

Valuation Report



KACPL/PNB/NH/GA/MG/20-21/MC445

August 18, 2020

**VALUATION REPORT**

Name & Address of Branch **The Punjab National Bank  
BKC Branch,  
10<sup>th</sup> floor, B-Wing, Block-G,  
Bandra Kurla Complex,  
Bandra (E), Mumbai.**

Name of Customer(s) / Borrowers unit: **Mr. Sagar Krishna Mangle &  
Mrs. Rohini Sagar Mangle.**  
(for which valuation report is sought)

Date of inspection **August 17, 2020.**

Person Present at the time of our visit **Mr. Santosh Shukla (seller).**

1.	<b>Customer Details</b>			
a)	Name - <del>Owner</del> / Purchaser - Seller /-Developer.	Mr. Sagar Krishna Mangle & Mrs. Rohini Sagar Mangle. Mrs. Priti Shukla & Mr. Santosh Shukla	Appl. No.	-
b)	Case Type	Fresh Valuation.		
2.	<b>Assets Details</b>			
a.	Address	Flat No. 305, 3 <sup>rd</sup> Floor, C-Wing, Building No. 01, Poonam Imperial Co-op. Hsg. Soc. Ltd., Dongare, Giobai City, Near Siddhivinayak Temple, Virar (W), Taluka Vasai, District Palghar-401 303.		
b.	Nearby Landmark / Google Map.	Near Siddhivinayak Temple Google Map attached.	Plot / CTS / Survey No.	Survey No. 1A, (Old Survey No. 467) Hissa No. 1/1/2 at Village Dongare.
3.	<b>Document Details</b>	<b>Yes/ No.</b>	<b>Name of Approving Auth.</b>	<b>Approval No. &amp; Date</b>
	Layout Plan	No.	-	-
	Building plan	No.	-	-
	Revised Development Permission	Yes.	Vasai Virar City Municipal Corporation.	VVCMC/TP/RDP/VP- 0805/0180/2012-13 & dated February 06, 2013.
	Occupation Certificate	Yes.	Vasai Virar City Municipal Corporation.	VVCMC/TP/OC/VP- 0805/72/2017-18 dated July 07, 2017.



KACPL/PNB/NH/GA/MG/ABK/20-21/MC445

August 18, 2020

## VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

Mr. Sagar Krishna Mangle &  
Mrs. Rohini Sagar Mangle.

PROPERTY ADDRESS

Flat No. 305, 3<sup>rd</sup> Floor, C-Wing, Building No. 01, Poonam Imperial,  
Global City, Near Siddhivinayak Temple, Virar (W),  
Taluka Vasai, District Palghar-401 303.



**THE PUNJAB NATIONAL BANK**  
BKC Branch, Mumbai.

Legal Documents		<b>List of Documents :</b> 1) Agreement for Sale dated July 27, 2020 executed between the Seller- Mrs. Priti Shukla & Mr. Santosh Shukla and the purchaser – Mr. Sagar Krishna Mangle & Mrs. Rohini Sagar Mangle. 2) Registration Receipt bearing No. 6308 and Registration No. VS12-5893-2020 dated July 27, 2020 indicating purchase price of Rs. 35,35,000/- and market value Rs. 29,19,000/- 3) Index II dated July 27, 2020 indicating area 50.80 sq. mtr. (Carpet). 4) Revised Development Permission No. VVCMC/TP/RDP/VP-0805/0180/2012-13 & dated February 06, 2013 issued by Vasai Virar City Municipal Corporation. 5) Grant Occupancy Certificate No. VVCMC/TP/OC/VP-0805/72/2017-18 dated July 07, 2017 issued by Vasai Virar City Municipal Corporation for building No. 1 (wing C).								
<b>4. Physical Details</b>										
i. <b>Adjoining Properties</b>										
<b>East</b>		<b>West</b>			<b>North</b>			<b>South</b>		
Road.		Bachraj Residency.			Open Plot.			D-Wing.		
<b>Matching of Boundaries</b>		N. A.	<b>Plot demarcated</b>		Yes.	<b>Approved land use</b>		Residential	<b>Type of Property</b>	Flat.
<b>No. of rooms</b>	<b>Living / Dining</b>	<b>Bed Rooms</b>	<b>Kitchen</b>	<b>Attached WC/ Bath</b>	<b>Toilets</b>	<b>Bath</b>	<b>Terrace</b>	<b>F/B</b>	<b>D/B</b>	
1	1	2	1	2	-	-	1	3	-	
<b>Total No. of floors</b>	<b>Floor on which the property is located</b>		<b>Approx. age of the Property</b>		<b>Residual age of the property</b>			<b>Type of structure</b>		
Stilt + Ground + 9 upper floors.	3 <sup>rd</sup> Floor.		3 Years (As per OC)		57 years subject to proper & regular maintenance of the subject property.			RCC framed / Stone/ BB Masonry RCC Framed structure with brick wall masonry.		
<b>5. Tenure / Occupancy Details</b>										
<b>State of Tenure</b>		<b>Owned / Rented</b>		<b>No. of years of Occupancy.</b>			<b>Relationship of tenant</b>			
Freehold.		Seller Occupied.		-			-			
<b>6. Stage of Construction</b>										
<b>Status of Construction</b>				<b>Under Construction / Completed</b>			<b>If under construction, extent of completion</b>			
Complete				Complete			N.A.			
<b>7. Violations if any observed</b>				Approved plan not provided for our verification, however, we presume that the construction of the building is as per approved plans since it has Occupancy Certificate issued by Vasai Virar City Municipal Corporation.						
<b>Nature and extent of violation</b>				-						



