

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner: Mr. Hriday Kumar Mishra

Flat No. 5, 1st floor, Building No. 04, "Shree Ganesh" Co. Op. Hsg. Soc. Ltd., Bhagirathi Nagar,
Village Kolivali, Kalyan (West), Taluka Kalyan, Dist. Thane

Longitude Latitude : 19°15'33.9"N 73°07'48.8"E

Valuation Done for:

State Bank of India

RACPC - Naupada Branch

1st floor, Gokhale Road,

Thane (West) – 400 602

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Nanded • Navi Mumbai • Aurangabad



Vastu/SBI/Mumbai/01/2015/008283

27/06-271-SA

Date: 27.01.2015

CERTIFICATE

This is to certify that the property bearing Flat No. 5, 1st floor, Building No. 04, "Shree Ganesh" Co. Op. Hsg. Soc. Ltd., Bhagirathi Nagar, Village Kolivali, Kalyan (West), Taluka Kalyan, Dist. Thane belongs to **Mr. Hriday Kumar Mishra**.

Boundaries of the property.

North	:	Internal Road
South	:	Main Road
East	:	Shree Vighnaharta CHS Building No. 5
West	:	Shree Siddhivinayak CHS Building No. 3

TM

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 this particular purpose at ₹ 31,60,000/- (Rupees Thirty One Lac & Sixty 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 valuation 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.

Aurangabad**Nanded****Pune**

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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

- 1 Date of Inspection : **26th January 2015**
- Purpose of valuation : As per the request from State Bank of India, RACPC – Naupada Branch to assess fair market value of the property for Housing Loan Purpose.
- 2 Name and address of the Valuer. : **S. B. Chalikwar**
- : **Vastukala Consultants (I) Pvt. Ltd.**
- : Office No. 002, Ground Floor, Yashshree, Bandra Kurla Complex, Opp. Income Tax Office, Bandra (East), Mumbai - 400 051
- 3 List Of Documents Handed Over To The Valuer By The Bank
- a. : Copy of Agreement for sale (4 page from agreement) dated 26.12.2014
- 4 Details of enquiries made/ visited to govt. Offices for arriving fair market value.
- a. : Market analysis and as per sub-registrar value.
- 5 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.
- 6 ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY: No.
- 7 Present/Expected Income from the property : ₹ 6,000/- expected rental income per month
- 8 **Property Details :**
- Name(s) and Postal address of the owner(s). : **Mr. Hriday Kumar Mishra**
- : Flat No. 5, 1st floor, Building No. 04, “**Shree Ganesh**” Co. Op. Hsg. Soc. Ltd., Bhagirathi Nagar, Village Kolivali, Kalyan (West), Taluka Kalyan, Dist. Thane.
- If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided. : Sole Ownership



Brief description of the property.	:	Residential flat
	:	The property is a residential flat located on 1 st floor. The composition of flat is 1 Bedroom + Hall + Kitchen + Bath + W. C. The property is at 10 - 15 minutes travelling distance from Kalyan Railway Station.
Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Survey No. 39, Hissa No. 2 & 3 of Village Kolivali, Taluka Kalyan, Dist. – Thane.
Boundaries of the property.	:	TM
North	:	Internal Road
South	:	Main Road
East	:	Shree Vighnaharta CHS Building No. 5
West	:	Shree Siddhivinayak CHS Building No. 3
Route map	:	Enclosed
Any specific identification marks	:	Near D. B. Chowk
Whether covered under Corporation/ Panchayat/ Municipality.	:	Information not available
Whether covered under any land ceiling of State/ Central Government.	:	No
Is the land freehold/ leasehold.	:	Information not available
Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	:	Information not available
Type of the property	:	Residential
Year of acquisition/ purchase.	:	26.12.2014
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.	:	Vacant
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. : No
(Floods, calamities etc.).
- Proximity of civic amenities. : All available near by
(like school, hospital, bus stop, market etc.).
- Level of the Land (Plain, rocks etc.) : Plain
- Terrain of the Land. : Levelled
- Shape of the land (Square/ rectangle etc.). : Rectangular
- Type of use to which it can be put (for construction of house, factory etc.). : For Residential purpose
- Any usage restrictions on the property. : As per agreement
- Whether the plot is under town planning approved layout? : Information not available
- Whether the building is intermittent or corner? : Intermittent
- Whether any road facility is available? : Yes
- Type of road available (B.T./ Cement Road etc.). : B.T. Road
- Front Width of the Road? : 12.00 M. wide road
- Source of water & water potentiality. : Municipal Water supply
- Type of Sewerage System. : Connected to Municipal sewer
- Availability of power supply. : Yes
- Advantages of the site. : Located in developed area
- Disadvantages of the site. : No.
- 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



9. Valuation of the property :

Part-I: (Valuation of Flat) :

1) Total area of the flat	:	Carpet area = 439.00 Sq. Ft. (Area as per actual site measurement)
	:	Built up area = 527.00 Sq. Ft. (Carpet area + 20%)
	:	Saleable area = 632.00 Sq. Ft. (Built up area + 20%)
2) Prevailing market rate.	:	₹ 5,000/- per Sq. Ft.
3) Guideline rate obtained from the Stamp Duty Ready Reckoner (2014)	:	₹ 42,700.00 per Sq. M. i.e. ₹ 3,966.92 per Sq. Ft.
4) Value of the property	:	₹ 31,60,000/-
5) The realizable value of the property	:	₹ 28,44,000/-
6) Distress value of the property	:	₹ 25,28,000/-
7) Insurable value of the property	:	₹ 7,90,500/-

a. Technical details of the building :

