

# YOUNG INDIA ENGINEERS & SURVEYORS

Chartered Engineers, Surveyors, Loss Assessors, Panel valuers for Banks & Financial Institution  
Stock/Engineering Audit, Risk Inspection Engineers  
Inspectors, Containers Surveyors & Approved Valuers.  
A.S. Shaikh & Co. (FIRE-MARINE-ENGG.)  
Chartered Engineer Reg. No. M / 123569 / 3,  
Govt. of India Lic. SLA/47350 Exp. date 09-06-2022  
Govt. Approved Valuer Reg No. CAT.VII/86 of 1988  
Report No. : YIE / 1386C / 2019

Pho. : 2679 2740

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

Jogeshwari (W). Mumbai- 400 102.

DATE :- 24.09.2019

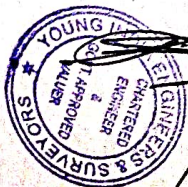
TO,  
M/S. PUNJAB NATIONAL BANK  
VIRAR (WEST) BRANCH.

## VALUATION REPORT

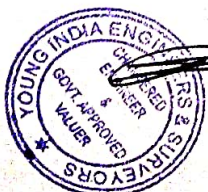
I. GENERAL		
1.	Purpose for which the valuation is made	To assess the Present Fair Market Value for Bank purpose.
2.	a) Date of inspection	: 21.09.2019
	b) Date on which the valuation is made	: 24.09.2019
3.	List of documents produced for perusal	
	i)	: Agreement Copy
	ii)	: -----
	iii)	: -----
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Navin Ramkishan Gupta  (Single Ownership)  M/s. Virar Kaunteya Co-op. Hsg. Soc. Ltd., Flat No. 004, Ground Floor, Ram Nagar, Vartak Ward, Near Punjab National Bank, Virar (West), Dist. Palghar - 401303  Single Ownership



5.	Brief description of the property	:	The subject Building is of Ground + 3 Upper Floors having height of about 8'9" ft. The Flat No. 004 on Ground Floor is admeasuring 480 sq. ft. Super Built Up Area (As per Agreement). The external walls are made up of 8'10" thick brick masonry with cement plaster & internal walls are made up of 4½" thick brick masonry with cement plaster. The subject Flat No. 004 on Ground Floor is being used as General Store in the name & style of 'Vidya Store'. Teakwood Door with M. S. Rolling Shutter and Aluminum Sliding Windows with External Grills are provided. Flooring is finished in Marble / Kota tiles. Ceiling is of Ordinary type. Wiring is of Casing Patti type & Plumbing is of Concealed type. The Subject Building is having Compound Wall with 2 Nos. M. S. Gates. The construction of the building was found as per Sanction Plan Approved by the Competent Authority.
6.	Location of property		
	a) Plot No. / Survey No.	:	S. No. 302 H. No. 1/2
	b) Door No.		Flat No. 004
	c) T.S. No. / Village		Village. Virar
	d) Ward / Taluka		Tal. Vasai
	e) Mandal / District		Dist. Palghar
7	Postal address of the property	:	M/s. Virar Kaunteya Co-op. Hsg. Soc. Ltd., Flat No. 004, Ground Floor, Ram Nagar, Vartak Ward, Near Punjab National Bank, Virar (West), Dist. Palghar - 401303
8	City / Town	:	Vasai
	Residential area	:	Residential Area
	Commercial area	:	-----
	Industrial area	:	-----
9	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	V.V.C.M.C.
11	A) Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	:	N.A.
	B) Impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions	:	N.A. Property is a Freehold Land having Residential Building on Ownership Basis
12	Boundaries of the property	:	
	North	:	Radha Bldg.
	South	:	Gokul Bldg.
	East	:	Road



	West	: Vrindavan Bldg.
	Latitude	: 19.453358
	Longitude	: 72.805794
13	Dimensions of the site	: A
		B
		As per the Deed
		Actuals
		480 sq. ft. Super Built Up Area (As per Agreement).
		305 sq. ft. Carpet Area (On Physical Measurement)
14	Extent of the site	: N.A.
15	Extent of the site considered for Valuation (least of 13a & 13b)	: N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Occupied by Owner
<b>II. APARTMENT BUILDING</b>		
Sr. No.	Description	: Remarks
1	Nature of the apartment	: Residential Flat
2	Location	:
	T.S. No.	: S. No. 302 H. No. 1/2
	Block No.	: Village. Virar
	Ward No.	: Tal. Vasai
	Village / Municipality / Corporation	: Dist. Palghar
	Door No., Street or Road (Pin Code)	: V.V.C.M.C. M/s. Virar Kaunteya Co-op. Hsg. Soc. Ltd., Flat No. 004, Ground Floor, Ram Nagar, Vartak Ward, Near Punjab National Bank, Virar (West), Dist. Palghar - 401303
3	Description of the locality Residential / Commercial / Mixed	: Residential
4	Year of Construction	: 2000
5	Number of floors	: Ground + 3 Upper Floors
6	Type of structure	: R.C.C.
7	Number of Dwelling units in the building.	: Applicant to Advice
8	Quality of Construction	: Good
9	Appearance of the Building	: Good
10	Maintenance of the Building	: Good
11	Facilities available	:
	Lift	: N. A.
	Protected Water Supply	: N. A.
	Underground Sewerage	: Connected to Public Sewer
	Car Parking – Open / Covered	: Open Parking
	Is Compound wall existing?	: Provided with 2 Nos. M. S. Gate
	Is pavement laid around the Building?	: Pavers Block Flooring
<b>III FLAT</b>		
1	The floor in which the flat is situated	: Ground Floor
2	Door No. of the flat	: 004
3	Specifications of the flat	: Flat used as Shop
	Roof	: R.C.C. Slab
	Flooring	: Marble / Kota tiles
	Doors	: Teakwood Door with M. S. Rolling Shutter
	Windows	: Aluminum Sliding Windows with External Grills



		: Satisfactory
		: Applicant to Advice
		: Applicant to Advice
		: Applicant to Advice
		: Applicant to Advice
		: Applicant to Advice
		: Mr. Navin Ramkishan Gupta
		: Land belong to Society
		: 480 sq. ft. Super Built Up Area
		: 1:1
		: 305 sq. ft. Carpet Area
		: Medium
		: Residential
		: Owner-occupied
		: N.A.

