

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Gautam Hinger**

Residential Flat No. 904, 9th Floor, Building No. D - 67, "**Bajaj Enchante**", Azad Nagar, Veera Desai Road, Andheri (West), Mumbai, PIN Code - 400053, State - Maharashtra, Country - India.

Latitude Longitude : 19°07'45.9"N 72°50'14.5"E

Valuation Done for:

Punjab National Bank
Udaipur Chetak Circle Branch
Udaipur Chetak Circle, Udaipur, Rajasthan-313001

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Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded



Vastu/Mumbai/06/2018/012293/27868

15/10-107-SH

Date: 15.06.2018

VALUATION OPINION REPORT

The property bearing Residential Flat No. 904, 9th Floor, Building No. D - 67, "**Bajaj Enchante**", Azad Nagar, Veera Desai Road, Andheri (West), Mumbai, PIN Code - 400053, State - Maharashtra, Country - India. belongs to **Mr. Gautam Hinger**

Boundaries of the property :

North	Mittal Skylark Building
South	Internal Road
East	MHADA Building & Veera Desai Road
West	Internal Road & Empire 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 MSME Loan purpose at **₹ 1,51,05,000.00 (Rupees One Crore Fifty One Lac Five 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

Encl.: Valuation report

Mumbai

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Valuation Report of Immovable Property

1 Customer Details									
Name(s) of the owner(s).		Mr. Gautam Hinger				Application No.			
Case Type									
2 Asset Details									
Address		Residential Flat No. 904, 9th Floor, Building No. D - 67, " Bajaj Enchante ", Azad Nagar, Veera Desai Road, Andheri (West), Mumbai, PIN Code - 400058, State - Maharashtra, Country - India.							
Nearby Landmark		Landmark: Near Shahaji Raje Sports Complex Latitude Longitude: 19°07'45.9"N 72°50'14.5"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	Municipal Corporation of Greater Mumbai		Approval No.		CHE / WS / 0896 / K / 337 (NEW)		
Legal Documents		Yes	1. Copy of Agreement For Sale dated 02.02.2018 2. Copy of Commencement Certificate dated 02.05.2016 Document Number. CHE / WS / 0896 / K / 337 (NEW) issued by Municipal Corporation of Greater Mumbai.						
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		MHADA Building & Veera Desai Road		Internal Road & Empire Building		Mittal Skylark Building		Internal Road	
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	Type of Property	
								Residential	
No. of rooms		Living	1	Bed Room	1	Kitchen	1	Dining	
		Toilet	2	Bath room		WC		Small Room	0
Car Parking									



	Total no. of Floors	1 Basement + Stilt + 17 upper floors.	Floor on which the property is located	9 th Floor	Approx. Age of the property	New Construction	Residual age of the property	60 years Subject to proper, preventive periodic maintenance & structural repairs.	Type of structure : R.C.C. Foundation
5	Occupancy Details - Owner Occupied								
	Tenant Name(s)	N.A.							
	Status of Tenure	N.A.	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.			
	Present / Expected rental income per month				₹ 28000.00				
6	Stage of Construction								
	Stage of construction				Completed				
	If under construction, extent of completion				N.A.				
7	Violations if any observed								
	Nature and extent of violations				Approved Building plans were not provided and not verified.				
8	Area Details of the Property								
	Carpet Area in Sq. Ft.	RERA Carpet Area = 482.00 (Area as per Agreement for sale) Carpet Area = 452.00 (Area as per actual site measurement)			Plinth area / Built up area in Sq. Ft. (Area as per agreement)		530.00		
	Note:	As per agreement, the carpet area of the property is 482.00 Sq. Ft. & Built up area 530.00 Sq. Ft. (10% loading on carpet area as per RERA Norms). Hence to give proper weightage to the value of the property, Higher rate i.e. ₹ 28,500.00 per Sq. Ft. is considered.							
9	Valuation								
	Built Up Area				530.00 Sq. Ft.				
	Prevailing market rate				₹ 28,500.00				
	Floor Rise Rate per Sq. Ft.				₹ 0.00				
	PLC Rate per Sq. Ft.				₹ 0.00				
	Total Rate per Sq. Ft.				₹ 28,500.00				
	Value of the property				₹ 1,51,05,000.00				
	Realizable Value of the Property				₹ 1,35,94,500.00				
	Distress / Force Sale Value				₹ 1,20,84,000.00				
	Insurable Value of the Assets				₹ 15,90,000.00				
	Govt. Approved Rate/ Ready Reckoner Rate Per Sq. Mt.(New Property)				₹ 2,06,745.00 per Sq. M. i.e. ₹ 19,207.00 per Sq. Ft.				



