



**RANE
ENGINEERS
AND
SURVEYORS**

55, tarun bharat,
sahar, andheri 'e',
mumbai - 400 099.
tel. : **2832 15 48**
2836 46 99
2839 49 07

Report No. 25983 (A) chartered engineers,
Dt: 23/12/2009 marine, fire engineering,
surveyors and valuers (govt. regd.)

fax : 91-22-2838 6041
91-22-2820 7583

mobile : 9821 220 665

email :

raneengineers@gmail.com

raneengineers@rediffmail.com

website :

www.raneengineersandsurveyors.com

13,75,000/-

VALUATION REPORT

1. Purpose for which valuation is made : **Bank Facility**
Dena Bank, Ghatkopar (E) branch
2. Date as on which valuation is made : **14/12/2009**
3. Name of the owner / owners : **Purchaser: Mr. Vishal Laxman Tiwari**
Vendor: Mr. Himanshu Dilip Somani
4. If the property is under joint ownership/co-ownership share of each such owner. Are the shares undivided? : **Single ownership**
5. Brief description of the property : **Flat no. 101, 1st floor, M H No. 520,
Sonam Apts C.H.S. Ltd., Kasar Valley
Komad Pada, Gokul Nagar,
Bhiwandi, dist Thane**
6. Location, street, Ward No. : **Adarsh Park, Gokul Nagar, Bhiwandi**
7. Survey / Plot NO. of Land : **Plot no. 18 7 19, s. no. 30 (pt), s. no.
32, h. no. 2 (pt), s. no. 41, h. no. 1
(pt) & s. no. 85 (pt) & out of city
survey no. 3526 (pt) within limits of
Bhiwandi, Nizampur City Municipal
Corporation, Bhiwandi Thane dist
Thane**

8. Is the property situated in residential / commercial / mixed area/ industrial area? : Residential area
9. Classification of locality-high class / middle class / poor class. : Middle class
10. Proximity to civic amenities, like schools hospitals, offices, markets, cinemas, etc. : Within radius of 1 to 2 kms
11. Means and proximate surface communication by which the locality is served : Bhiwandi S. T. Depot / stand is at a distance of 3-4 kms.

Land: -

12. Area of land supported by documentary proof, shape, dimensions and physical features. : Area of plot bearing s. nos. as mentioned under point no. 7 is 59959 sq. mtrs. and bounded as under
North: Open space
South: Flat no. 104
East: Open space
West: Flat no. 102
13. Roads, Streets or Lanes on which the land is abutting. : Abutting Adarsha Park, Gokul Nagar, Bhiwandi
14. It is freehold or lease-hold land? : Freehold land
15. If lease-hold, the name of lessor/ lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease : Not applicable
16. Is there any restrictive covenant in regard to use of land? If so attach a copy of the convenient. : Not known



17. Are there any agreements of easements? If so, attach copies. : Not known
18. Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars. : Within limits of Bhiwandi, Nizampur City Municipal Corporation, Bhiwandi, Thane
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? : No
20. Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of notification. : Not known
21. Attach a dimensioned site plan : Owner may furnish on demand

Improvements:-

22. Attach plans and elevations of all structures standing on the land and a lay-out plan. : Owner may furnish on demand
23. Furnish technical details of the building on a separate sheet. : As per annexure enclosed
24. i) Is the building owner-occupied / tenanted/both? : Presently occupied by purchaser
- ii) If partly owner-occupied specify portion and extent of area under owner occupation :
25. What is the Floor Space Index permissible and percentage actually utilised? : As per norms of local authority



RENTS:-

26. (i) Names of tenants/lessees/ licenses, etc. : Not applicable
- (ii) Portion in their occupation :
- (iii) Monthly or annual rent/ Compensation/licence fee etc. paid by each : Not applicable
- (iv) Gross amount received for the whole property :
27. Are any of the occupants related to, Or close business associates of, the owner? : Not applicable
28. Is separate amount being recovered For the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for service charges? If so, give details. : Not applicable
29. Give details of water and electricity charges if any, to be borne by the owner. : Water charges are paid by owner as per monthly maintenance bill of society
Electricity charges are paid by owner as per bills of Torrent Power Ltd.
30. Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars. : Owner through maintenance bill of society
31. If a lift is installed, who has to bear the cost of maintenance & operation-owner or tenant? : Owner through society



32. If a pump is installed, who has to bear the cost of maintenance and operation – owner or tenant? : Owner through society
33. Who has to bear the cost of electricity charges for lighting of common space like entrance, hall, stairs, passages, compound etc., owner or tenant? : Owner through society
34. What is the amount of property tax? Who is to bear it? Give details with documentary proof. : Not known
35. Is the building insured? If so give the Policy No., amount for which it is insured and the annual premium. : Not known.
36. Is any dispute between landlord and tenant regarding rent pending in a court of law? : Not known.
37. Has any standard rent been fixed for the premises under any law relating to the control of rent? : Not known

SALES:-

38. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold. : No instance of purchase / sale of similar type / kind of property in the locality has been reported.
39. Property rate adopted for valuation : Rs. 2,200/- per sq. ft of built up area
40. If sale instances are not available or not relied upon, the basis of arriving at the Flat rate. : By making local enquiries & reference to ready reckoner



COST OF CONSTRUCTION:-

41. Year of commencement of construction and year of completion. : 1997 or so
42. What was the method of construction by contract / by employing labour directly / both? : By builder
43. For items of work done on contract, produce copies of agreements. : Not known
44. For items of work done by engaging labour directly, give basic rates of materials & labour supported by documentary proof. : Not known

VALUATION

The inspection of the property, as mentioned under point No. 5 of this report is carried out by us on Bank's request on 14/12/2009 to ascertain its fair market value as of date.

