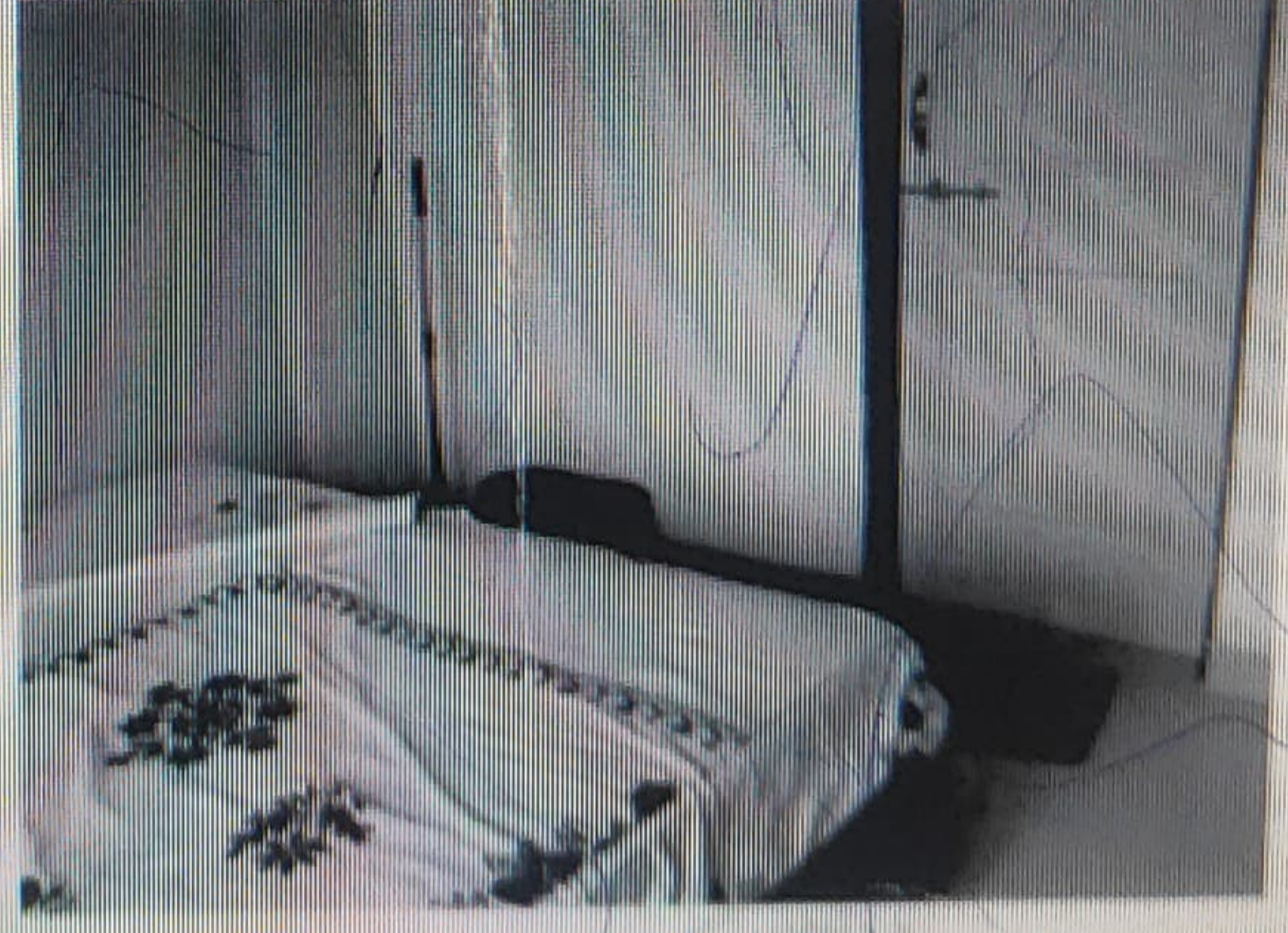
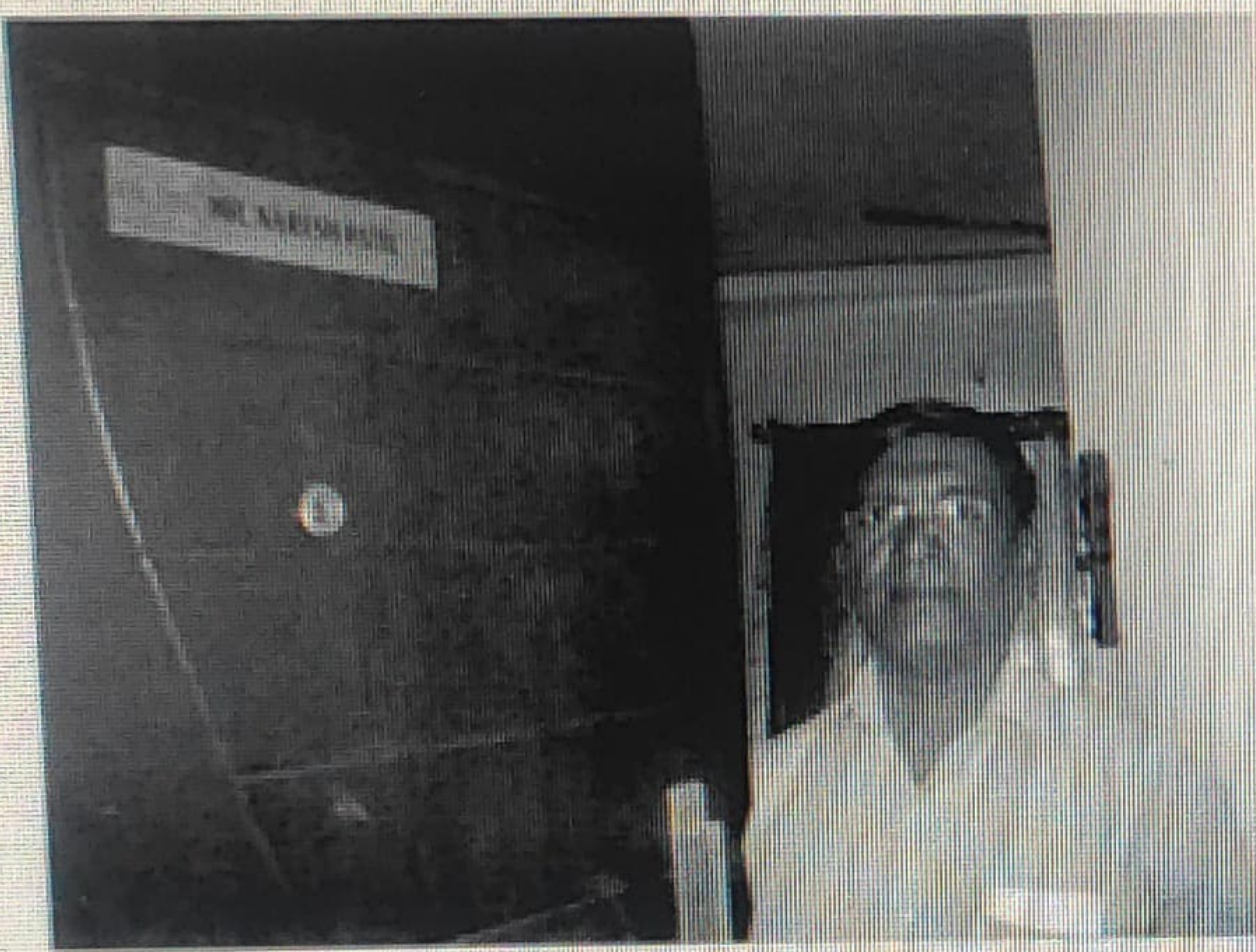
