

YARDI PRABHU CONSULTANTS PVT. LTD.
CONSULTANTS & VALUERS



To
The Chief Manager,
Bank of India,
Housing & Personal Finance Branch,
Andheri

VALUATION REPORT

We hereby certify that the present fair market value of Flat No. F - 19, 4th floor, Building No. A-2, Panchavati Co-operative Housing Society Ltd., Marol Maroshi Road, Andheri (East) Mumbai - 400 059, Area - 524 sq ft built-up, belonging to **Mr. Rajan Vinayak Parelkar (Seller)** is **Rs. 16,77,000 - (Rupees Sixteen Lakhs Seventy Seven Thousand Only)** assessed after inspection, as per the information and explanations given to us and considering various facts enumerated in the report attached, as on the date of inspection i.e. **08.06.2006**. The above value based on **Selling Price Method** and **Rs. 14,25,000/- (Rupees Fourteen Lakhs Twenty Five Thousand Only)** on **Distress Sale Method** in our opinion is fair and reasonable. This valuation is done for the purpose of loan to be granted to **Mr. Wilson Nadar (Purchaser)** by Bank of India, Housing & Personal Finance Branch, Andheri.

We further declare that: --

- 1) The information furnished in Part- I of this Report is true and correct to the best our knowledge and belief.
- 2) We have no direct or indirect interest in the property valued.
- 3) We have / our Engineers have personally inspected the property on **08.06.2006**.
- 4) The legal documents pertaining to the ownership of the above said property has been referred to on its face value and that is presumed that Bank has got the same verified through its legal counsel.
- 5) Value of the property mentioned above varies with the purpose. This report is not to be referred if the purpose is different.

For YARDI PRABHU CONSULTANTS PVT. LTD.
CONSULTANTS & VALUERS

PLACE: MUMBAI
DATED: 10.06.2006

DIRECTOR
(Approved valuer of Bank of India)

FORM-0-1

REPORT OF VALUATION OF IMMOVABLE PROPERTY

PART-I

I. GENERAL INFORMATION:

1. Purpose for which valuation made	:	To ascertain present FMV for Bank of India, Housing & Finance, Branch
2. Date on which valuation made	:	08.06.2006
3. Name of the Owner / Seller / Purchaser	:	<u>Purchaser :</u> Mr. Wilson Nadar <u>Seller :</u> Mr. Rajan Vinayak Parelkar
4. If the property is under joint ownership/ share of each owner. Is the share undivided.	:	Single Ownership – Purchaser
5. Brief description of property	:	Flat No. E – 19, 4 th floor, Building No. A/2, Panchavati Co-operative Housing Society Ltd., Marol Maroshi Road, Andheri (East) Mumbai – 400 059 <u>Brief Description:</u> The property under reference is a residential premises known as Panchavati Co-operative Housing Society Ltd., Marol Maroshi Road, Andheri (East) Mumbai – 400 059 This complex is located just behind the Marol Maroshi Bus Depot. All the civic amenities are within the 1 km. It is located at 20-25 minutes traveled distance from Andheri Railway Station. This building has ground + Six upper floors with single lift and staircase. It was constructed in the year about 1986 in R.C.C. framed structure however its residual life is 40 years subjected to proper and regular maintenance at the same. External walls & internal walls are 9” thick and 4½” thick respectively with plastered from both the sides at the walls.

		<p>Accommodation: The Flat No E 19 is located on 4th floor at the building mentioned above. There are four flats on each floor. The composition is one living room, bedroom, & kitchen room with bath & WC. (1BHK). All the rooms are finished with mosaic tiles flooring with PVC carpet. Granite platform is provided in kitchen room with full Dado of Ceramic tiles flooring</p> <p>Property bounded by: North – Aarey Colony South – Marol Bus Depot. East – Marol Maroshi Road. West – Water pipe line.</p> <p>Carpet area measured is found to be 406 sq. ft., which become 487 sq. ft. Built up area with 20% loading.</p> <p>As per agreement Built up area is 524 sq. ft., which is considered for valuation.</p>
6.	Location, Street, Ward No.	: Flat No. E – 19, 4 th floor, Building No. A/2, Panchavati Co-operative Housing society Ltd., Marol Maroshi Road, Andheri (East) Mumbai – 400 059
7.	Survey / Plot No. of land	: C.T.S. No. 8, 8/1 to 8/28, 9 & 9/1 of Village Marol, C.T.S. No. 15/10 of village Panjarpur at Marol Maroshi Road
8.	Is the property situated in residential/ commercial/ mixed/ industrial area.	: Residential Area
9.	Classification of locality- high class/ middle class/ poor class.	: Middle Class
10.	Proximity to civic amenities like schools, offices, hospitals, market, cinemas, Railways etc.	: Within 1 kms. Located at 20-25 minutes traveled distance from Andheri Railway Station.
11.	Means and proximity to surface communication by which the locality is served.	: Buses, Auto, Taxi, Private Vehicles etc.
12.	Furnish technical details of the building on separate sheet (the annexure to this form may be used).	: As per Annexure.