The year of construction of the building is around 1997, as such age of building is 12 years & estimated residual future life of the building shall be 43 years, subject to periodic structural audit, repairs & maintenance.

The building comprises of (stilt + 4 upper floors) & partly 5th floor & 6th floor looking like pent house with one lift.

The flat is 1 BHK with entry passage, balcony, internal passage, bathroom & w.c.

The carpet area of flat as measured is 491 sq. ft.



Built up area of flat will be 589 sq. ft.

Built up area as per agreement shown to us is 625 sq. ft. and the same is considered for valuation

The present prevailing depreciated market rate of Rs. 2,200/- per sq. ft. of built up area is adopted with which the fair market value of premises works out as under:

Fair market value of flat no. 101:

$$= \text{Rs. } 2,200/\text{- per sq. ft b u a} \times 625 \text{ sq. ft} = \text{Rs. } 13,75,000/\text{-}$$

(RUPEES THIRTEEN LACS SEVENTY FIVE THOUSAND ONLY)

Distress sale value = Rs. 11,69,000/-

ANNEXURE

1. No of floors and height of each floor. : Stilt + 4 upper floors + part 5th floor & 6th floor looking like pent house with one lift.
2. Plinth area floor wise (as per IS 3861-1966) : Carpet area as measured 491 sq. ft.
Built up as area as measured 589 sq. ft
Built up area as per agreement 625 sq. ft. and same taken for valuation.
3. Year of construction : 1997 or so
4. Estimated future life : 43 years subject to regular maintenance



5. Type of construction-load bearing walls/RCC frame / steel frame : RCC frame with bb masonry
6. Type of foundations : Footings of RCC
7. Walls a) Basement and plinth
b) Ground floor
c) Superstructure above ground floor : } 9" thick bb masonry external walls
8. Partitions : 4½" thick bb masonry internal walls
9. Doors and windows (floor wise)
a) Ground floor
b) 1st Floor
c) 2nd Floor etc : } Sintex door to toilet, CPTW flush doors (decorative type for rooms)
: } Aluminium windows with 6 mm tinted glass
10. Flooring (floor wise)
a) Ground floor
b) 1st floor,
c) 2nd floor etc : } Marble flooring
11. Finishing (floor wise)
a) Ground floor
b) 1st floor,
c) 2nd floor etc : } C. M. plaster with neeru finish & paint
12. Roofing and terracing : R.C.C. roof, terrace with w.p.



13. Special architectural decorative features, if any. or : POP false ceiling in living, kitchen, bedroom/Ceramic dado in kitchen
14. i) Internal wiring surface or conduit : Concealed
- ii) Class of fittings Superior/ ordinary/ poor : Superior
15. Sanitary installation :
- a) No of water closets : 1 IWC
- No of lavatory basins : 1 in passage
- No of urinals : Nil
- No of sinks (kitchen) : S. S. sink in red granite k. p.
- No of bath tubs : Nil
- No of bidets : Nil
- No of geysers : One bathroom
- b) Class of fittings: Superior/coloured / superior white / ordinary. : Superior white
16. Compound Wall : }
 i) Height and length : } B. B. Masonry compound wall along
 ii) Type of construction : } plot periphery
17. No of lifts and capacity : One lift
18. Underground pump – capacity and type of construction : As per norms of local authority.



19. Over-head tank : Fire fighting underground tank
i) Where located : 20000 ltrs capacity and OHWT
ii) Capacity : 10,000 ltrs capacity
iii) Type of construction : As per norms of local authority
20. Pumps- No and their horse power : As per norms of local authority with 5 HP pump
21. Roads and paving within the compound, approximate area and type of paving. : C.C. Paving, IPS with marble chips in stilt
22. Sewage disposal - whether connected to public sewers, if septic tanks provided, No and capacity. : Sewage disposal is connected to public sewer.

We hereby declare that:

- (a) The information furnished above is true and correct to the best of our knowledge and belief
- (b) We have no direct or indirect interest in the property valued
- (c) Our Engineer Mr. A. H. Pandit has personally inspected the property

Our valuation is for use only to the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents

Inspected & prepared by

A. H. Pandit
B.E.(Civil), AIE, MICI
Chartered Engineer,
& Govt. Regd. Valuer

For RANE ENGINEERS & SURVEYORS

S. S. Rane

(S. S. RANE)

CHARTERED ENGINEER, INSURANCE SURVEYOR
& GOVT. REGD. VALUER



RANE
ENGINEERS
AND
SURVEYORS