Type of building (Residential/ Commercial/ Industrial).	:	Residential
Year of construction.	:	2008
Future life of the property.	:	53 years Subject to proper, preventive periodic maintenance & structural repairs.
No. of floors and height of each floor including basement.	:	Ground + 4 upper floors. 1 st floor is having 4 flats.
Type of construction.		
(Load bearing/ R.C.C./ Steel framed).	:	R.C.C. Framed Structure
Condition of the building.		
External (excellent/ good/ normal/ poor).	:	Good
Internal (excellent/ good/ normal/ poor).	:	Good
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.	:	The approved building plans were not provided and not verified



b. Specifications of Construction :		
Sr.	Description	First Floor
a	Foundation.	: R.C.C. Footing
b	Basement.	: No
c	Superstructure.	: R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thk. B.B. Masonry for internal walls.
d	Joinery/ Doors & Windows.	: T.W. door frames with solid flush doors with safety door, Powder coated aluminum sliding windows with M. S. Grills
e	RCC work.	: Footing, Column, Beam, Slab
f	Plastering.	: Cement plastering + POP finish internally, sand faced plaster externally
g	Flooring, Skirting.	: All rooms are finished with Vitrified tiles flooring. W.C. & Bath are finished with Ceramic tiles flooring & full height glazed tiles dado.
h	Kitchen Platform	: Granite L Shape kitchen platform
i	Whether any weather proof course is provided.	: Yes
j	Drainage.	: By Municipal Drainage
k	Compound wall (Height, length and type of construction).	: 5'.0" High, R.C.C. columns with B. B. Masonry walls
l	Electric installation (Type of wire, Class of fittings)	: Concealed, class-two type wiring
m	Plumbing installation (No. of water closets & wash basins etc.)	: W.C. & Bath with concealed plumbing and wash basin
n	Bore well.	: Information not available
o	Wardrobes, if any.	: No
p	Development of open area	: Chequered tiles in open spaces, open parking etc.



Part-IV: Valuation of proposed construction/ additions/ renovation if any :**SUMMARY OF VALUATION :**

Part I Land	₹	0.00
Part II Building	₹	31,60,000.00
Part III Other amenities/ Miscellaneous	₹	0.00
Part IV Proposed construction	₹	0.00
TOTAL.	₹	31,60,000.00

Calculation:

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1.00 Construction

1.01 Area of flat = 527.00 Sq. Ft. (Built up Area)

1.02 Rate per Sq. Ft. = 1,500/-

1.03 Cost of Construction = (1.01x1.02) ₹ 7,90,500.00

2.00 Value of property

2.01 Area of flat = 632.00 Sq. Ft. (Saleable area)

2.02 Rate per Sq. Ft. = 5,000/-

2.03 Value of flat = (2.01x2.02) ₹ 31,60,000.00

3.00 The value of the property. ₹ 31,60,000.00

I certify that,

The property is inspected by our Site Engineer Mr. Nikhil Sonawane personally. Dilip Laxman Sonar (Seller – Mobile No. 9975087516) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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There is no direct/ indirect interest in the property valued.

The fair value of the property as on today is ₹ 31,60,000/- (Rupees Thirty One Lac & Sixty Thousand Only).

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

Date: 27.01.2015
Place: Mumbai

Vastukala Consultants (I) Pvt. Ltd.

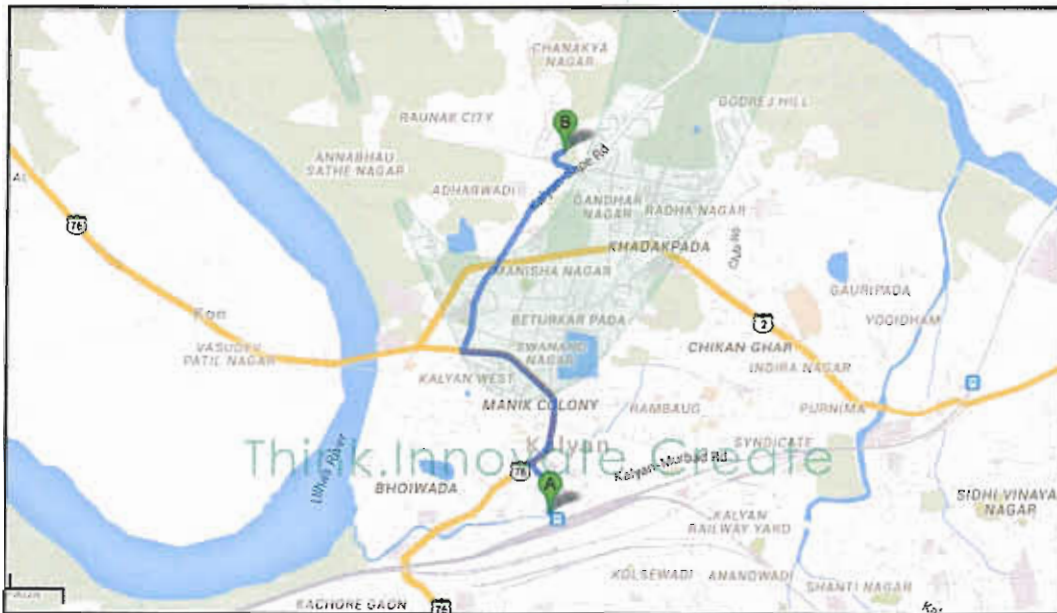
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Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude : 19°15'33.9"N 73°07'48.8"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 3.6 Km.)



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th January 2015**.

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 knowledgeably and for self-interest assuming that neither is under undue duress”.

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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.

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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 neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 31,60,000/- (Rupees Thirty One Lac & Sixty 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.

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