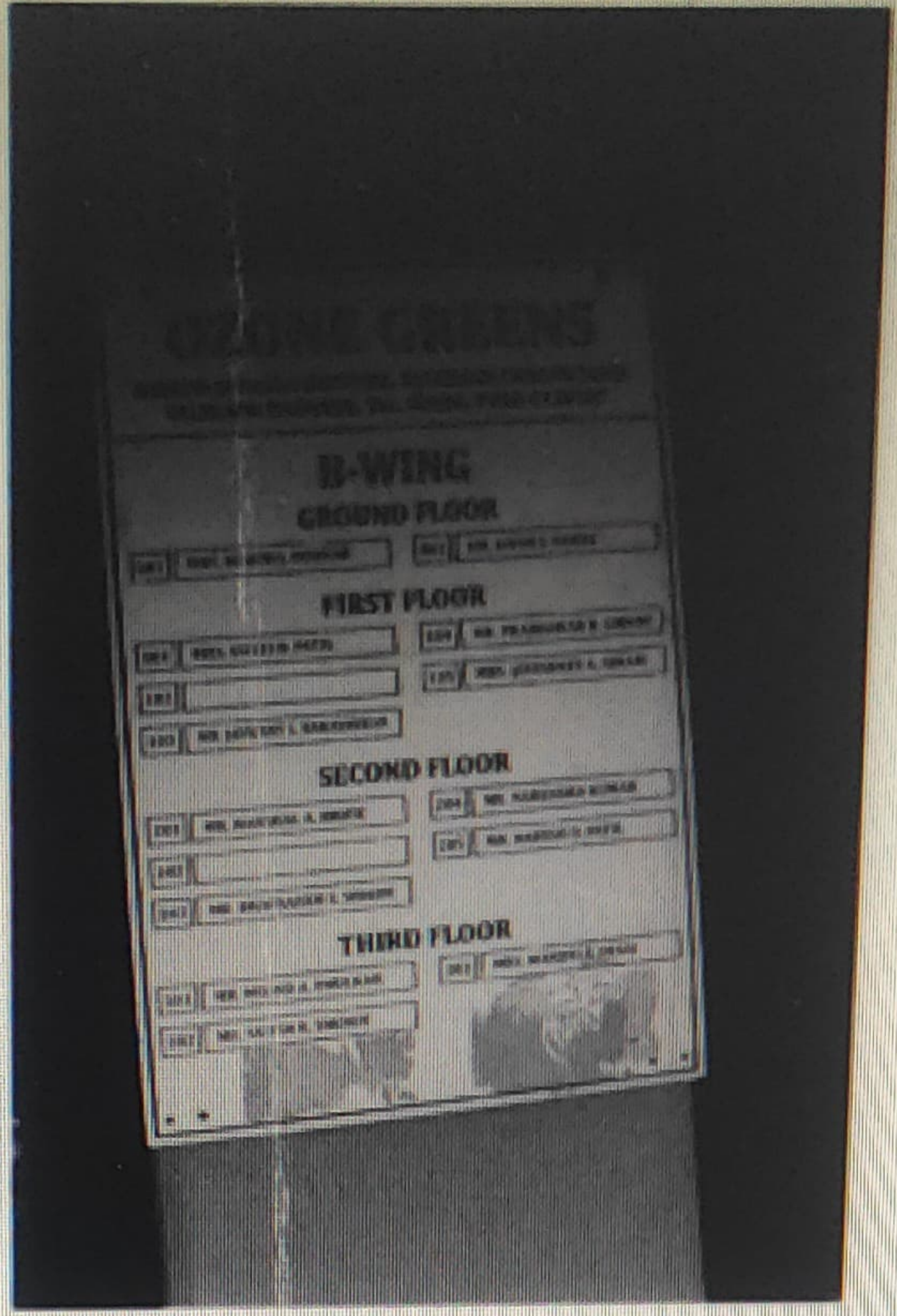


