



NEOCON

Infrastructure Services Pvt. Ltd.

**ARCHITECTS, ENGINEERS AND VALUERS
SERVICES UNDER SINGLE WINDOW**



- **PROJECT CONSULTANT**
- **PROJECT MANAGEMENT SERVICES**
- **PROJECT DESIGN CONSULTANT**
- **GOVERNMENT APPROVED VALUERS**
- **STRUCTURAL CONSULTANTS**
- **CONSTRUCTION ENGINEERS**



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ARCHITECTS, ENGINEERS AND VALUERS
ALL SERVICES UNDER SINGLE WINDOW

BANK – BANK OF INDIA.

BRANCH – VASAI (WEST).

VALUATION REPORT OF

Flat No – 106, 1st Floor,
Building – Dnyan Apartment,
Khandeshwari Naka, Vivek Nagar,
Behind Z. P. School, Wada,
Dist – Palghar – 421 303.

PARTY NAME: Mr. Ratish Ketan Waghare.

Regd. Office:

101/A, Borivali Ashirvad, Opp. Anandrao Pawar School,
Vazira, Borivali (West), Mumbai – 400091. Tel- 022 2898 3291/28
E-mail: Neocon.infra@gmail.com Website: www.neoconinfra.com



VALUATION REPORT.

We hereby certify that the present fair market value of Flat No – 106, 1st Floor, Building Known as Dnyan Apartment, Situated at Khandeshwari Naka, Vivek Nagar, Behind Z. P. School, Wada, Dist – Palghar – 421 303, Village – Wada, Taluka – Wada. Mr. Ratish Ketan Waghare is Owner of the Flat i.e.

• Cost of Flat (Market Value)	:	<u>Rs.10,58,400/-</u>
• Realisable Value	:	<u>Rs.09,52,560/-</u>
• Distress Value	:	<u>Rs.08,46,720/-</u>
• Government Value	:	<u>Rs.08,33,280/-</u>
• Cost of construction (Insurance Value)	:	<u>Rs.02,68,800/-</u>

Is 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. 26/04/2019. The above value based on selling price method, and distress sale method in our opinion is fair and reasonable. This valuation is done for ascertaining FMV as instructed by Bank of India, Vasai (W) Branch.

We further declare that,

1. The information furnished in Annexure -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 Engineer has personally inspected and valued the right property on 26/04/2019.
4. His full Value of the property is Rs. 10,58,400/- (Rupees Ten Lac Fifty Eight Thousand Four Hundred Only) subject to fulfillment of conditions as stipulated in the Agreement.
5. 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. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.
6. Value of the property mentioned above varies with the purpose. This report is not to be referred if the purpose is different.

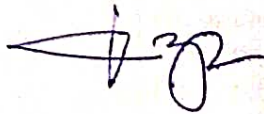
Place: Mumbai.

Date: 27/04/2019

P.S:

1. Annexure I.
2. Photograph of the property.

**FOR NEOCON INFRASTRUCTURE
SERVICES PVT. LTD.**



DIRECTOR/ AUTH. SIGN.
(Approved valuer of Bank of India)



BANK OF INDIA

BRANCH: VASAI (WEST)

Report of Valuation of Immovable property (other than agricultural lands, plantation forests, mines and quarries.)

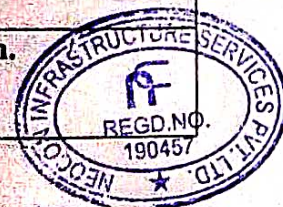
	Reg. No.	CAT-I-F-1011	
	Ref. No.	NIS/BOI/VSI(W)/2019-20/227/8245	
1.	a	Purpose for which valuation is made	To ascertain Fair Market Value
	b	Fresh Valuation / Revaluation	Fresh valuation for NIS
2.	Visit date on which valuation is made		26-04-2019
3.	Name of the owner / owners		Mr. Ratish Ketan Waghare.
4.	Applicant Contact Number		8097425387
5.	It the property is under joint ownership / Co-ownership, share of each such owner Are shares undivided?		Sole Ownership.
6.	BOI – Officer Name Processing/Marketing		Rajesh Sir.
7.	Brief description of the property		<p>The property is a Residential Flat, Located on Flat No – 106, 1st Floor, Building Known as Dnyan Apartment, Situated at Khandeshwari Naka, Vivek Nagar, Behind Z. P. School, Wada, Dist – Palghar – 421 303, Village – Wada, Taluka – Wada. The property is at 5 Minutes By Vehicle distance from Wada Railway Station.</p> <p>We referred to the Xerox copy of following documents provided to us,</p> <ol style="list-style-type: none">1. Sale Agreement is dated. 22.08.2017 executed between M. D. Max Builder & Developers (Builder's) & Mr. Ratish Ketan Waghare (Purchaser).2. Commencement Certificate is dated – 02.02.2016. (Grampanchyayt).3. Plan Copy Approved (CC Obtained).
8.	Agreement Amount (Registered)		Agreement Amount is Rs. 12,50,000/-
9.	Location, Street, Ward No.		<p>On or towards North – Open Plot. On or towards South – Road On or towards East – Individual House. On or towards West – Individual House.</p>



