

YOUNG INDIA ENGINEERS & SURVEYORS

Chartered Engineers, Surveyors, Loss Assessors, Panel valuers for Banks & Financial Institution
Stock/Engineering Audit, Risk Inspection Engineers
Inspectors, Containers Surveyors & Govt. Regd. Valuers.

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Govt. of India Lic. SLA/47350 Exp. date 09-06-2022

Dewan Centre, Shop No. 75, S.V. Road

Govt. Regd. Valuer Reg No. CAT.VII/86 of 1988

Jogeshwari (W). Mumbai- 400 102.

Report No. : YIE/ 2812C / 2020

DATE :- 24.09.2020

VALUATION CERTIFICATE

TO,
THE CHIEF MANAGER
M/S, BANK OF INDIA
VASAI WEST BRANCH

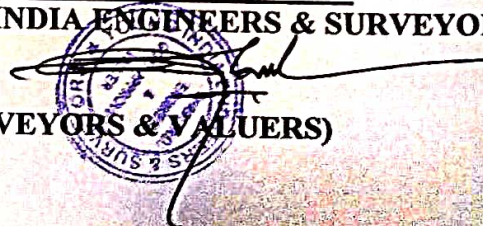
1. **Name of the Client** : Mr. Deepak Lahu Mahakal.
2. **Description of the Property** : Saileela Apartment,
Flat No.002, 1st Floor, 'A' Wing,
Near Gurukul Coaching Classes,
Shivaji Nagar, Wada, Dist. Palghar – 421303
3. **Survey/CTS No** : CTS No.1122, Block No.2
4. **Specification of Flat** : 1 BHK
5. **Area as per Deed/Agreement** : 650 sq. ft. B.U.A.(As per Agreement).
6. **Summary of Valuation** :

A]	Fair Market Value of the Property as on date	: Rs. 14,95,000/-
B]	Realizable Value of the Property as on date	: Rs. 13,45,500/-
C]	Forced / Distress Sale Value of the Property	: Rs. 11,96,000/-
D]	Market Value as per Ready Reckoner 2020-21	: Rs. 14,50,800/-
F]	Value for Insurance Purpose	: Rs. 9,75,000/-

Note: The Details of Valuation is given in enclosed Annexure

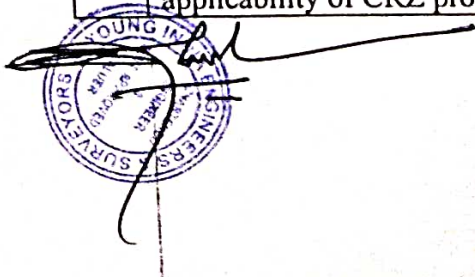
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For YOUNG INDIA ENGINEERS & SURVEYORS

(SURVEYORS & VALUERS)



ANNEXURE

1.	Purpose for which valuation is made ?	:	To ascertain in the Fair Market Value of Property as on date for Old Loan Account with Bank
2.	Documents Referred by us	:	Agreement Copy
3.	Brief description of the property		The Building is of Stilt + 3 Upper Floors having floor height of about 8'9" ft. Flat No. 002, on 1 st Floor is admeasuring 650 sq. ft. B.U.A.(As per Agreement). The Building has RCC frame structure i.e. RCC beams, columns & slabs. The external walls are made up of 9" thick brick masonry with cement plaster & internal walls are made up of 4½" thick brick masonry with cement plaster. The Flat No. 002 on 1 st Floor is having Living Room attached with Balcony, Bedroom, Kitchen, W.C cum Bathroom & Passage. Teakwood with M.S. Safety Door & Aluminum Sliding with External Grill Windows are provided. Ceiling is of Ordinary with Moulding. Wiring & Plumbing is of Concealed type. The building is having Compound Wall with 1 Nos. M. S. Gate. The Construction of the building was found as per Sanction Plan approved by the Competent Authority.
4.	Location of property		
	a) Plot No. / Survey No.	:	CTS No.1122, Block No.2
	b) Door No.		Flat No.002
	c) C.T.S. No. / Village		Village: Wada
	d) Ward / Taluka		Tal. Wada
	e) Mandal / District		Dist. Palghar
	Postal address of the property	:	Saileela Apartment, Flat No.002, 1 st Floor, 'A' Wing, Near Gurukul Coaching Classes, Shivaji Nagar, Wada, Dist. Palghar - 421303
	City / Town	:	Palghar
	Residential area	:	Residential Area
	Commercial area	:	-----
	Industrial area	:	-----
	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Area
	ii) Urban / Semi Urban / Rural	:	Urban
5.	Coming under Corporation limit / Village Panchayat / Municipality	:	Wada Gram panchayat
6.	A) Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area. B) Impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions	:	N.A. N.A. Property is a Freehold Land having Residential Building on ownership basis