Mr. & Mrs. Naresh Dharmaji Patil – Flat No. B-205



DELL

REQUISITION OF PROPERTY VALUATION REPORT FOR NPA ACCOUNTS OF NARESH DHARMAJI PATIL & BHAVANA NARESH PATIL Public

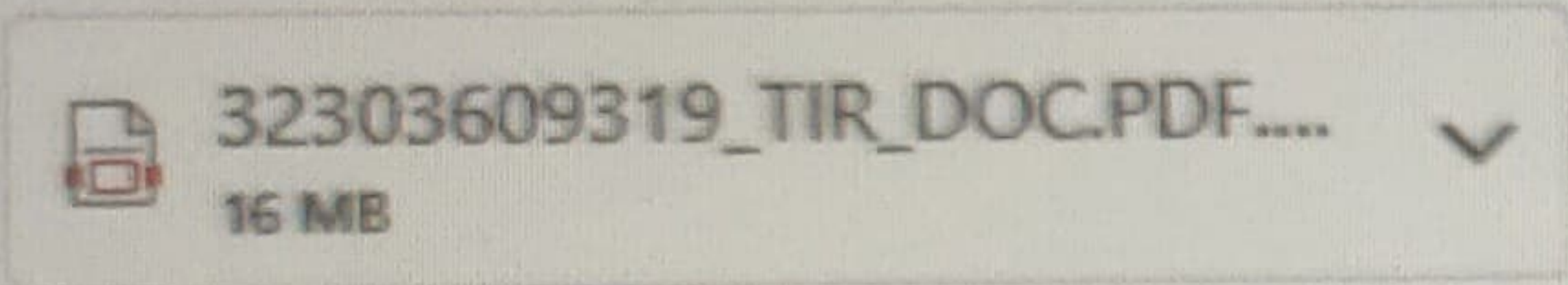


RACPC PEN

To: Vastukala Mumbai <mumbai@vastukala.co.in>

Wed 8/14/2024 11:35 AM

Cc: manoj@vastukala.co.in; SBI SARB THANE(11697)

