

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Rutuja Keshav Chavan & Keshav Laxman Chavan**

Residential Flat No. 7, Ground Floor, "**Rakesh Heights**"<sup>®</sup>, Taluka - Kalyan , District - Thane, PIN Code - 421 201, State - Maharashtra, Country - India

Latitude Longitude : 19°12'39.1"N 73°04'56.5"E

## Valuation Done for:

**State Bank of India  
RACPC Ghatkopar (West)**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.

Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**

**Mumbai · Delhi NCR · Aurangabad · Nanded**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Vastu/Mumbai/10/2019/015913/31349

24/01-225-VSA

Date: 24.10.2019

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 7, Ground Floor, "**Rakesh Heights**", Village - Ayare, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country - India belongs to **Rutuja Keshav Chavan & Keshav Laxman Chavan**

Boundaries of the property :

North	Rajganga Building and internal road
South	Jai Radha Krishna CHSL
East	Om Sai CHSL
West	Internal road and Sai Baba Palace

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 Housing Loan purpose at ₹ **22,40,000.00 (Rupees Twenty Two Lakh Forty 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.**

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: 2019.10.24 15:03:23 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl.: Valuation report

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti 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

Mobife : +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 of Immovable Property**

1 Customer Details									
Name(s) of the owner(s).		Rutuja Keshav Chavan & Keshav Laxman Chavan							
Application No.									
2 Property Details									
Address		Residential Flat No. 7, Ground Floor, "Rakesh Heights", Village - Ayare, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country - India							
Nearby Landmark / Google Map Independent access to the property		<b>Landmark:</b> Rajganga Building <b>Latitude Longitude:</b> 19°12'39.1"N 73°04'56.5"E							
3 Document Details					Name of Approving Authority				
Layout Plan		N.A.	-		Approval No.		-		
Building Plan		No	Details not provided		Approval No.		Details not provided		
Construction Permission		No	Details not provided		Approval No.		Details not provided		
Legal Documents		Yes	1. Copy of Agreement For Sale dated 01.10.2019						
4 Physical Details									
Adjoining Properties		East		West		North		South	
As on site		Om Sai CHSL		Internal road and Sai Baba Palace		Rajganga Building and internal road		Jai Radha Krishna CHSL	
As per document		Details not provided		Details not provided		Details not provided		Details not provided	
Matching of Boundaries	-	Plot Demarcated	No	Approved land use	Residential purpose	Property Type	Residential		
No. of rooms	Living	1	Bed Room	0	Kitchen	1	Dining	0	
	Toilet	1	Bath room	1	WC	0	Small Room	0	
Car Parking									
Total no. of Floors	Ground + 6 upper floors.	Floor on which the property is located	Ground Floor	Approx. Age of the property	1 year(s)	Residual age of the property	59 years	Subject to proper, preventive periodic maintenance & structural repairs.	Type of structure : R.C.C. framed
5 Occupancy Details - Vacant									
Tenant Name(s)		N.A.							
Status of Tenure		N.A.	No. of years of Occupancy		N.A.	Relationship of tenant with owner		N.A.	