8.	Area Details of the property				
		Area in sq. ft.			Remarks
		Plinth (Built-up)	Carpet	Saleable	
	Flat No. 305	624	520	728	<u>Area as per agreement :</u> Flat No. 305 : 50.80 sq. mtr. i.e. 547 sq. ft. (Carpet).
	Balcony & Terrace	-	85	-	<u>Site Area (Area as per measurement):</u> Flat No. 305 : 520 sq. ft. (Carpet) Balcony : 85 sq. ft. (Carpet)
9.	<b>Valuation - Methodology of valuation</b>				
	<p>The method adopted for valuation of the residential premises is <b>Sales Comparison Method</b> in which the sales instances of the similar properties or properties with similar attributes in the same region are traced and the market rates are derived by using the experience and expertise of the valuer. Also the valuation of the residential premises is based on the present market value of the premises depending on the condition, location and other infrastructural facilities available at and around the said residential premises. We have considered the valuation on <b>Saleable area</b> for the premises, which is an increase of <b>40%</b> over that of its carpet area. We have considered the Balcony based on its carpet area only.</p> <p>The realizable value of the said residential premises is considered at 90% of the present market value, while the forced sale value for the said residential premises is considered at 80% of its present market value.</p>				
10	<b>Valuation</b>				
i)	Government Approved Rate - Guideline Rate obtained from Registrar's office / State Govt. Gazette/Income Tax Notification Stamp Duty Ready Reckoner Rate- 2020-21. (Attached)			Rs. 27,400/- per sq. mtr. i.e. Rs. 2,546/- per sq. ft. on built-up area.	
			Area in sq. ft.	Unit Rate Rs./ sq. ft.	Total Value in Rs.
	<b>Guideline Value</b>	<b>(Agreement Built-up area)</b>	656	2,546	16,70,176
ii.	<b>Fair Market Value (MV)</b>				
	Flat No. 305	(Saleable)	728	5,200	37,85,600
	Balcony & Terrace	(Carpet)	85	1,700	<u>1,44,500</u>
	Total				39,30,100



iii	<b>Summary Valuation</b>	
	Market Value (MV)	
	Realizable Value (90% of MV).	Rs. 39,30,100/-
	Forced / Distress Sale value (80% of MV).	Rs. 35,37,000/-
	Guideline Value	Rs. 31,44,000/-
	Insurable Value	Rs. 16,70,176/-
	Book Value (Purchase price) of the property.	Rs. 13,12,000/-
		Rs. 35,35,000/-

408500  
26,000  
3,3200

#### 11. Assumptions / Remarks



- The said property is 2 BHK residential flat.
- Security services for the building are provided round the clock.
- All the civic amenities are within close proximity of the building.
- We observe that the guideline value of the said flat is significantly less as compared to its market value.
- We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.

#### Declaration

- The property was inspected by our Associate on August 18, 2020, in presence of Mr. Santosh Shukla (seller).
- We do not have any direct/indirect interest in the said property.
- The information furnished herein is true and correct to the best of our knowledge.
- We have submitted Valuation report directly to the bank.
- The valuation is based on our site visit & the information given by the party.
- We are not in a position to comment on the legality of the said properties and the bank has to seek the legal opinion in the matter.
- Our valuation report reflects our findings on the date of our valuation and has been done without prejudice.

Name & Address of the Valuer.

**KAKODE ASSOCIATES CONSULTING PRIVATE LTD.**  
102, Samarth Estate,  
151, Lt. Prakash Kotnis Marg,  
Mahim, Mumbai - 400 016.


**ANIL B. PAI KAKODE**  
Director & Govt. Approved Valuer

**ASHOK S. AKERKAR**  
Associate Director & Govt. Approved Valuer

IBBI Regn. No. IBBI/RV/07/2019/10735

Wealth Tax Regn. No. CAT VII-20 of 1988

Wealth Tax Regn. No CCIT/PNJ/4(3)-Tech/2005-06

Date of Valuation

AUGUST 18, 2020.