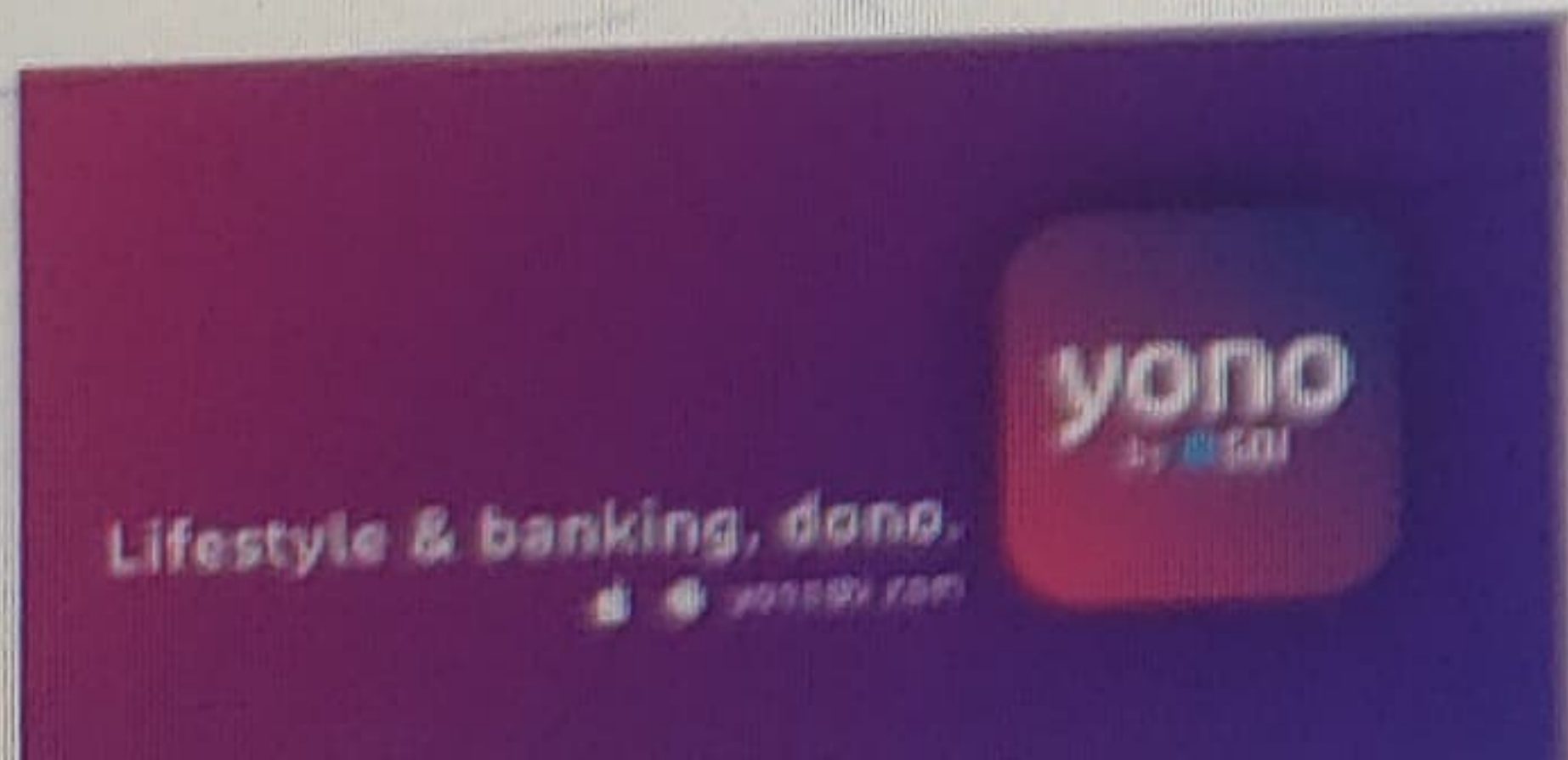


K/A Manoj Sir,

As discussed with you, please refer the pages from 54 to 59 of the attachment as previous valuation report. If you don't get access to the flat internally, then go for the requisite report on external visit basis as the specifications of the flat are already mentioned in the previous report.

And, we give our explicit consent for immediate disbursal of professional fees as mentioned in your trail mail as soon as we get the report.

Warm Regards,
Chief Manager,
Mini RACPC PEN (64071),
STATE BANK OF INDIA
भारतीय स्टेट बैंक



	Total No of floors (G.F. + F. F)	Park + 4 upper floors	Floor on which the property is located	2 nd floor	Approx age of the property	3 years	Residual age of the property	67 years	Type of structure RCC framed building
5	Tenure / Occupancy Details : Owner occupied								
	Status of tenure	Owned rented		No of years of Occupancy	Relationship of tenant or owner		Staff and others		
6	Stage of Construction : Construction completed								
	Stage of Construction			Completed			If under construction ,extent of completion		
7	Violations if any observed – No								
	Nature and extent of violations				No.				
8	Area Details of the property -								
	Site Area	3812.9 Sq.m.	Plinth area	78.90 Sq.m.	Carpet area	65.75 Sq. m.	Saleable area	85.48 Sq. m.	Remark --

Boundaries of the plot :

Plot area 1864.20 Sq. m.	Plot area 1948.70 Sq. m.
East : Property of Mr. Kate & Mr. Ghule	CTS No. 2988 & 2989
West : CTS No. 2891/27, 2891/28 & road	CTS No. 2976
South : S. No. 698	CTS No. 2812, 2882, 2911
North : CTS No. 2977, 2978 & 2964	CTS No. 2971