10.	Survey / Plot no. of land	Block No. 106, Gat No. 267/3, Plot No. 14, Village - Wada.
11.	Land Mark	Opp. Court.
12.	Is the property situated in residential / commercial / missed area / industrial area?	Residential area.
13.	Classification of locality - High class / middle class / poor class	Middle class
14.	Proximity to civic amenities, like schools hospitals, offices, markets, cinema etc.	All civic amenities are available within easy reach.
15.	Means and proximity to surface communication by the locality is served.	Railway, Auto, Bus, Taxi, Private Vehicles etc.
16.	Area of Flat supported by documentary proof, shape, dimensions and physical features.	Flat Area - 280 Sq. Ft. - As per Measurement. (1 RK)
17.	Is it Freehold or leasehold, the name of lesser/ lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease.	Free Hold
	i. Initial premium	--
	ii Ground rent payable to the lesser in the event of scale to transfer	--
	iii Unearned increase payable to lesser in the event of scale or transfer	--
18.	Name and Registration No. of Co-op Housing society	Building is under construction.
19.	Share Certificate No and face value	Building is under construction.
20.	Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant.	Not Reported.
21.	Are there any agreements of easement? If so, attach copies.	Not Reported.
22.	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give particulars.	Not Required.
23.	Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding?	Not Reported.



24.	Has the whole or part of land been notified for acquisition by Government or any statutory body? Give date of the notification.	No
25.	Attach a dimensioned site plan	Yes, dimensioned/Floor plan attached with agreement.
26.	Attach plans and elevations of all structure standing on the land a layout plan.	No, approved plans is not attached with agreement.
27.	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	As per annexure -I.
	(i) Is the building owner occupied/tenanted/ both?	Purchaser is not occupying the property (as per visit of Building is under construction found).
	(ii) It partly owner occupied, specify portion and extent of area as under owner occupation.	
28.	What is the floor Space Index permissible and percentage actually utilized?	FSI - 1:1, Vertually intired FSI Consumed subject to completion of the incomplete portion of the building.
	(i) Names of Tenants/ lessees etc. (ii) Portions in their occupation (iii) Monthly or annual rent/ compensation/ license fee etc. paid by each (iv) Gross amount received for the whole property	Building is under construction.
29.	Are any of the occupants related to or close business associated of the owner?	Not applicable
30.	Is separate amount being recovered for the use of fixtures likes fans, geysers, refrigerators, cooking ganges, built in wardrobes etc. or for service charges? It so give details.	Not applicable
31.	Give details of water and electricity charges, if any to be borne by the owner.	Building is under construction.
32.	Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars	Building is under construction.
33.	It a lift installed, who is to bear the cost of maintenance an operation-Owner/Tenant.	Building is under construction.



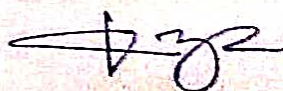
47.	Market Rate adopted												
	a) Total area of the Flat	<ul style="list-style-type: none"> • Carpet Area = 280 Sq. ft. (As per Measurement). • Super Built up Area = 378 Sq. ft. (As per Calculation). 											
	b) Guideline rate obtained from the Registrar office.	Rs.2480/- Per sq. ft.											
	c) As per Registrar Office Rate.	Rs.08,33,280/-											
	d) Prevailing Market Rate	Rs.2,800/- Per sq. ft.											
	e) Estimated value of the property	Rs.10,58,400/-											
	f) The Realisable Value of the property (Less 10%)	Rs.09,52,560/-											
	g) The Distress Value of the property (Less 10%)	Rs.08,46,720/-											
	h) Comparable Sale Value	Rs.2,500/- To Rs.2,900/-											
48.	Fair Market Value Valuation = Area X Rate												
	A) Cost of Flat												
	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. ft.</th> <th>Rate per Sq. ft.</th> <th>Amount in Rs.</th> </tr> </thead> <tbody> <tr> <td>Flat on 1st Floor</td> <td>378</td> <td>2,800/-</td> <td>10,58,400/-</td> </tr> <tr> <td colspan="3" style="text-align: right;">TOTAL</td> <td>10,58,400/-</td> </tr> </tbody> </table>	Particulars	Area in Sq. ft.	Rate per Sq. ft.	Amount in Rs.	Flat on 1 st Floor	378	2,800/-	10,58,400/-	TOTAL			10,58,400/-
Particulars	Area in Sq. ft.	Rate per Sq. ft.	Amount in Rs.										
Flat on 1 st Floor	378	2,800/-	10,58,400/-										
TOTAL			10,58,400/-										
	B) Cost of construction (Insurance Value)												
	Total Built up area	336 Sq. ft.											
	Rate adopted for valuation	Rs.800/-											
	Value	Rs.02,68,800/-											

