

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner: **Mrs. Sandhya Shyam Toshniwal**

Flat No. 1601, 16<sup>th</sup> Floor, "Prime View", Khetwadi 8<sup>th</sup> Lane, Mumbai – 400 004

Latitude Longitude: 18°57'32.8"N 72°49'23.8"E

## Valuation Done for:

### **Punjab National Bank**

Plot No. C-9, G-Block, Ground Floor,  
Bandra Kurla Complex,  
Bandra (East), Mumbai – 400 051

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Nanded • Navi Mumbai • Aurangabad**

**CERTIFICATE**

This is to certify that the property bearing Flat No. 1601, 16<sup>th</sup> Floor, "Prime View", Khetwadi 8<sup>th</sup> Lane, Mumbai – 400 004 belongs to Mrs. Sandhya Shyam Toshniwal.

Boundaries of the property.

North	:	Golawala Building
South	:	Chimanlal Manilal Buiding
East	:	Khetwadi 7 <sup>th</sup> Lane
West	:	Khetwadi 8 <sup>th</sup> Lane

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 2,71,80,000/- (Rupees Two Crore Seventy One Lac Eighty Thousand Only). As 70% construction work is completed the proportionate realizable value as on today is ₹ 1,90,26,000/- (Rupees One Crore Ninety Lac Twenty Six Thousand Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

**FOR VASTUKALA CONSULTANTS (I) PVT. LTD.**

  
C.M.D.

  
DIRECTOR



**Sharad B. Chalikwar**

Govt. Reg. Valuer & Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

**Mumbai**

Akruti Star, 1<sup>st</sup> Floor,  
121, Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

**Nanded**

28, S.G.G.S. Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602,  
(M.S.), INDIA

Tel. : +91 2462 244288  
Fax : +91 2462 239909  
nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3,  
CIDCO, Aurangabad - 431 005,  
(M.S), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org

**Navi Mumbai**

2<sup>nd</sup> Floor, Admin. Bldg.,  
Add. Vegetable Market,  
Plot No. 17, Sector-19,  
A.P.M.C., Vashi,  
Navi Mumbai - 400 703.



Cell : +91 9819670183  
navimumbai@vastukala.org

## Valuation Report of Immovable Property

1. Customer Details										
Name of owner		Mrs. Sandhya Shyam Toshniwal			Application No.					
Case Type										
2. Asset Details										
Address				Flat No. 1601, 16 <sup>th</sup> Floor, "Prime View", Khetwadi 8 <sup>th</sup> Lane, Mumbai – 400 004.						
Nearby Landmark				Khetwadi 8 <sup>th</sup> Lane & Golawala Building						
3. Document Details										
Layout Plan		Yes	Name of Approving Authority		Municipal Corporation of greater Mumbai		Approval No.		EEBP / 6282 / D / A dated 03.06.2015	
Building Plan		Yes	Name of Approving Authority		Municipal Corporation of greater Mumbai		Approval No.		EEBP / 6282 / D / A dated 03.06.2015	
Construction Permission		Yes	Name of Approving Authority		Municipal Corporation of greater Mumbai		Approval No.		EEBPC / 6282 / D / A dated 09.04.2013	
Legal Documents		Yes	<ol style="list-style-type: none"> <li>1. Copy of agreement for sale dated 24.07.2015</li> <li>2. Copy of Approved plan no. EEBP / 6282 / D / A dated 03.06.2015 issued by Municipal Corporation of greater Mumbai</li> <li>3. Copy of Commencement Certificate No. EEBPC / 6282 / D / A dated 09.04.2013 issued by Municipal Corporation of greater Mumbai.</li> </ol>							
4. Physical Details										
Boundaries		East			West		North		South	
As on site		Khetwadi 7 <sup>th</sup> Lane			Khetwadi 8 <sup>th</sup> Lane		Golawala Building		Chimanlal Manilal Buiding	
As per document		Details not provided			Details not provided		Details not provided		Details not provided	
Matching of Boundaries		Yes		Plot Demarcated	Yes	Approved land use	Residential	Type of Property	Residential Flat	
No. of rooms	Living / dining	1	Bed Rooms		2	Toilets	2	Kitchen	1	
Total no. of Floors	Ground + 16 <sup>th</sup> Upper Floors	Floor on which the property is located		16 <sup>th</sup> Floor	Approx. Age of the property	Under Construction	Residual age of the property	60 Years (after completion)	Type of structure : RCC	
5. Tenure/ Occupancy Details – Under Construction										
Status of Tenure		-			No. of years of Occupancy		-		Relationship of tenant to owner	N.A.
6. Stage of Construction										
Stage of construction		Under Construction			If under construction, extent of completion			Entire RCC Work, Brick work, External Plaster, Flooring work 3 <sup>rd</sup> & 6 <sup>th</sup> Floor & Lift Installation work is completed. All other works is in Progress. (70%)		
7. Violations if any observed										
Nature and extent of violations					Nil					

