

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner : **Mr. Sambhaji Baban Kute**

Residential Flat No. 203, 2nd Floor, "**Dream Homes**", Plot No. 113, Sector - 19, Village - Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India.

Latitude Longitude : 18°58'21.0"N 73°01'39.9"E

### Valuation Done for:

**State Bank of India  
RACPC Belapur Branch**

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra, Country - India.

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

**Mumbai · Delhi NCR · Aurangabad · Nanded**

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 203, 2nd Floor, "**Dream Homes**", Plot No. 113, Sector - 19, Village - Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India belongs to **Mr. Sambhaji Baban Kute**.

Boundaries of the property :

North	Kiyam CHSL
South	Sai Sangam Building
East	Residential Building
West	Road & Siddhivinayak Homes

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 **₹ 35,49,000.00 (Rupees Thirty Five Lac Forty Nine 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.

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

Director

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E),  
Mumbai - 400 093,  
(M.S.), INDIA  
Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

**Mumbai (South)**

4<sup>th</sup> Block, 2<sup>nd</sup> Floor,  
Rahimtoola House,  
7, Homji Street, Fort,  
Mumbai - 400 001,  
(M.S.), INDIA  
Tel. : +91 22 40032436  
+91 22 40022436  
mumbaisouth@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018  
(U.P), INDIA  
Mobile : +91 9216912225  
+91 9819670183  
delhinrc@vastukala.org

**Nanded**

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602,  
(M.S.), INDIA  
Tel. : +91 2462 244288  
+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

**Valuation Report of Immovable Property**



<b>1 Customer Details</b>									
Name(s) of the owner(s).		<b>Mr. Sambhaji Baban Kute</b>							
Application No.									
<b>2 Property Details</b>									
Address		Residential Flat No. 203, 2nd Floor, " <b>Dream Homes</b> ", Plot No. 113, Sector - 19, Village - Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India.							
Nearby Landmark / Google Map Independent access to the property		<b>Landmark:</b> Near Tricity Sky <b>Latitude Longitude: 18°58'21.0"N 73°01'39.9"E</b>							
<b>3 Document Details</b>					<b>Name of Approving Authority</b>				
<b>Layout Plan</b>	Yes	CIDCO			Approval No.	CIDCO / (B.P.) / ATPO / 1568 dated 11.03.2010			
<b>Building Plan</b>	Yes	CIDCO			Approval No.	CIDCO / (B.P.) / ATPO / 1568 dated 11.03.2010			
<b>Construction Permission</b>	Yes	CIDCO			Approval No.	CIDCO / ATPO / 1568 dated 11.03.2010			
<b>Legal Documents</b>	Yes	1. Copy of Agreement For Sale dated 08.09.2010. 2. Copy of Commencement Certificate dated 11.03.2010 Document Number. CIDCO / ATPO / 1568 issued by CIDCO. 3. Copy of Approved Plan dated 11.03.2010 Document Number. CIDCO / (B.P.) / ATPO / 1568 issued by CIDCO.							
<b>4 Physical Details</b>									
<b>Adjoining Properties</b>		East		West		North		South	
<b>As on site</b>		Residential Building		Road & Siddhivinayak Homes		Kiyam CHSL		Sai Sangam Building	
<b>As per document</b>		Plot No. 104 & 106		15 Mts. Wide Road		Plot No. 112		Plot No. 114	
<b>Matching of Boundaries</b>	-	<b>Plot Demarcated</b>	Yes	<b>Approved land use</b>	Residential purpose	<b>Property Type</b>	Residential		
<b>No. of rooms</b>	Living	1	Bed Room	1	Kitchen	1	Dining	0	
	Toilet	0	Bath room	1	WC	1	Small Room	0	
Car Parking									