9. Valuation :

Annexure – I

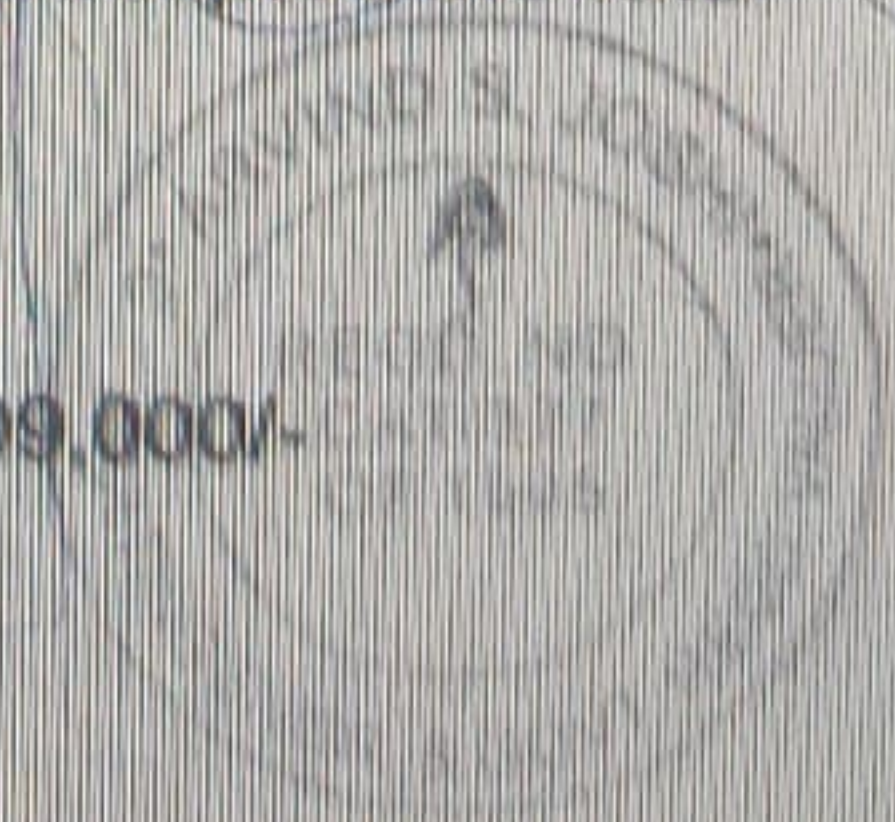
SDRR rate for flat is Rs. 28,270/ Sq.m. (8.4 of Talegaon Nagar Parishad)

Brief specification :

This is RCC framed structure, PMC door frame and flush type of shutter. Ceramic tile flooring and concealed wiring, aluminium powder coated sliding windows with netlon & M.S. safety grills is fitted. Granite top kitchen otta with built in SS sink & colour glazed tiles dadoo above it. All the internal doors are with granite door frames. In both the toilets antiskid tile flooring, colour glazed tiles skirting. European commode and wash hand basin is fitted inside.

Considering the location and specification used in the construction we have adopted the rate for the value as Rs. 45,730 / Sq. m.

The replacement volume of flat no. 205 = 85.48 Sq.m. x Rs. 45,730/- = 39,09,000/-



A.S. JOSHI & ASSOCIATES

CONSULTING ENGINEERS AND ARCHITECTS
 FLAT NO.5, ANUBHANDH APTS.
 43/18, NEELKAMAL SOC., KARVENAGAR
 PUNE 52, Tel No. 25412532, 9422319253