	<b>Expected Income from the property</b>	₹ 5,600.00 Expected Income from the property per month		
6	<b>Stage of Construction</b>			
	Stage of construction		Completed	
	<b>If under construction, extent of completion</b>		<b>N.A.</b>	
7	<b>Violations if any observed</b>			
	Nature and extent of violations		Approved Building plans were not provided and not verified.	
8	<b>Area Details of the Property</b>			
	<b>Carpet Area in Sq. Ft.</b>	Carpet Area in Sq.Ft. = 233.00 (Area as per actual site measurement)	<b>Plinth area / Built up area in Sq. Ft. (Area as per agreement)</b>	320.00
	Remarks:			
9	<b>Valuation</b>			
	i. Mention the value as per Government Approved Rates also			
	Guideline rate obtained from the Stamp Duty Ready Reckoner		₹ 63,400.00 per Sq. M. i.e. ₹ 5,890.00 per Sq. Ft.	
	ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.			
	Indicator			
	Property : 1 RK at Dombivli (East) Source : makaan.com Carpet Area : 280.00 Sq. Ft. Expected Price : 25,38,000.00 Expected Rate /Sq. Ft : 9064 .00 per Sq. Ft. on Carpet area i.e. 7554.00 per Sq. Ft. on Built up area		Property : 1 RK at Dombivli (East) Source : makaan.com Carpet Area : 217.00 Sq. Ft. Expected Price : 19,87,000.00 Expected Rate /Sq . Ft : 9157.00 per Sq . Ft. on Carpet area i.e. 7631.00 per Sq. Ft. on Built up area	
	Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 7,000.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).			
	<b>Summary of Valuation</b>			
	<b>i. Guideline Value</b>			
		Area in Sq. Ft.	Rate in ₹	Value in ₹
	Built up area	320.00	5,890.00	18,84,800.00
	<b>ii. Fair Market Value of the Property</b>			
	Built Up / Saleable Area	320.00 Sq. Ft.		
	Prevailing market rate	₹ 7,000.00		
	iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		



	iv. PLC Rate per Sq. Ft.	₹ 0.00
	v. Total Rate per Sq. Ft.	₹ 7,000.00
	Total Value of the property	₹ 22,40,000.00
	vi. Realizable Value of the Property	₹ 20,16,000.00
	vii. Distress / Force Sale Value	₹ 17,92,000.00
	viii. Insurable Value of the Assets	₹ 7,04,000.00
<b>10</b>	<b>Assumptions /Remarks</b>	
	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.
<b>11</b>	<p><b>Declaration</b></p> <p>i. The property was inspected by me / my authorised representative personally on 23.10.2019</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>	
<b>12</b>	<p><b>Name, address &amp; signature of Valuer</b></p> <p><b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093</p> 	<p><b>For VASTUKALA CONSULTANTS (I) PVT. LTD.</b></p> <p>Sharadkumar B. Chalikwar</p> <p>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: 2019.10.24 15:03:41 +05'30'</p> <p>C.M.D. Director</p> <p><b>Sharadkumar B. Chalikwar</b> Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME/TCC/2017-18/942/178</p> <p>Date of valuation: 24.10.2019</p>

13	<b>Enclosures Documents &amp; Photographs</b>	<ol style="list-style-type: none"><li>1. Valuation Report</li><li>2. Satellite Location Map</li><li>3. Location cum Route Map from Nearest Railway Station</li><li>4. Photographs of the property</li></ol>
----	---	---

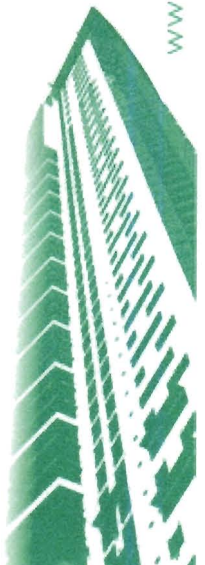
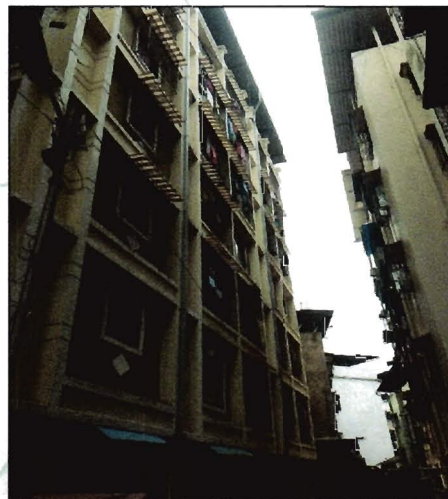