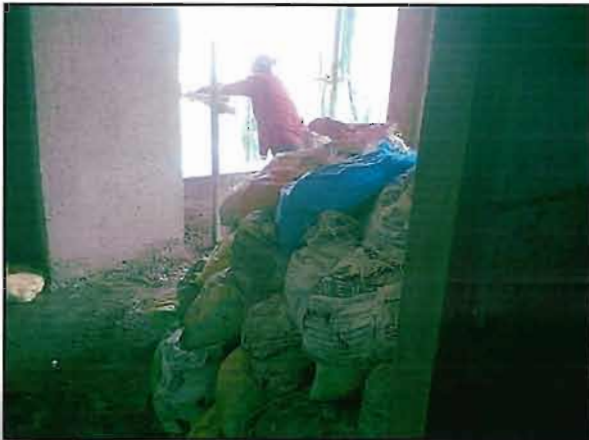




8	<b>Area Details of the Property</b>		
	Carpet Area in Sq. Ft.	Carpet area = 629.00 (Area as per agreement)	Plinth area/ Built up area in Sq. Ft. 755.00 (Built up as per agreement)
	Remarks:		
	Present/Expected Income from the property	₹ 55,000.00 expected rental income per month after completion	
	<b>Valuation</b>		
	Built up area	755.00 Sq. Ft.	
	Prevailing market rate	₹ 36,000/- per Sq. Ft	
	Value of the Property	₹ 2,71,80,000/-	
	Realizable Value of the Property	₹ 2,44,62,000/-	
	Distress / Force Sale Value	₹ 2,17,44,000/-	
	Insurable Value of the Property	₹ 22,65,000/-	
	Govt. Approved Rate/ Ready Reckoner Rate Per Sq.M.	₹ 1,71,600.00 per Sq. M. i.e. ₹ 15,942.02 per Sq. Ft.	
10	<b>Assumptions /Remarks</b>	Attached	
11	<b>Declaration</b>	1) The property was inspected by our site Engineer Mr. Dayanand Sawant personally on 13.08.2015 2) The undersigned does not have any direct / indirect interest in the above property. 3) The information furnished herein is true and correct to the best of our knowledge.	
12	<b>Name, address &amp; signature of valuer</b>	<b>Vastukala Consultants (I) Pvt. Ltd.</b> Ackruti Star, 1 <sup>st</sup> Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093.	<b>FOR VASTUKALA CONSULTANTS (I) PVT. LTD.</b>  <b>C.M.D.</b>  <b>DIRECTOR</b>
		<b>S. B. Chalikwar</b> Govt. Reg. Valuer & Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09	Date of valuation: 17.08.2015
13	<b>List of Documents enclosed</b>	1) Valuation Report 2) Satellite Location Map 3) Location cum Route Map from Nearest Station	
14	<b>List of Photographs enclosed</b>	Internal & External Photographs of the property	



