

Ref. No. : 1335/2014-15/099/SBP

Date: 30/04/2014

**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

At the request of The Manager of State Bank of Patiala, the *Residential Flat* in Navade, District Raigad was inspected to assess its value and the details are as furnished below:

01. Date of inspection : 29th April 2014
02. Name and address of the valuer : **Mr. Basavaraj Masanagi**  
302, Arenja Arcade,  
Sector - 17, Vashi, Navi Mumbai.
03. List of document handed over to the valuer : 1. Xerox copy of Agreement to Sale made between Mr. Indradeo R. Sharma (Developers) & Mr. Bholaprasad M. Yadav (Purchaser) dated 10/04/2014  
2. Xerox copy of Registration Receipt No. 2706 dated 10/04/2014 & Index No. II  
3. Xerox copy of Commencement Certificate No. CIDCO/ATPO/BP/1923 Dated 05/01/2012  
4. Xerox copy of Floor Plan
04. Details of enquires made/visited to govt. offices for arriving fair market value : -
05. Sub-registrar value/guideline value/rate : = ₹ 16,41,540/-
06. Fair market value of the property : = ₹ 19,10,000/-
07. Factors for determining its market value : Making market survey
08. Conservative market value of the property (10% less than the market value) : = ₹ 17,19,000/-  
≅ ₹ 17,20,000/
09. Distress value of the property (15% less than the market value) : = ₹ 16,23,500/-  
≅ ₹ 16,25,000/-
10. Present / expected income from the property. : = ₹ 3,500/- to ₹ 4,500/- per month (After Completion)
11. Any critical aspects associated with property : No

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## 12. Property details

- Name(s) and address(es) of the owner : **Mr. Bholaprasad M. Yadav**  
(As per Agreement for Sale) Flat No. 605, 6th floor,  
"Dev Sai", Phase II,  
Plot No. 155, Phase II, Navade,  
District - Raigad.

If the property is under joint ownership/ : Ownership  
co-ownership share of each such  
owner/are the share is undivided

- Brief description of the property : Ground + 7 storied building  
land area, built-up area, No. of floors etc) RCC frame structure  
Carpet area (As per Measurement) : 357 Sq. ft. (33.07 Sq. m.)  
Carpet area (As per Agreement) : = 364 Sq. ft. (33.81 Sq. m.)  
+  $\frac{100}{2}$  Sq. ft. (Flower Bed)  
+  $\frac{13}{3}$  Sq. ft. (Terrace)  
Total Carpet Area = 418 Sq. ft. (38.83 Sq. m.)  
Built up area (418 Sq. ft X 1.2) : 502 Sq. ft. (46.64 Sq. m.)  
Saleable area (As provided) : 716 Sq. ft. (66.51 Sq. m.)

- Dimension of the site : **As per Deed**  
North :-  
South :-  
East :-  
West :-

### As per Actual

North :-  
South :-  
East :-  
West :-

- Latitude of the property : 19.05169  
➤ Longitude of the property : 73.10276  
➤ Location of the property : Flat No. 605  
(Plot/Door No., Survey No. etc) Plot No. 155  
➤ Postal address : As Above  
➤ Nearest Landmark : Navade Railway station  
➤ Location : Situated at walk able Distance from Navade  
Railway station



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- Member present during the inspection : Mr. Bholaprasad Yadav
- Boundaries of the property :  
North : Plot No. 156  
South : Proposed 15 Mtrs Wide Road  
East : Plot No. 154  
West : Proposed 15 Mtrs Wide Road
- Route map : Copy of Map attached
- Any specific identification marks (like electric pole No., dug well etc) :-
- Whether covered under Corporation / Panchayat / Municipality : Panvel Municipal Council
- Whether covered under any land ceiling of State/Central Government :-
- Is the land freehold/leasehold : Leasehold Land by CIDCO
- Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant. : N. A.
- Type of the property-Whether :  
1. Agriculture :  
2. Industrial :  
3. Commercial : Residential Flat  
4. Institutional :  
5. Government :  
6. Non-Government :  
7. Others (Specify) :
- In case of Agriculture land : N. A.  
1. Any conversion to Property site is obtained :-  
2. Whether the land is dry or wet :-  
3. Availability of irrigation facilities :-  
4. Type of crops grown :-  
5. Annual yield or income :-
- Year of acquisition / purchase : 10/04/2014
- Value of purchase price : ₹ 18,00,000/-