arrangement (Wherever possible) with emp' _____

ility of substantial Income-Tax benefits + 3
me-tax laws applicable.

Woman
Beneficiary

Minority
Community

13. (a) Is the property owner occupied, tenant, or both	Self Occupied
(b) If partly occupied, specify portion and extent of area under owner occupation	Not Applicable
14. Name and Registration No. of Co Op Housing Society.	Panchavati Co-operative Housing Society Ltd Regd. No. HOM / HSG / W-HF. / 7032 of 1981
15. Share Certificate No. and Face values.	Share certificate No. 91, Rs. 50/- each, 1451 to 1455

II. SALES AND MARKETABILITY

1. Give instances of sale of immovable property in the locality on a separate sheet, including the name and address of the property, registration No., sale price and area land sold.	Not available.
2. Market Rates adopted.	<u>Prevalent Market Rate :</u> Rs. 3000/- to Rs. 4500/- per sq. ft. <u>Rate adopted for valuation:</u> Rs. 3200/- per sq. ft.
3. If sale instances are not available or relied upon, basis of arriving at the land rate.	Enquired with local Architects and Real estate consultants about the current market rates in that area and on the basis mentioned above, valued at " Selling Price Method ".

III. PRESENT FAIR MARKET VALUATION:

Value = Area x Rate

Built up Area	524 sq. ft.
Rate considered for valuation	Rs. 3200/- per sq. ft.
Value	Rs. 16,76,800/-
Say	Rs. 16,77,000/-

In Words: (Rupees **Sixteen Lakhs Seventy Seven Thousand Only**)

arrangement (Wherever possible) with emp'

ility of substantial Income-Tax benefits + 3
me-tax laws applicable.

Woman
Beneficiary

Minority
Community

IV. DISTRESS SALE VALUATION:

Rs. 14,25,000/- (Rupees Fourteen Lakhs Twenty Five Thousand Only), which is 85% of FMV.

Yours faithfully,

**For YARDI PRABHU CONSULTANTS PVT. LTD.
CONSULTANTS & VALUERS**

(DIRECTOR)

(Approved Valuer of Bank of India)

ANNEXURE TO FORM-0-1

TECHNICAL DETAILS FOR THE PREMISES

1.	No. of floors and height of each floor.	:	Ground + 6 upper floors 9' height ceiling floor to floor.
2.	Location and Plinth Area	:	Flat No. E/19, 4 th Floor Carpet area – 406 sq. ft. – measurement Built up area – 524 sq. ft. – agreement
3.	Year of Construction	:	1986
4.	Estimated future life.	:	40 years (Subjected to proper and regular maintenance of the building)
5.	Type of construction	:	R.C.C. framed structure
6.	Type of foundation	:	R.C.C. framed structural foundation.
7.	WALLS		Yes
	a) Ground Floor	:	9" thick brick masonry walls.
	b) Partitions	:	4½" thick brick masonry walls.
8.	Door and Windows (floor-wise)	:	Wooden door and Aluminum sliding windows.
9.	Flooring (floor-wise)	:	Marble tiles with PVC carpet
10.	Finishing and Maintenance	:	Paint finished
11.	Roofing and terracing.	:	R.C.C. slab roof.
12.	Special architectural or decorative features.	:	---
13.	a) Internal wiring- surface or conduit.	:	Concealed
	b) Class of fittings superior/ordinary/poor.	:	Ordinary
14.	a) Sanitary installations.	:	Indian
	b) Class of fittings superior colored/ superior white/ ordinary.	:	Ordinary



Mr. Wilson Nadar (Purchaser) & Mr. Rajan Vinayak Parelkar (Seller)
Flat No. E - 19, 4th floor, Building No. A/2, Panchavati Co-operative Housing Society Ltd., Marol
Maroshi Road, Andheri (East) Mumbai - 400 059.



Handwritten signature or initials.



Handwritten signature or initials.