	<b>Total no. of Floors</b>	Stilt + 4 upper floors.	<b>Floor on which the property is located</b>	2 <sup>nd</sup> Floor	<b>Approx. Age of the property</b>	4 years (Approx.)	<b>Residual age of the property</b>	56 years Subject to proper, preventive periodic maintenance & structural repairs.	<b>Type of structure</b> : R.C.C. Foundation
5	<b>Occupancy Details - Tenant Occupied</b>								
	<b>Tenant Name(s)</b>	Mr. Rahul Thakur							
	<b>Status of Tenure</b>	Yes	<b>No. of years of Occupancy</b>	N.A.		<b>Relationship of tenant with owner</b>	N.A.		
	<b>Present Income from the property</b>	₹ 5,000.00 Present Income from the property per month.							
6	<b>Stage of Construction</b>								
	Stage of construction						Completed		
	<b>If under construction, extent of completion</b>						<b>100% work completed</b>		
7	<b>Violations if any observed</b>								
	Nature and extent of violations						Nil, Construction is according to sanctioned plan.		
8	<b>Area Details of the Property</b>								
	<b>Carpet Area in Sq. Ft.</b>	Carpet Area = 334.00 Chargeable Open Terrace / Loft Area = 16.00 Total Area = 350.00 (Area as per agreement) Carpet Area = 394.00 Flowerbed Area = 10.00 (Area as per actual site measurement)	<b>Plinth area / Built up area in Sq. Ft.</b>	420.00	<b>Saleable Area in Sq. Ft.</b>	546.00			
	Remarks:	Think.Innovate.Create							
9	<b>Valuation</b>								
	i. Mention the value as per Government Approved Rates also								
	Guideline rate obtained from the Stamp Duty Ready Reckoner (New Property)						₹ 62,900.00 per Sq. M. i.e. ₹ 5,844.00 per Sq. Ft.		
	ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.								
	Indicator								



Property : 1 BHK in Sector 19, Ulwe, Navi Mumbai Source : www.nestoria.in Area : 685.00 Sq. Ft. Expected Price : 44,53,000.00 Expected Rate/Sq. Ft : 6,500.73 per Sq. Ft.			
Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,500.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).			
<b>Summary of Valuation</b>			
<b>i. Guideline Value</b>			
	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area	420.00	5,844.00	24,54,480.00
<b>ii. Fair Market Value of the Property</b>			
Saleable Area	546.00 Sq. Ft.		
Prevailing market rate	₹ 6,500.00		
iii. Floor Rise Rate per Sq. Ft.	₹ 0.00		
iv. PLC Rate per Sq. Ft.	₹ 0.00		
v. Total Rate per Sq. Ft.	₹ 6,500.00		
Total Value of the property	₹ 35,49,000.00		
vi. Realizable Value of the Property	₹ 31,94,100.00		
vii. Distress / Force Sale Value	₹ 28,39,200.00		
viii. Insurable Value of the Assets	₹ 6,30,000.00		
<b>10 Assumptions /Remarks</b>			
i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided		
ii. Property is SARFAESI compliant	Yes		
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No		
iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available		
v. Details of last two transaction in the locality / area to be provided, if available	Details Attached		
vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building facilities provided and its prevailing market rate.		

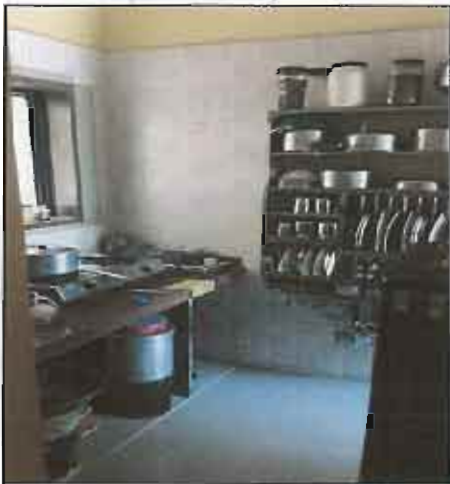
11	<b>Declaration</b>	<p>i. The property was inspected by me / our site Engineer Mr. Rajesh Ghadi (Mobile No. - 8652092666) personally on 06.05.2017.</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished here in is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p>	
12	<b>Name, address &amp; signature of Valuer</b>	<b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	For <b>VASTUKALA CONSULTANTS (I) PVT. LTD.</b>  <b>C.M.D.</b>  <b>Director</b> <b>Sharad B. Chalikwar</b> Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193 Date of valuation: 06.05.2017
13	<b>Enclosures Documents &amp; Photographs</b>	<ol style="list-style-type: none"> <li>1. Valuation Report</li> <li>2. Satellite Location Map</li> <li>3. Location cum Route Map from Nearest Railway Station</li> <li>4. Photographs of the property</li> </ol>	