Think.Innovate.Create



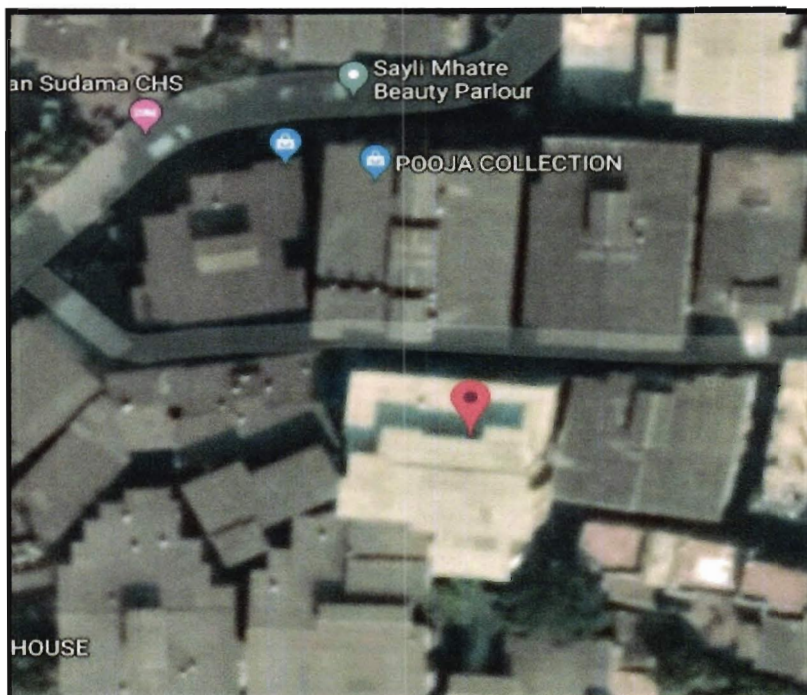


### Actual Site Photographs



### Route Map of the property

(Note: 📍 shows location)



**Latitude Longitude - 19°12'39.1"N 73°04'56.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dombivli 1 km.)





## Price Indicator

### 1 RK Studio Apartment - 310 sq ft

Dombivali East, Mumbai

<p style="font-size: 1.2em; margin: 0;">₹19.87 <small>L EMI</small></p> <p style="margin: 0;">Negotiable</p> <p style="margin: 0;">₹6.411/ sq ft </p>	<p style="font-size: 0.9em; margin: 0;">Carpet area</p> <p style="margin: 0;">217 sq ft</p>	<p style="font-size: 0.9em; margin: 0;">Status</p> <p style="margin: 0;">Under Construction</p>	<p style="font-size: 0.9em; margin: 0;">Floor</p> <p style="margin: 0;">1<sup>st</sup> of 6</p>	<p style="font-size: 0.9em; margin: 0;">Bathrooms</p> <p style="margin: 0;">1</p>
---	---	---	---	---

OVERVIEW
AMENITIES
HOME LOAN
NEIGHBOURHOOD
SIMILAR

### Description

A spacious 1 rk multistorey apartment is available for sale in Dombivali East,...

Home > Property In Mumbai > Property In Dombivali East

### 1 RK Studio Apartment - 395 sq ft

Dombivali East, Mumbai

<p style="font-size: 1.2em; margin: 0;">₹25.38 <small>L EMI</small></p> <p style="margin: 0;">Negotiable</p> <p style="margin: 0;">₹6.425/ sq ft </p>	<p style="font-size: 0.9em; margin: 0;">Carpet area</p> <p style="margin: 0;">280 sq ft</p>	<p style="font-size: 0.9em; margin: 0;">Status</p> <p style="margin: 0;">Under Construction</p>	<p style="font-size: 0.9em; margin: 0;">Floor</p> <p style="margin: 0;">1<sup>st</sup> of 5</p>	<p style="font-size: 0.9em; margin: 0;">Bathrooms</p> <p style="margin: 0;">1</p>
---	---	---	---	---

OVERVIEW
AMENITIES
HOME LOAN
NEIGHBOURHOOD
SIMILAR



### **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 **24<sup>th</sup> October 2019**.

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.

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: 2019.10.24 15:03:55 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



### **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 **₹ 22,40,000.00 (Rupees Twenty Two Lakh Forty Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2019.10.24 15:04:06 +05'30'

C.M.D.

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