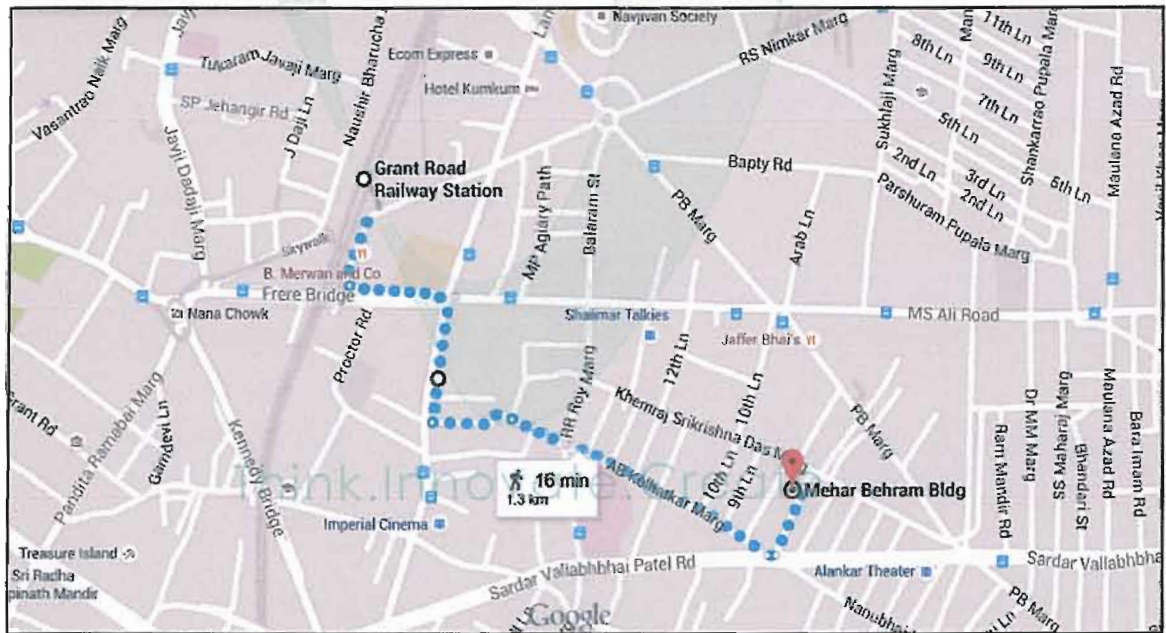
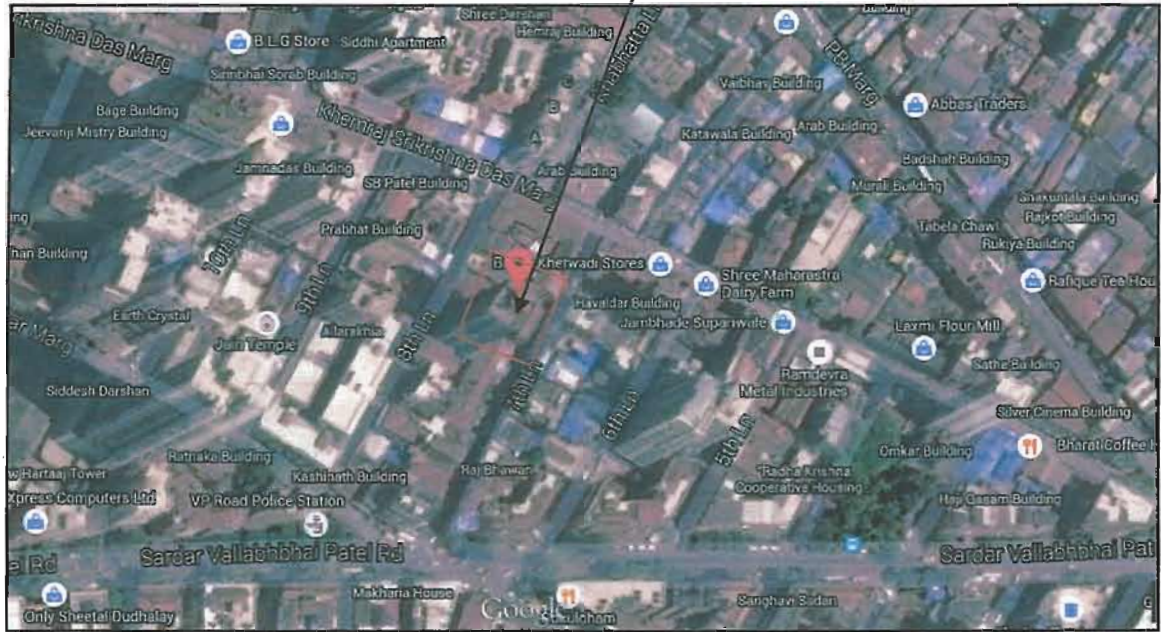
### Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 18°57'32.8"N 72°49'23.8"E**

**Note:** The Blue line shows the route to site from nearest railway station (Grant Road – 1.3 Km.)



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2008 Certified Company

**Price Indicator**



**Overview**

**BASIC**

Price ₹ 4.0 Cr	Rate ₹ 36.36 K per sq.ft.
Built Up Area 1.10 K sq.ft.	Bedrooms 2
Bathrooms 2	Parking 2
Age of Property 2 Years	Facing North
Floor 27 of 48	Added on 21st Jan, 2015

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**SOCIETY AMENITIES**

Swimming Pool Available	Lift Available
Power Backup None	Water Supply Municipal Water
Gated Community Yes	Garden Available
Kids Play Area Available	



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 17<sup>th</sup> August 2015.

The term Fair Market Value is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

  
C.M.D.

  
DIRECTOR



**Sharad B. Chalikwar**

Govt. Reg. Valuer & Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 2,71,80,000/- (Rupees Two Crore Seventy One Lac Eighty Thousand Only). As 70% construction work is completed the proportionate realizable value as on today is ₹ 1,90,26,000/- (Rupees One Crore Ninety Lac Twenty Six Thousand Only).

**STATEMENT OF LIMITING CONDITIONS**

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. If it is proved that there is an apparent negligence on the part of a valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

**FOR VASTUKALA CONSULTANTS (I) PVT. LTD.**



**C.M.D.**

**Sharad B. Chalikwar**

Govt. Reg. Valuer & Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

  
**DIRECTOR**



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