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- Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. : Builders Possession
- Classification of the site :
  - a. Population group (Metro/Urban/Semi urban/Rural) : Urban
  - b. High/Middle/Poor class : Middle Class
  - c. Residential/non residential : Residential
  - d. Development of surrounding area : Developing area
  - e. Possibility of any threat to the property (Floods, calamities etc.) : No
- Proximity of civic amenities (like school, hospital, bus stop, market etc) : Basic civic amenities are with in reach
- Level of the land (Plane, rock etc) : Plane
- Terrain of the Land : N. A.
- Shape of the land (Square/rectangle etc) : Rectangle
- Type of use to which it can be put (for construction of Property, factory etc): Commercial
- Any usage restrictions on the property : N. A.
- Whether the plot is under town planning approved layout? : City & Industrial Development Corporation of Maharashtra Limited
- Whether the plot is intermittent or corner?: Intermittent
- Whether any road facility is available? : Yes
- Type of road available (B.T/Cement Road etc) : B. T. Road
- Front Width of the Road? : Proposed 15 Mtrs Wide Road
- Source of water & water potentially : Yes
- Type of Sewerage System : Under Ground
- Availability of power supply : Yes



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- Advantages of the site : N. A.
- Disadvantages of the site : N. A.
- Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. : N. A.
- General Remarks :-

## 13. Rent details :

- Is the building owner occupied/tenant/both?: Builders Possession  
If partly owner occupied, specify portion & extent of area under occupation : N. A.  
Name of the tenant/lessees/licensees etc. : N. A.  
Portion in their occupation : N. A.
- Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars. : N. A.
- If lift is installed, Who is to bear the cost of maintenance and operations. Owner or tenant? : N. A.
- Has any standard rent has been fixed for the premises under any law relating to the control of rent? : N. A.
- Present/expected income/rent from the property : ₹ 3,500/- to ₹ 4,500/- per month (After Completion)

## 14. Valuation of the property :

### Part I: (Valuation of land)

1. Dimensions of the plot :-
2. Total area of the plot :-
3. Prevailing market rate :-
4. Guideline rate obtained from the Registrar Office : N. A.
5. Assessed/adopted rate of valuation : N. A.
6. Estimated value of the land : N. A.
7. The conservative value of the land : N. A.



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## Part II: [Valuation of building property]

### a. Technical details of the building

- Type of building  
(Residential/Commercial/Industrial) : Residential
- Year of Completion of construction : Proposed May 2014
- Estimated future life of the building : 55 years
- No. of floors and height of each floor  
including basement : Ground + 7 storied building
- Description of Property : One bedroom, living room, kitchen, bath,  
toilet & Terrace
- Plinth area of each floor :-
- Type of construction  
(Load bearing/RCC/Steel framed) : RCC framed structure
- Condition of the building
  - External : Good  
(excellent/good/normal/poor)
  - Internal : Good  
(excellent/good/normal/poor)
- Whether the building/property is  
constructed strictly according to the  
sanctioned plan, details of variations  
Development Authority  
noticed if any and effect of the same  
on the valuation. : Yes, as per Commencement Certificate No.  
CIDCO/ATPO/BP/1923  
Dated 05/01/2012

### b. Specification of Construction :

Sl. No.	Description	Details
a.	Basement	N. A.
b.	Superstructure	RCC Structure
c.	Joinery/Doors & Windows	Wooden Door & Proposed Aluminum sliding windows
d.	RCC work	Yes
e.	Plastering	Sand face plaster
f.	Flooring, Skirting	Ceramic flooring
g.	Whether any weather proof course is provided	N. A.