#### IV MARKETABILITY

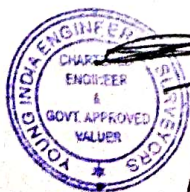
1.	How is the marketability?	: Good Demand Area
2.	What are the factors favouring for an extra Potential Value?	: Fast Developing area in Palghar District
3.	Any negative factors are observed which affect the market value in general?	: N.A.

#### V RATE

1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	: Prevailing Rate of the Flat in the locality is Rs. 4,300/- to Rs. 4,700/- per sq. ft.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	: Rs. 4,500/- per sq. ft. (Rates verified from local Estate Agents, Sub Registrar Offices as per IBA Guidelines, Local Enquiry i.e. information from residents, news paper advertisement, internet online property site, local acquisition cases date, other investors in the vicinity, etc.)
3	Break – up for the rate	
	i) Building + Services	: Rs. 1,750/-
	ii) Land + others	: Rs. 2,750/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Government Stamp Duty Rate for such Flat is Rs. 3,367/- per sq. ft. (After Depreciation)

#### VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: Rs. 8,40,000/-
	Age of the building	: 19 Years
	Life of the building estimated	: 41 Years with Proper maintenance
	Depreciation percentage assuming the salvage value as 10%	: 28.5 %



Depreciated Ratio of the building	: Rs. 1,251.25
Total composite rate arrived for valuation	:
Depreciated building rate VI (a)	: Rs. 6,00,600/-
Rate for Land & other V (3) ii	: Rs. 13,20,000/-
Total Composite Rate	: Rs. 19,20,600/-
Approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation	: Considering Location & locality, facilities & amenities, quality of Construction, residual life of the building, business potential, supply of demand, local nearby enquiry, market feedback of investigation. See Annexure "A"

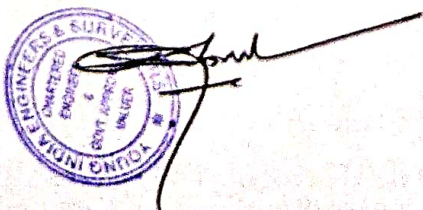
#### Details of Valuation:

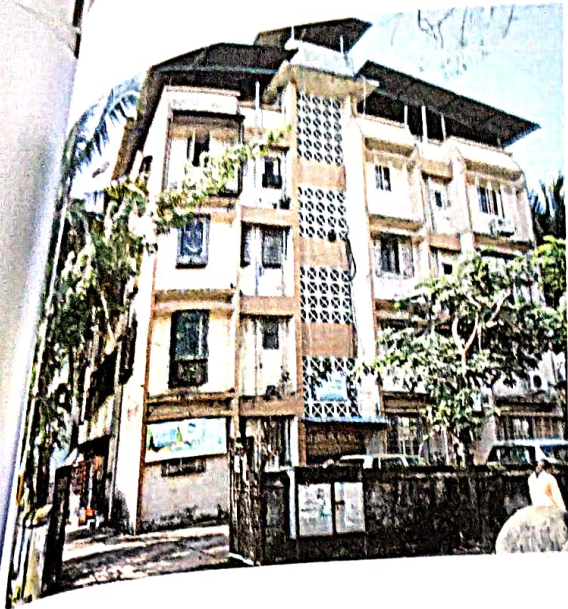
Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated value Rs.
1	M/s. Virar Kaunteya Co-op. Hsg. Soc. Ltd., Flat No. 004, Ground Floor, Ram Nagar, Vartak Ward, Near Punjab National Bank, Virar (West), Dist. Palghar - 401303	480 sq. ft. S.B.U.A.	Rs. 4,001.25	Rs. 19,20,600/-
Fair Market Value of the Property.				Rs. 19,20,600/-
Realizable value of the Property (90% F.M.V.)				Rs. 17,28,540/-
Distress value of the Property (80% F.M.V.)				Rs. 15,36,480/-
Value as per Stamp Duty Ready Recknor for Flat	Area 480 sq. ft. S.B.U.A.	Rate Rs. 3,367/-	Rs. 16,16,160/- Depreciated value	
Value for Insurance Purpose (See Annexure "A")				Rs. 8,40,000/-

#### 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.
- We have valued the right Property as reflected in the Report.
- 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





VIRAR KAUNTE YA CO-OP-HSG-SOC-LTD	
Regn.No.TNA / (VBI) / 18714 / 2007 -2008 Dated 25/5/2007 Survey No.302, Hissa No. 12, Plot No.1&2, Village Virar (West), Pin-401305.	
GROUND FLOOR	
FLAT NO.	NAME
001	Mrs.SANGITA N.BHAGAT
002	Mrs.SANGITA N.BHAGAT
003	Mr.PREEMING N.JADHAV
004	Mr.NAVIN R.GUPTA
1ST FLOOR	
FLAT NO.	NAME
101	Mrs.PRIYA P.SAVE
102	Smt.SUMALI B.PATIL
103	Mr.CHANDU H.NAI
104	Smt.BHAGAWANBEN C.NAI
2ND FLOOR	
FLAT NO.	NAME
201	Mr.BHASKAR S. S. MUKH...



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