soc. Ltd.**", Plot No. 2,  
Sector - 2, Village - Sanpada, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 705,  
State - Maharashtra, Country - India.

Latitude Longitude : 19°03'53.8"N 73°00'28.4"E

## Valuation Done for:

**State Bank of India**

**Regional Business Office, Sion**

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L.B.S. Marg, Kurla (West),  
Mumbai - 400070, State - Maharashtra, Country - India

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 504, 5th Floor, "Neelkanth Corner Co-op. Hsg. Soc. Ltd.", Plot No. 2, Sector - 2, Village - Sanpada, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 705, State - Maharashtra, Country - India belongs to **Mr. Arvind Gajanan Shendge**

Boundaries of the property :

North	Sanpada Railway Station Road
South	Oriental College of Pharmacy
East	Road
West	OPG Towers

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 Fair Market Value purpose at **₹ 77,51,000.00 (Rupees Seventy Seven Lac Fifty One 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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

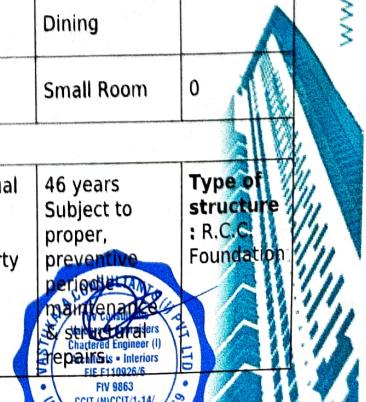
Encl.: Valuation report



Mumbai	Mumbai (South)	Delhi NCR	Nanded	Aurangabad
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**Valuation Report of Immovable Property**

Customer Details									
Name(s) of the owner(s).			Mr. Arvind Gajanan Shendge						
Application No.									
Property Details									
Address			Residential Flat No. 504, 5th Floor, "Neelkanth Corner Co-op. Hsg. Soc. Ltd.", Plot No. 2, Sector - 2, Village - Sanpada, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 705, State - Maharashtra, Country - India.						
Nearby Landmark / Google Map Independent access to the property			<b>Landmark:</b> Near Oriental College of Pharmacy <b>Latitude Longitude:</b> 19°03'53.8"N 73°00'28.4"E						
3 Document Details					Name of Approving Authority				
Layout Plan		No	Details not provided		Approval No.		Details not provided		
Building Plan		No	Details not provided		Approval No.		Details not provided		
Construction Permission		Yes	Navi Mumbai Municipal Corporation		Approval No.		NMMC / NRV / B.P. / 1482		
Legal Documents		Yes	1. Copy of Agreement For Sale (5 pages from document) dated 03.09.2001 2. Copy of Society NOC Letter dated 19.06.2017 3. Copy of Occupancy Certificate dated 14.01.2003 Document Number. NMMC / NRV / B.P. / 1482 issued by Navi Mumbai Municipal Corporation						
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Road		OPG Towers		Sanpada Railway Station Road		Oriental College of Pharmacy	
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	
No. of rooms		Living		1		Bed Room		1	
		Toilet				Bath room		1	
Car Parking									
Total no. of Floors		Part Ground + Part Stilt + 6 upper floors.		5 <sup>th</sup> Floor		Approx. Age of the property		14 year(s)	
		Floor on which the property is located				Residual age of the property		46 years Subject to proper, preventive maintenance	
						Property Type		Residential	
								Dining	
								Small Room	
								0	
								Type of structure : R.C.C Foundation	



i. Guideline Value		Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area		456.00	8,304.00	37,86,624.00
ii. Fair Market Value of the Property				
Built Up / Saleable Area		674.00 Sq. Ft.		
Prevailing market rate		₹ 11,500.00		
iii. Floor Rise Rate per Sq. Ft.		₹ 0.00		
iv. PLC Rate per Sq. Ft.		₹ 0.00		
v. Total Rate per Sq. Ft.		₹ 11,500.00		
Total Value of the property		₹ 77,51,000.00		
vi. Realizable Value of the Property		₹ 69,75,900.00		
vii. Distress / Force Sale Value		₹ 62,00,800.00		
viii. Insurable Value of the Assets		₹ 6,84,000.00		
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	<p><b>Declaration</b></p> <p>i. The property was inspected by me / our site Engineer Mr. Rajesh Ghadi (Mobile No. - 8652092666) personally on 26.07.2017</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>			