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h.	Drainage	Available
i.	Compound wall (Height, length and type of construction)	Yes
m.	Electric installation (Type of wire, Class of fittings)	Yes, Concealed wiring
n.	Plumbing installation (No. of water costs & wash basins etc)	IWC, bath with concealed plumbing
o.	Bore well	N. A.
p.	Wardrobes, if any	N. A.
q.	Development of open area in the Property	-

Government Stamp Duty Rate as per Stamp : ₹ 35,200/- Sq. m (₹ 3,270/- Sq. ft )  
Duty Ready Reckoner Book 2014

## c. Details of valuation:

Replacement cost for insurance purpose (After completion) : = Built up area X Construction rate  
= 502 Sq. ft. X ₹ 1,800/- Sq. ft.  
= ₹ 9,03,600/-  
= ₹ 9,00,000/-

Summary of Valuation : The Valuation of the flat is based on the prevalent rate in the area. The unit market rate of ₹ 4,000/- Sq. ft. is considered for assessment.

Observation : The Building RCC & Brick work is completed. Plumbing, Electrical & Finishing work is in progress. The Building is considered to be 95 % completed.

Fair market value of Flat (After Completion) : = Built up area X Market rate  
= 502 Sq. ft. X ₹ 4,000/- Sq. ft.  
= ₹ 20,08,000/-  
≅ ₹ 20,10,000/-

Present Estimate of flat considering 90% of the flat value : = ₹ 20,10,000/- X 95%  
= ₹ 19,09,500/-  
≅ ₹ 19,10,000/-

(Rupees Nineteen Lakhs Ten Thousand Only)



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Part III :

Valuation of other amenities/extra items/miscellaneous

Part IV :

Valuation of proposed construction/additions/renovation if any

## SUMMARY OF VALUATION:

Part I	Land	: -
Part II	Building (Flat)	: = ₹ 19,10,000/-
Part III	Other amenities/Misc.	: -
Part IV	Proposed construction	: -
<b>TOTAL</b>		<b>: = ₹ 19,10,000/-</b>
The overall conservative value of the property (10 % less than the market value)		: = ₹ 17,19,000/- ≅ ₹ 17,20,000/-

### I/We Certify that:

- The property is being valued by I / our representative personally.
- The rates for valuation of the property are in accordance with the Govt. approved rates.
- There is no direct/indirect interest in the property valued.
- The fair value of the property is ₹ 19,10,000/- (Rupees Nineteen Lakhs Ten Thousand Only).
- The legal aspects were not considered in this valuation.

Date : 30/04/2014  
Place: Navi Mumbai

  
Signature of the Valuer





**CERTIFICATE FROM BRANCH MANAGER**

We certified that :

- The panel advocate has already cleared the title of the property now being valued.
- The purpose of present valuation is House loan
- All necessary precautions have been taken and photograph & route map of the property is placed on record.
- Enquiries made regarding identity of the mortgagor with the neighbors and a photograph of the mortgager was placed on record.


- We have inspected the property in the valuation report and we have made our own assignment on 17/06/2014 and we are satisfied that the fair reasonable

value of the property is Rs. 17,20,000/- (Rupees Seventeen  
lacs twenty thousand only)

- The Necessary fee was paid to the valuer through Banker's Cheque/ Draft bearing No. \_\_\_\_\_ dated \_\_\_\_\_ and the amount is being recovered from the borrower.