7.	Boundaries of the property	:	1	
	North	:	1	Road / Gurukul Classes
	South	:	1	Rauts Open Land
	East	:	1	Rauts House
	West	:	1	Rauts Open Land
	Latitude	:	1	16 655624
	Longitude	:	1	74 367678
8.	Dimensions of the site	:	1	
				A
				As per the Deed
				650 sq. ft. B.U.A. (As per Agreement).
				B
				Actual
				Physical Measurement not Allowed due to Covid-19
9.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:		Occupied by Owner
10.	Year of Construction	:	1	2011
	Number of floors	:	1	Stilt + 3 Upper Floor
11.	Type of structure	:	1	R.C.C.
12.	Quality of Construction	:	1	Satisfactory
13.	Appearance of the Building	:	1	Satisfactory
14.	Maintenance of the Building	:	1	Satisfactory
15.	Facilities available	:	1	
	Lift	:	1	N.A.
	Protected Water Supply	:	1	N.A.
	Underground Sewerage	:	1	Connected to Public Sewer
	Car Parking – Open / Covered	:	1	Stilt Parking
	Is Compound wall existing?	:	1	Provided with M. S. Gate
	Is pavement laid around the Building?	:	1	PCC Plaster
16.	House Tax	:	1	Applicant to Advice
	Assessment No.	:	1	Applicant to Advice
	Tax paid in the name of	:	1	Applicant to Advice
	Tax amount	:	1	Applicant to Advice
17.	Electricity Service connection No.	:	1	Applicant to Advice
	Meter Card is in the name of	:	1	Applicant to Advice
18.	How is the maintenance of the flat?	:	1	Good
19.	Sale Deed executed in the name of	:	1	Mr. Deepak Lahu Mahakal
20.	What is the undivided area of land as per Sale Deed?	:	1	Land belong to Owner
21.	Is it Posh / I Class / Medium / Ordinary?	:	1	Medium Class
22.	Is it being used for Residential or Commercial purpose?	:	1	Residential
MARKETABILITY				
1.	How is the marketability?	:	1	Good
2.	What are the factors favouring for an extra Potential Value?	:	1	Fast developing area in Palghar District
3.	Any negative factors are observed which affect the market value in general?	:	1	N.A.

Handwritten signature and official stamp of the Palghar District Office.

The Present Fair Market Value of the said property has thus been assessed based on the enquiries made with the reputed Builders, Estate agent and other Flat owners in the vicinity. Using the "Market Value" method, taking into consideration all the factors mentioned above briefly listed as under: -

- A. Extent and Survey number.
 B. a. Location.
 b. Accessibility
 c. Distance from the west of the Town.
 C. Developments : - Infrastructures, Compound Wall, Paving and Drainage.
 D. Market Value of Land : - As estimated by reputed Builders, Estate agents and other Investors in the Vicinity.
 E. Building : - Type of Construction, Age, Future life.
 Prevailing Rates of Flat in the locality is Rs. 2,200/- to Rs. 2,400/- sq. ft. depending upon prominence, neighborhood & type of construction.

Government Stamp Duty Rate for such Flat is Rs. 2,232/- per sq. ft. (After Depreciation)

Rate adopted ----- Rs. 2,300/- per sq. ft

The present Fair Market Value of the said Property as in its present condition will therefore be:-

DESCRIPTION OF PROPERTY	FAIR MARKET VALUE
Saileela Apartment, Flat No. 002, 1 st Floor, 'A' Wing, Near Gurukul Coaching Classes, Shivaji Nagar, Wada, Dist. Palghar - 421303 Admeasuring 650 sq. ft. Built Up Area	Rs. 14,95,000/-

Fair Market Value of the Property.	Rs. 14,95,000/-
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Realizable value of the Property (90% F.M.V.)	Rs. 13,45,500/-
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Distress value of the Property (80% F.M.V.)	Rs. 11,96,000/-
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Value as per Stamp Duty Ready Recknor for Flat	Area 650 sq. ft. B.U.A	Rate Rs. 2,232/-	Rs. 14,50,800/-
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Construction Cost Value for Insurance Purpose	Rs. 9,75,000/-
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Declaration: -

I hereby declare that: -

- The information furnished above is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property being valued.
- Our representative has personally inspected the property.
- My registration with State Chief Commissioner of Income Tax is valid as on date.
- This valuation report will remain valid for 3 months from the date of the Report as the property market is fluctuating day by day also valid for the purpose for which it is made and for party to whom it is addressed. It will not hold Good / Valid for any other parties or Bank to whom it is not addressed.
- I have not been convicted of any offence and sentenced to term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- We shall not be held responsible in any event and liable for consequential damages/lost of due to this Report.
- The Valuer is not required to give testimony or to appear in Court by reason of this Report.
- Our report doesn't cover check of ownership, title clarification or legality. This report is based mainly on documents, information provided and the subject property identified by the applicant / Borrower. The valuer shall



not be held responsible at anytime, if any variation / discrepancy is observed later on out of such documents / information. The bank is advised to verify all such documents / information provided by the borrower / Applicant from concerned agency / legal agency appointed for that purpose. This valuation is purely an opinion has no legal or contractual obligation on our part. The rates are based on current market conditions and may vary with time.

CERTIFICATE

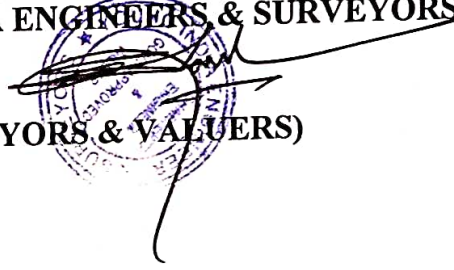
This is to certify that we have visited and inspected the right property and valued the same as reflected in the report.

Place : Mumbai

Date : 24.09.2020

ISSUED WITHOUT PREJUDICE
For YOUNG INDIA ENGINEERS & SURVEYORS

(SURVEYORS & VALUERS)

A circular stamp with the text 'YOUNG INDIA ENGINEERS & SURVEYORS' around the perimeter and '310645' in the center. A handwritten signature in black ink is written over the stamp.

