



SUNIL DESHPANDE AND ASSOCIATES

B. Arch. M.C.A. A.I.I.A., FIV, IT Regn. CCIT(N)-7 of 2001-2002
Architects & Govt. Approved Valuers

Mumbai : B/17, 'Darshan' Shree Gavdevi Complex Co-op. Hsg. Soc. Ltd., Jijai Nagar, Dombivali (E) - 421201
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Ref No. **SDA/DMA/JUN-04/2018-19**

File No: **4309** dated **07.06.2018**

08 TH JUN 2018

Valuation Report for Residential Flat located at Flat No. H-301, 3rd Floor, "H" Wing, Building No 5, "**Shanti Lifespaces**" CHSL (Reg. No. PLR/(VSI)/HSG/TC/328/2018), Yashwant Viva Township, Sector - IV, S. No. 49 to 56 of Village Achole, Near D' Mart, New Vasai - Nallasopara Link Road, Nallasopara (East), Taluka - Vasai, District - Palghar - 401 209.

1.	Name of the Bank	BANK OF BARODA - SMS- FORT - Branch
2.	Purpose of which valuation is made	To Ascertain Current Fair Market Value of the property as on date.
3.	Date of Visit	07.06.2018
4.	Name & Phone No. of Applicant	8291036255
5.	Name of the Vendor	Mr. Vishal K. Bogati & Mr. Khumbahadur Bogati - (The Transferors)- The First Part
6.	Name of the Applicant/ Purchaser	Mr. Alok Kumar Tiwari - (The Transferee)- The Second Part
7.	Property Address	Flat No. H-301, 3 rd Floor, "H" Wing, Building No 5, " Shanti Lifespaces " CHSL, Yashwant Viva Township, Village Achole, Near D' Mart, New Vasai - Nallasopara Link Road, Nallasopara (East), Taluka - Vasai, District - Palghar - 401 209.
8.	If the property is under joint ownership/co-ownership, share of each such owner. Are the shares undivided?	Single ownership

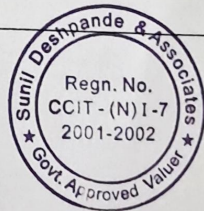


1. Proximity to Civic amenities	It is situated at a distance of approx. 2 to 3 Kms away from Nallasopara Railway station. The area is well - planned & gradually developing. The locality has sufficient infrastructure & civic amenities & adequate means of transportation such as Auto & Buses. Facilities like shops, banks, hotels, markets, schools, hospitals, etc. are available within 1 to 2 Kms from the locality.
2. Roads, Streets or Lanes on which the Land abutting.	New Vasai - Nallasopara Link Road
3. Society Details	"Shanti Lifespaces" Co-Operative Housing Society Limited - (Reg. No. PLR/(VSI)/HSG/TC/328/2018)
4. Survey / Plot No. Of Land	Sector - IV, S. No. 49 to 56 of Village Achole
5. Is the Property Situated in Residential/ Commercial /Mixed area/industrial	Residential Area
6. Classification of locality	Middle class
7. Property Bounded As	North : By Residential Building of same complex South : By Residential Building of same complex East : By Road West : By Garden Of Same Complex
8. Landmark	Near D' Mart
9. Survey in presence of	Mr. Sachin Pandey - 9920655939, the Representative of the Purchaser of the property.
DETAILS OF CONSTRUCTION	
10. Type of Construction	RCC Framed Structure
11. No. of Floors	Stilt + 7 Upper Floors
12. No. of Lifts	1 Lift
13. Floor in which the Flat is situated	3 rd Floor
14. Type of Property	1 BHK Residential Flat

Area of Property	<p>Documented Carpet Area of the Flat = 398 Sq.ft Documented Built-Up Area of the Flat = 44.38 sq.mtrs. i.e. 477.70 sq.ft Say ~ 478 Sq.ft. Super Built-Up Area of the Flat = 602 Sq.ft. Measured Carpet Area of The Flat : 432 sq.ft including FB & Balcony areas</p>
Whether owner occupied or Tenant occupied	The Flat was vacant at the time of inspection
Age of the Building.	05 Years or thereabout
Estimated future life of the building (subject to proper care & maintenance & structural repairs as and when required)	About 55 years subject to proper & regular maintenance.
Amenities/Extra fittings	1 Lift, Vitrified flooring, Good quality paint internally, Granite kitchen platform, Powder coated aluminum sliding windows, concealed wiring & plumbing with standard quality fittings, etc.
DOCUMENT DETAILS	
28. Attach plans and elevations of all structures standing on the land and lay - out plan	Details not provided.
29. Documents Referred	<ol style="list-style-type: none"> 1. Index II dated 31.05.2018 2. Agreement for sale dated 31.05.2018 of ₹. 28,30,000/- between Mr. Vishal K. Bogati & Mr. Khumbahadur Bogati - (The Transferors)- The First Part AND Mr. Alok Kumar Tiwari - (The Transferee)- The Second Part, bearing registration No. VSE3-5936-2018. 3. Building commencement Certificate bearing Ref. No. CIDCO / VVSR/ CC/ BP-687/E/3138 dated 12.09.2008 issued by CIDCO. 4. Building Occupancy Certificate bearing Ref. No. VVCMC/ TP/ OC / VP-0127 / 95/ 2013 dated 07.08.2013 issued by Vasai Virar City Municipal Corporation.



