

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Shri. Sampat Jagannath Sonawane & Smt. Shobha Sampat Sonawane**

Residential Duplex Flat No. 1204 & 1304 on 12th & 13th Floor, Wing - A, "**Shree Sai Tower Co-Op. Hsg. Soc. Ltd.**", Sodawala Lane, Borivali (West), Mumbai,
PIN Code - 400 092, State - Maharashtra, Country - India.

Latitude Longitude : 19°13'57.9"N 72°50'59.6"E

Valuation Done for:

**Punjab National Bank
Borivali East Branch**

Daulat Nagar Road, Borivalli East, Mumbai, 400066 Maharashtra

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Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded



Vastu/Mumbai/08/2018/012758/28345

11/03-79-PR/S

Date: 11.08.2018

VALUATION OPINION REPORT

The property bearing Residential Duplex Flat No. 1204 & 1304 on 12th & 13th Floor, Wing - A, "**Shree Sai Tower Co-Op. Hsg. Soc. Ltd.**", Sodawala Lane, Borivali (West), Mumbai, PIN Code - 400 092, State - Maharashtra, Country - India belongs to **Shri. Sampat Jagannath Sonawane & Smt. Shobha Sampat Sonawane**

Boundaries of the property :

North	Sodawala lane
South	Wing B & C
East	Residential Building
West	Rajshree Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 2,29,71,000.00 (Rupees Two Crore Twenty Nine Lac Seventy One 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 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

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Valuation Report of Immovable Property

1 Customer Details										
Name(s) of the owner(s).		Shri. Sampat Jagannath Sonawane & Smt. Shobha Sampat Sonawane				Application No.				
Case Type										
2 Asset Details										
Address		Residential Duplex Flat No. 1204 & 1304 on 12th & 13th Floor , Wing - A, " Shree Sai Tower Co-Op. Hsg. Soc. Ltd. ", Sodawala Lane, Borivali (West) Mumbai, PIN Code - 400 092, State - Maharashtra, Country - India.								
Nearby Landmark		Landmark: Near Sterling Hospital Latitude Longitude: 19°13'57.9"N 72°50'59.6"E								
3 Document Details			Name of Approving Authority							
Layout Plan		N.A	-		Approval No.		-			
Building Plan		No	Details not provided		Approval No.		Details not provided			
Construction Permission		Yes	Municipal Corporation of Greater Mumbai		Approval No.		SRA / Che / 322 / RN / GL / AP			
Legal Documents		Yes	1. Copy of Agreement For Sale dated 01.06.2010 2. Copy of Deed of Rectification dated 15.03.2012 3. Copy of Commencement Certificate dated 08.05.2000 Document Number. SRA / CHE / 322 / RN / GL / AP issued by Slum Rehabilitation Authority							
4 Physical Details										
Adjoining Properties		East		West		North		South		
As on site		Residential Building		Rajshree Apartment		Sodawala lane		Wing B & C		
As per document		C.T.S. No. 476		C.T.S. No. 336		D.P.Road		C.T.S. No. 472		
Matching of Boundaries		Plot Demarcated		Yes	Approved land use		Residential purpose		Type of Property Residential	
No. of rooms		Living	2	Bed Room	4	Kitchen	1	Dining	0	
		Toilet	3	Bath room	0	WC	0	Small Room	0	
Car Parking										



	Total no. of Floors	Ground + 1 Basement + 16 upper floors.	Floor on which the property is located	12th & 13th Floor	Approx. Age of the property	6 year(s)	Residual age of the property	54 years Subject to proper, preventive periodic maintenance & structural repairs.	Type of structure : R.C.C. Foundation						
5	Occupancy Details - Owner Occupied														
	Tenant Name(s)	N.A.													
	Status of Tenure	N.A.	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.			N.A.						
	Present / Expected rental income per month				55,400.00										
6	Stage of Construction														
	Stage of construction				Completed										
	If under construction, extent of completion				N.A.										
7	Violations if any observed														
	Nature and extent of violations				Approved Building plans were not provided and not verified.										
8	Area Details of the Property														
	Carpet Area in Sq. Ft.	<table border="1"> <thead> <tr> <th>Title</th> <th>Carpet Area</th> <th>Built up Area</th> </tr> </thead> <tbody> <tr> <td>Flat No. 1204 & 1304</td> <td>1007.40</td> <td>1209.00</td> </tr> </tbody> </table> <p>Carpet Area = 1,007.40 (Area as per Deed of Rectification)</p> <p>Carpet Area = 1,292.00 Balcony Area = 23.00 Niche Area = 7.00 (Area as per actual site measurement of flat No. 1204 & 1304)</p>			Title	Carpet Area	Built up Area	Flat No. 1204 & 1304	1007.40	1209.00	Plinth area / Built up area in Sq. Ft.	1209.00			
Title	Carpet Area	Built up Area													
Flat No. 1204 & 1304	1007.40	1209.00													
	Remarks:	As per inspection, two flats are internally amalgamated to form a single flat. The composition of amalgamated flat is 4 Bedrooms + 2 Living Room + Kitchen + 3 Toilets. Flat Nos. 1204 on 12th floor & 1304 on 13th floor are internally amalgamated with Separate entrance. For the purpose of valuation we have considered area as per Deed of rectification of Flat No. 1204 & 1304.													
9	Valuation														
	Built Up Area				1209.00 Sq. Ft.										
	Prevailing market rate				₹ 19,000.00										
	Floor Rise Rate per Sq. Ft.				₹ 0.00										
	PLC Rate per Sq. Ft.				₹ 0.00										
	Total Rate per Sq. Ft.				₹ 19,000.00										