Arvind S. Joshi
 B.E. (CIVIL) M.E. (STRUCTURAL) MIE (I) CE.FIV.
 CONSULTING ENGINEER & GOVT. REGD. VALUER

ANNEXURE-I**FORMAT OF VALUATION REPORT**

Date of Inspection : 13.9.2016

Date of Report : 17.9.2016

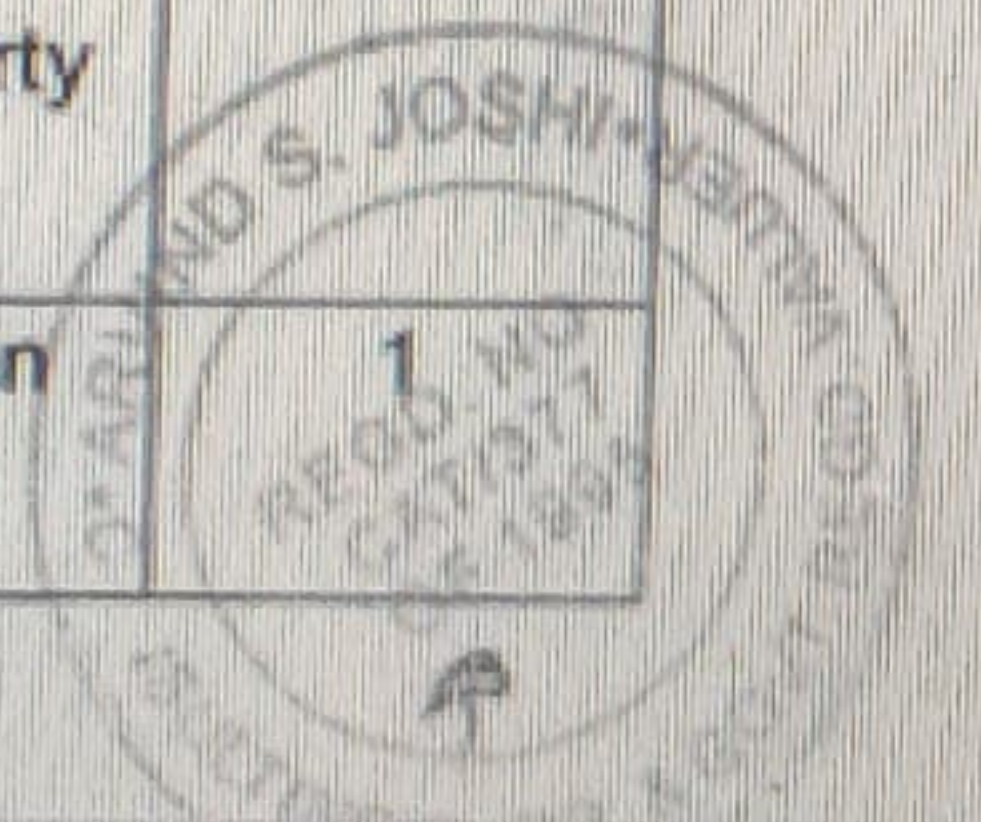
(to be used for all properties of value upto Rs. 5 crores)

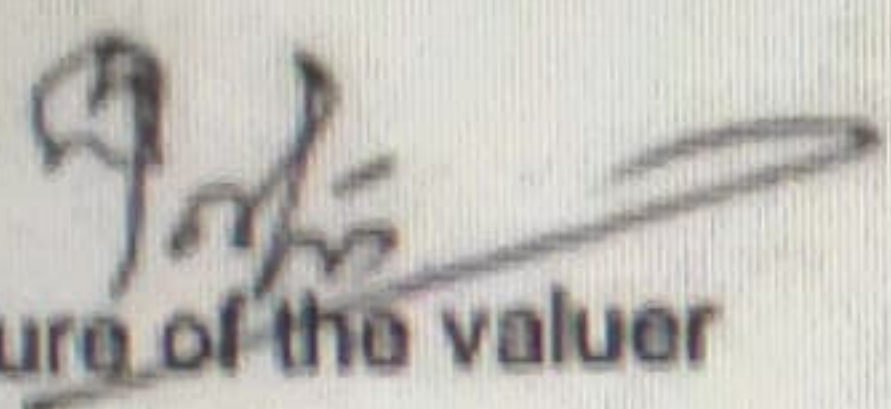
Name & Address of Branch : SBI, Thal Branch Tal. Alibag Dist. Raigad