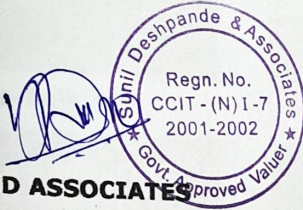
VALUATION	
Comparable Sale Value (In the Vicinity) Fair Market Value As On Date	₹. 4,800/- To ₹. 5,200/- per sq.ft. On Super Built-up Area = 602 sq.ft x ₹. 5,000/- per sq.ft = ₹. 30,10,000/- Say ~ ₹. 30,00,000/- (Rupees Thirty Lakhs Only)
Realizable value as on date	= ₹. 30,00,000/- x 90% = ₹. 27,00,000/- (Rupees Twenty Seven Lakhs Only)
Distress value as on date	= ₹. 30,00,000/- x 80% = ₹. 24,00,000/- (Rupees Twenty Four Lakhs Only)
Government Value	₹. 24,99,000/-
Rental Value	₹. 6,500/- Per Month (Approx) as per local enquiry .
Suggested sum assured for Fire Insurance Cover	₹. 11,95,000/-
Remarks	Please call for Approved Building Plan copies.



is certificate is issued on actual inspection to the best of my knowledge & ability and without prejudice.

hereby declare that:

1. The information furnished is true & correct to the best of my knowledge & belief.
2. I have no direct or indirect interest in the property valued.
3. My Representative has personally inspected the property on Date 07.06.2018
4. The rates are based on the current market conditions & these may vary with time.
5. Unless otherwise specified the valuation is based on free & transferable title without any hindrances like tenancy etc.
6. The bank is requested to check through the advocate whether the property is free from encumbrances.
7. I hereby certify that we have valued the right property as per Copy of referred documents.
8. Photographs attached.



SUNIL DESHPANDE AND ASSOCIATES

Govt. Regd. Valuer

CCIT (N) I-7/2001-2002

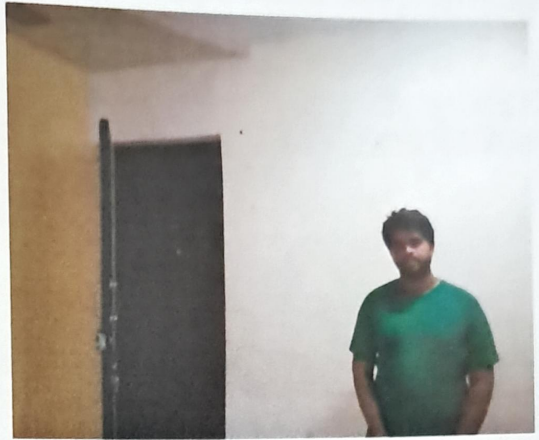
: Mr. Alok Kumar Tiwari

: 07.06.2018

Client



External View of the Building



View of the of the Living Room



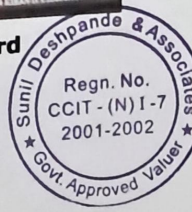
View Of The Kitchen



View of the Bed Room



View Of The Name Board



Government Rate

Government of Maharashtra

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Valuation Rules User Manual

Annual Statement of Rates

Selected District: पानथर
 Selected Taluka: वसई
 Selected Village: मीजे (गांव) आचोळे
 Search By: Survey No Location

SurveyNo	उपविभाग	सुनी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	6- सभाध्य बिनशेतीच्या जमिन	10400	38400	44400	53100	44400	चौ. मीटर
SurveyNo	7- सभाध्य बिनशेतीच्या जमिन	17800	58100	64100	77700	64100	चौ. मीटर
SurveyNo	8- सभाध्य बिनशेतीच्या जमिन	19600	56300	64100	77400	64100	चौ. मीटर
SurveyNo	9- गावठाण	11100	43600	51800	67400	51800	चौ. मीटर

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260, 231, 250, 243, 244, 246, 247, 248, 240, 207, 53, 252, 254, 255, 256, 258, 222, 223, 225, 226, 228, 229, 242, 2371, 212, 199, 200, 201, 263, 219, 221, 249, 50, 51, 9, 261, 84, 42, 80, 8, 77, 59, 57, 55, 54, 85, 32, 204, 265, 266, 2

Location map of subject property