Note: We have valued the property, We have / our Engineer has personally inspected and valued the right property. Building is under construction found i.e. 5% internal work is pending. We have measured the area 280 Sq. Feet (Carpet) & it comes less than agreement area i.e. 415 Sq. Feet (Built up), so we have taken area as per our Measurement. This is for your kind information. This is calculated Area which is Loaded by the Builder on the Carpet Area and the general practice followed is to load by 50% or more for commercial properties & by 30-40% or more for Large Residential Projects having many high Rise Towers, having various amenities viz Landscape Garden, Childrens Play Area, Swimming Pools, High Speed Lifts, Health Club, Car Parking, Separate Area for functions etc. This is calculated area, using the loading factor determining for providing the any or all above amenities given to the Owners/Purchaser in the Complex and various from Project to Project and Builder To Builder.

PLACE: MUMBAI

DATE : 27/04/2019

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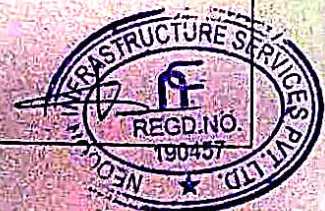


DIRECTOR/ AUTH. SIGN



ANNEXURE - I

Technical Details	Main Building	Annexure	Servant's quarters	Garages	Pump House
1.	No. of floors and height of each floor		Ground + 3 Upper Floor.		
2.	Plinth area floor-wise (As per IS3861 - 1966)		Flat Area - 280 Sq. Ft. - As per Measurement. (1 RK)		
3.	Year of Construction		Building is under construction.		
4.	Estimate future life		60 Years from today on words (Subject to proper, regular maintenance of the Building)		
5.	Type of Construction		R.C.C. framed structure		
6.	Quality of Construction (Excellent/Good/Poor)		Good		
7.	Type of foundation		R.C.C. footing		
8.	Walls		6" External thick brick Walls		
	a) Basement and plinth				
	b) Ground floor				
9.	Partitions		Internal 4 ½ thick brick walls		
10.	Doors & Windows		Internal Work is Pending.		
11.	Flooring		Ceramic tiles Flooring.		
12.	Finishing		Distemper Paint all to Walls.		
13.	Roofing & terracing		R.C.C. slab roof and RCC super structure.		
14.	Special architectural or decorative features if any		NIL		
15.	(i) Internal Wiring (Surface or Conduit)		Conduit Wiring.		
	(ii) Class of Fittings (Superior/ordinary/poor)		Superior		
16.	(i) Sanitary installation		Bath & W.C. Attached with living room.		
	(ii) Class of Colors. (Colored/Superior/white/ordinary)		Superior		
17.	Compound wall:		Brick masonry compound wall		
18.	No. of lifts and capacity		No Lift.		
19.	Underground sump (Capacity and type of construction)		Not Applicable		
20.	Overhead tank				
	(i) Where located		No		
	(ii) Capacity		Sufficient.		
	(iii) Type of construction		R.C.C		
21.	Pumps-No and their horse power		Not Applicable		
22.	Road and paving within the compound, approximately area and type of paving		Not Applicable		
23.	Sewage if septic tanks provided No and capacity		Not Applicable		



EXTERNAL PHOTOGRAPH OF THE PROPERTY.

Building



Main Door



We certified that the photos enclosed in the report are of the property belonging to Mr. Ratish Ketan Waghare. Having Address Flat No – 106, 1st Floor, Building Known as Dnyan Apartment, Situated at Khandeshwari Naka, Vivek Nagar, Behind Z. P. School, Wada, Dist – Palghar – 421 303. Village – Wada, Taluka – Wada.