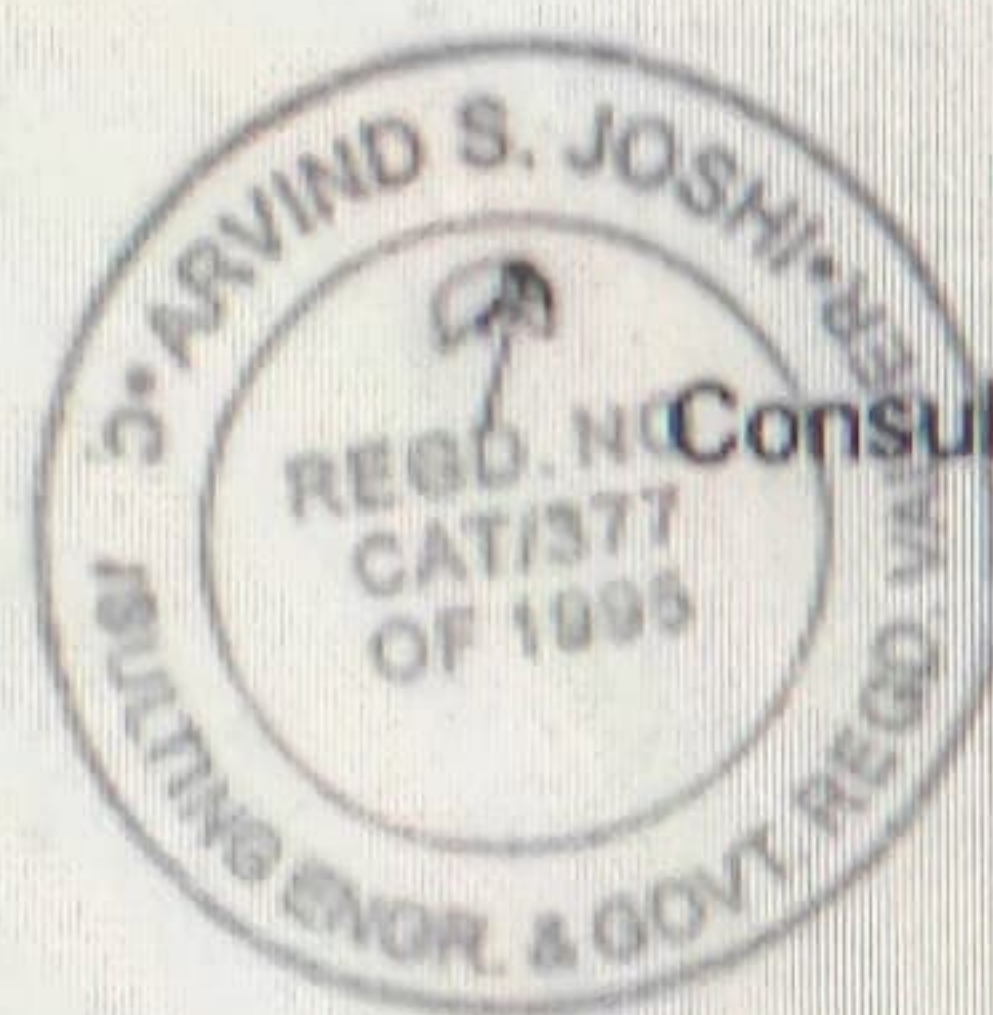
Name of Customer (s)/ Borrowal unit : Mr. Naresh Dharmaji Patil & Mrs. Bhavana Naresh Patil

(for which valuation report is sought)

1 Customer Details									
Name		Mr. Naresh Dharmaji Patil & Mrs. Bhavana Naresh Patil							
Apl No		--							
2 Property Details									
Address			A flat no. B-205, on the second floor of the building B of O Zone Green Housing Complex at CTS No. 2967, 2972 to 2976, 2913 & 2914 of Mauje Talegaon Dabhade, Tal. Maval, Pune						
Nearby Landmark/Google Map Independent access to The property			Atharva Hospital attached herewith Yes						
3 Document Details									
Layout Plan		Yes	Name of Approving Auth			Approval No	BCC is in 2013.		
Building Plan Construction Permission		Yes	Talegaon Nagar Parishad			Approval No	---		
Completion certificate		Yes	---			Approval No	---		
Legal Documents		Yes	List of documents : Regd. Agreement vide no. 938/2012 dated 23.2.2012 Builders receipt dated 10.11.2013						
4 Physcial -									
Adjoining properties		East West	See below			South North			
Matching of boundaries		Yes	Plot demark ated	Yes	Approved land use	Residential use	Type of property	Flat	
No of rooms	Living/ Dining	1	Bed Rooms	2	Toilet	2	Kitchen		



		vi. Any other aspect which has relevance on the value or marketability of the property. – No	
11	Declaration	i. The property was inspected by the undersigned on 13.9.2016 ii. The undersigned does not have any direct/indirect interest in the above property iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank – Yes	
12	Name address & signature of valuer with Wealth Tax Registration No. CAT – I/377/1995	Arvind S. Joshi  Signature of the valuer	5, Anubandha Apts., Neelkamal Soc., Karvenagar, Pune 52 Date of Valuation : 17.9.2016
13	Enclosures Document Photographs (Geo-stamping with date) etc.	Photographs Google map	




Arvind S. Joshi
 Consulting Engineer & Govt. Regd. Valuer
 Regd. No. CAT-I/377/1995



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Builders possession receipt is in 2013.

Within first 3 years building no depreciation is accounted.