- if the property is valued earlier,  
Date of valuation :  
Name of the valuer :  
Amount valued :  
Purpose of valuation :  
Reasons for variation, if any :

  
Asst. Dy. Manager (Adv)  
Date: 17/06/2014

  
Branch Manager/ Manager of the Division  
Date: 17/6/14

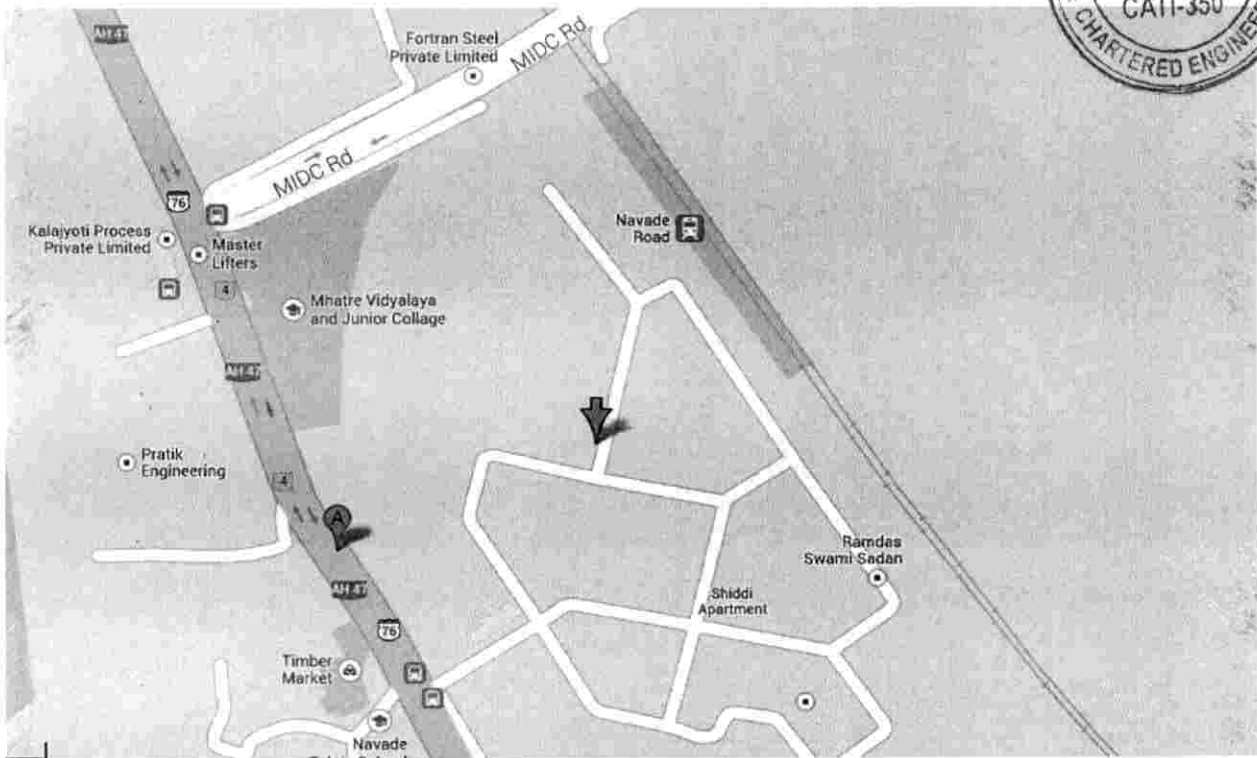


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## Carpet area as per Measurement :

Description	Length in ft.	Width in ft.	Multiply Factor	Total area in Sq. ft.
Living Room	14.00	8.91	1.00	124.74
	7.42	5.42	1.00	40.22
Bed room	9.00	8.75	1.00	78.75
Kitchen	8.00	6.00	1.00	48.00
WC	3.83	3.00	1.00	11.49
Bath	4.42	3.83	1.00	16.93
Passage	4.67	2.83	1.00	13.22
Gallery	7.42	3.00	0.50	11.13
Dry Balcony	7.42	2.00	0.50	7.42
Gallery	8.42	1.83	0.33	5.08
<b>Total</b>				356.98 ≈ <b>357.00</b>





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Mr. Bholaprasad M. Yadav

Flat No. 605, 6th floor, "Dev Sai", Phase II,  
Navade, Navi Mumbai, Distict - Raigad.