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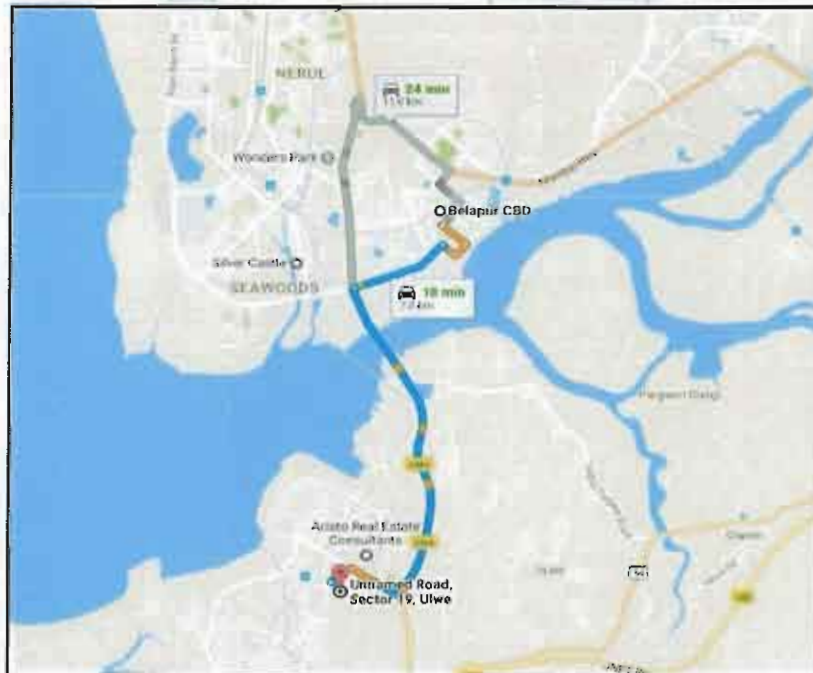


### Actual Site Photographs



### Route Map of the property

(Note:  shows location)



**Latitude Longitude - 18°58'21.0"N 73°01'39.9"E**

**Note::** The Blue line shows the route to site from nearest railway station (Belapur CBD 7.8 Km.)





### Price Indicator

**nestoria**

Search: Sector-19 Ulwe | Change | List

**₹ 35 lakhs**

**Ulwe, Uran Road, Near Baman Dongri Railway Station, Sector 19, Navi Mumbai**

Sector-19 Ulwe · 550 sq.ft · ₹ 6,364/sq.ft · 1 BHK · 1 Bath · Flat/apartment · Property Verified · Gated Community · Lift · Power Backup · Security

This is a 1 rk apartment at price rs. 3500000 located in ulwe, navi mumbai. Amenities include: power backup type, has lift, security type, water supply type, is gated

**nestoria**

Search: Sector-19 Ulwe | Change | List

**₹ 44.53 lakhs**

**Ulwe, Sector 19, Navi Mumbai, Maharashtra, Ulwe, Navi Mumbai**

Sector-19 Ulwe · 685 sq.ft · ₹ 6,501/sq.ft · 1 BHK · 1 Bath · Flat/apartment · Garden · Power Backup · Security · Swimming Pool

1% registration free from shree bhoomi enterprises. Its a 1 bedroom flat with an adjoining hall. The asking price is 44.53 lacs. This property is located at ulwe, sector 19,

first seen over a month ago on INDIAPROPERTY | Looking for a Home Loan?



### **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 **6<sup>th</sup> May 2017**.

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.

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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Director



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 **₹ 35,49,000.00 (Rupees Thirty Five Lac Forty Nine 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.

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



Director



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