So FMV = Rs. 39,09,000/-

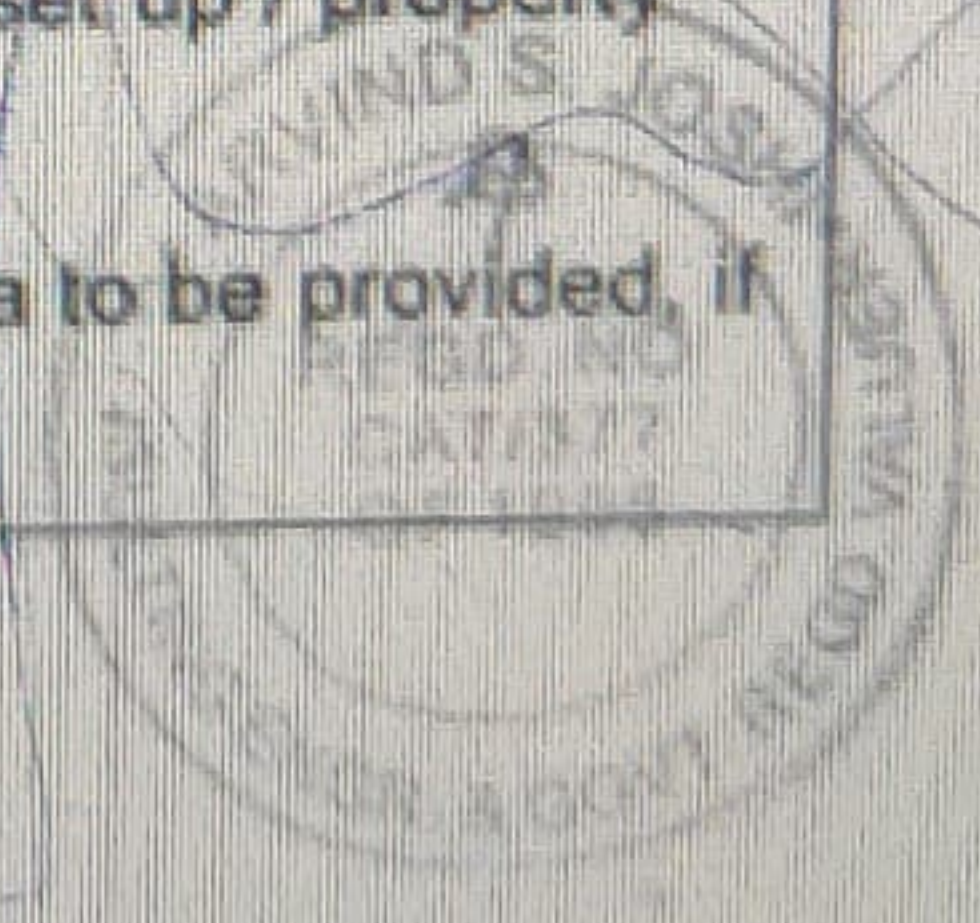
(Rs. Thirty Nine Lacs Nine Thousand Only)

Realisable Value = 90 % of F.M.V. = 0.90 x Rs. 39,09,000/- = Rs. 35,18,000/-
(Rs. Thirty Five Lacs Eighteen Thousand Only)

Distress Sale Value = 70 % of F.M.V. = 0.70 x Rs. 39,09,000/- = Rs. 27,36,300/-
Say : Rs. 27,36,000/- (Rs. Twenty Seven Lacs Thirty Six Thousand Only)

Insurance value of the property after completion :Rs. 16,97,928/-

<p>i. Mention the value as per Government Approved Rates also – Rs. 28,270 / Sq. M. (8.4 of Talegaon Nagar Parishad)</p> <p>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.</p> <p>Justification :</p> <p>Government rate does not take into account for the depreciation of the building.</p> <p>This government rate is applicable for the particular area irrespective of the property abutting to main road or by lane road.</p> <p>The prevailing rates are more, sometimes much more than the government rates.</p> <p>For e.g. : On Laxmi Road, Boat club road, Prabhat road, Bhandarkar Road and many areas.</p> <p>Stamp duty ready rackner rate is for the normal specifications. In case the flat is extra ordinary then there is a difference.</p> <p>Summary of Valuation</p> <p>i. Guideline Value – 78.90 Sq. m. x Rs. 28,270 / Sq. m. = Rs. 22,30,503/-</p> <p>a. Land -</p> <p>b. Building - } composite rate = Rs. 45,730 / Sq. m.</p> <p>Prevailing rate</p> <p>ii. Fair Market Value Land = Rs. 39,09,000/-</p> <p>iii. Realizable Value = Rs. 35,18,000/-</p> <p>iv. Forced/ Distress Sale value. - Rs. 27,36,000/-</p>	<p>10 Assumptions/Remarks</p> <p>i. Qualifications in TIR/Mitigation suggested, if any – with the bank</p> <p>ii. Property is SARFAESI compliant – Yes</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, oldage home etc. – No.</p> <p>iv. Whether entire piece of land on which the unit is set up / property is situated is to be mortgaged</p> <p>v. Details of last two transactions in the locality/area to be provided, if available. – No</p>
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Ozone Greens, Urse Tal...



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Hindustan Petrol Pump



Atharva Accident Hospital



Talegaon Dha



Ozone Greens

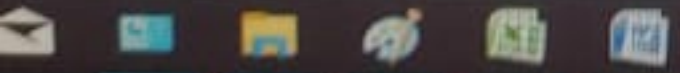
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Ozone Greens

1 review

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