	Value of the property	₹ 2,29,71,000.00
	Realizable Value of the Property	₹ 2,06,73,900.00
	Distress / Force Sale Value	₹ 1,83,76,800.00
	Insurable Value of the Assets	₹ 30,22,500.00
	Govt. Approved Rate/ Ready Reckoner Rate Per Sq. Mt.(New Property)	₹ 1,28,480.00 per Sq. M. i.e. ₹ 11,936.00 per Sq. Ft.
	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciate	₹ 1,25,789.00 per Sq. M. i.e. ₹ 11,686.00 per Sq. Ft.
10	Assumptions /Remarks	Attached
11	Declaration	i. The property was inspected by me / our authorized representative personally on 07.08.2018
		ii. The undersigned does not have any direct / indirect interest in the above property.
		iii. The information furnished here in is true and correct to the best of our knowledge.
12	Name, address & signature of Valuer	<p>Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093</p>
		<p>For VASTUKALA CONSULTANTS (I) PVT. LTD.</p> <p><i>(Signature)</i> C.M.D.</p> <p><i>(Signature)</i> f Director</p> <p>Sharad B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09</p> <p>Date of valuation: 11.08.2018</p>
13	List of Documents enclosed	<ol style="list-style-type: none"> 1. Valuation Report 2. Location cum Route Map from Nearest Railway Station 3. Satellite Location Map 4. Price Indicator
14	List of Photographs enclosed	Internal & External Photographs of the property

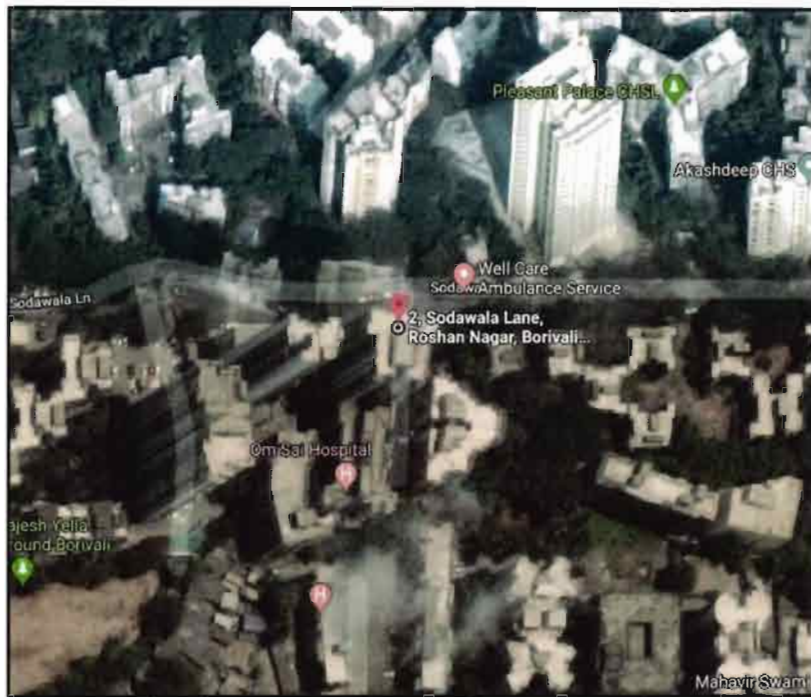


Actual Site Photographs



Route Map of the property

(Note: 📍 shows location)



Latitude Longitude - 19°13'57.9"N 72°50'59.6"E

Note:: The Blue line shows the route to site from nearest railway station (Borivali 1.1 Km)



Price Indicator

1.20 Cr 1 BHK Flat for sale in Borivali West, ...
 for sale in Shree Sai Tower, Borivali West, Mumbai.

PROPERTY DETAILS **PROJECT DETAILS** **LOCALITY DETAILS** **PRICE TRENDS** **OWNER DETAILS** **NO DISCUSSIONS**

Bedroom: 1
 Bathrooms: 2
 Super area: 600 sqft - 0.0000sqft
 Society: Shree Sai Tower
 Status: Ready to Move
 Transaction type: Resale
 Floor: 4 (Out of 7 Floors)
 Car parking: None

Agent: Sampat Sonawane
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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Housing Loan** purpose as on dated **11th August 2018**.

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.

UNDERLYING 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.

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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

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company.



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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 2,29,71,000.00 (Rupees Two Crore Twenty Nine Lac Seventy One 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. We have personally inspected the assets.

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

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