10	Assumptions /Remarks	Attached	
11	Declaration	i. The property was inspected by me / my authorized representative personally on 14.06.2018	
		ii. The undersigned does not have any direct / indirect interest in the above property.	
		iii. The information furnished here in is true and correct to the best of our knowledge.	
12	Name, address & signature of Valuer	Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	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 of valuation: 15.06.2018
13	List of Documents enclosed	1. Valuation Report 2. Location cum Route Map from Nearest Railway Station 3. Satellite Location Map 4. Price Indicators	
14	List of Photographs enclosed	Internal & External Photographs of the property	

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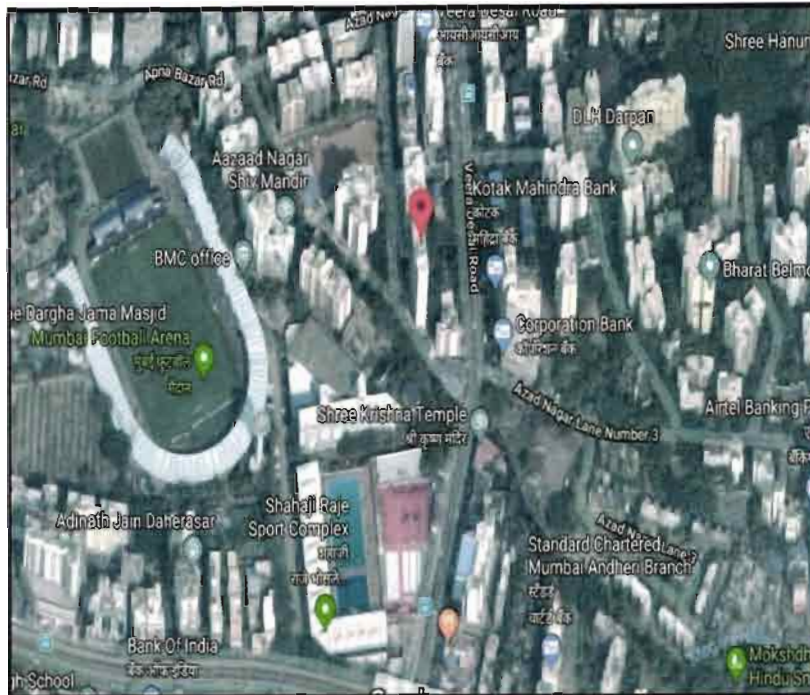


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)

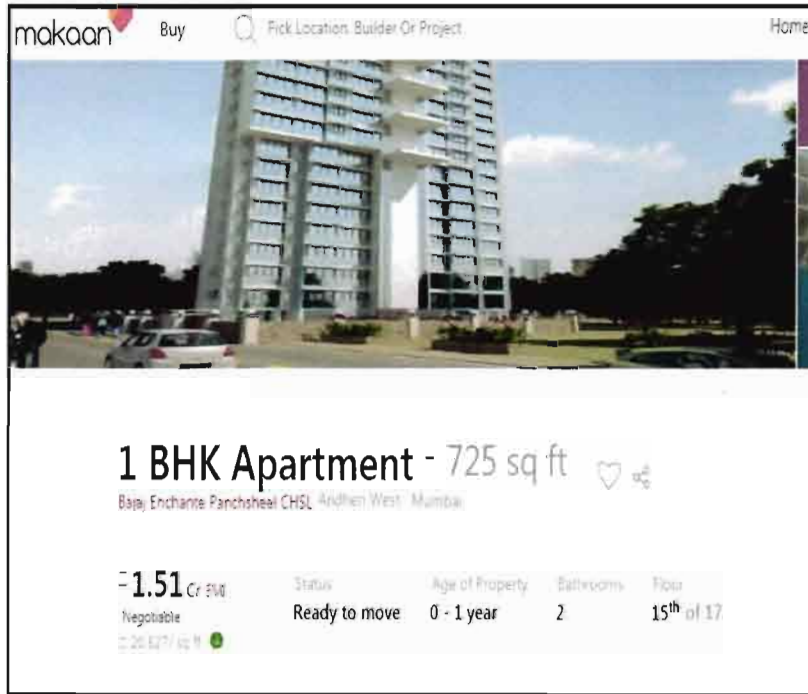


Latitude Longitude - 19°07'45.9"N 72°50'14.5"E

Note:: The Blue line shows the route to site from nearest railway station (Azad Nagar Metro Station 350 M.)



Price Indicator



The screenshot shows a real estate listing on the 'makaan' platform. At the top, there is a navigation bar with 'Buy', a search icon, and the text 'Pick Location, Builder Or Project'. Below this is a large image of a modern high-rise apartment building. The listing title is '1 BHK Apartment - 725 sq ft' with a heart icon and a share icon. Below the title, the location is listed as 'Bajaj Enchanté Panchsheel CHSL, Andheri West, Mumbai'. A price tag shows '₹ 1.51 Cr' with 'Negotiable' written below it. To the right of the price, there is a table of property details:

Status	Age of Property	Bathrooms	Floor
Ready to move	0 - 1 year	2	15 th of 17



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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 **MSME Loan** purpose as on dated **15th June 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 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.

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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company



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 **₹ 1,51,05,000.00 (Rupees One Crore Fifty One Lac Five 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. 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

