

VALUATION OF IMMOVABLE PROPERTY

For Bank Loan Purpose

For Punjab National Bank, Charkop Branch, Mumbai.

At

Flat No. 36 on 3rd Floor, 'C' Wing, Building Known "The Topiwala Co. Op. Hsg. Soc. Ltd.", Situated at C.T.S. No. 746 of Village Pahadi, S. V. Road, Goregaon (W), Mumbai 400 062.

(Flat No. 36 is amalgamated with Flat No. 35 with Single Entrance)



In the case of

Mrs. Jyotsna Namchand Agarwal.

Prepared By

S. D. Thakare

Aarch Consultants & Valuers

Architects, Engineers, Govt. Regd. Valuers

1, Shree Chamunda Apt;

Liberty Garden Cross Road No.2,

Opp. Mehta Industrial Estate,

Malad (West), Mumbai - 400 064.

Tel. No. 28825635 / 28826937

Mobile: 9869003273 / 9833599876

E-mail: aarchconsultants@gmail.com

Phones:

Off. :91 (22) 2882 6937

:91 (22) 2882 5635

Mob. :9869003273 /9833599876

Fax :91(22) 2882 5635

E-mail : aarchconsultants@gmail.com

S. D. Thakare

Aarch Consultants & Valuers

B.E. Hons. [Bom.], A.M.I.E., A.I.V

Govt. Reg. Valuers, Architectural, Engineering

Interior, Enviro, Repairs & Project Consultants

Off.: 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [West] Mumbai :- 400 064.

PNB Charkop Branch / Jyotsna Namchand Agarwal / 14026.

Date: 21/06/2016.

Annexure - I

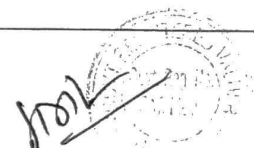
To,
The Chief Manager,
Punjab National Bank,
Charkop Branch,
Mumbai.

VALUATION REPORT

Name of Address of Branch : Punjab National Bank,
Charkop Branch, Mumbai.


Name of Customer (s) / Borrowal units : Mrs. Jyotsna Namchand Agarwal

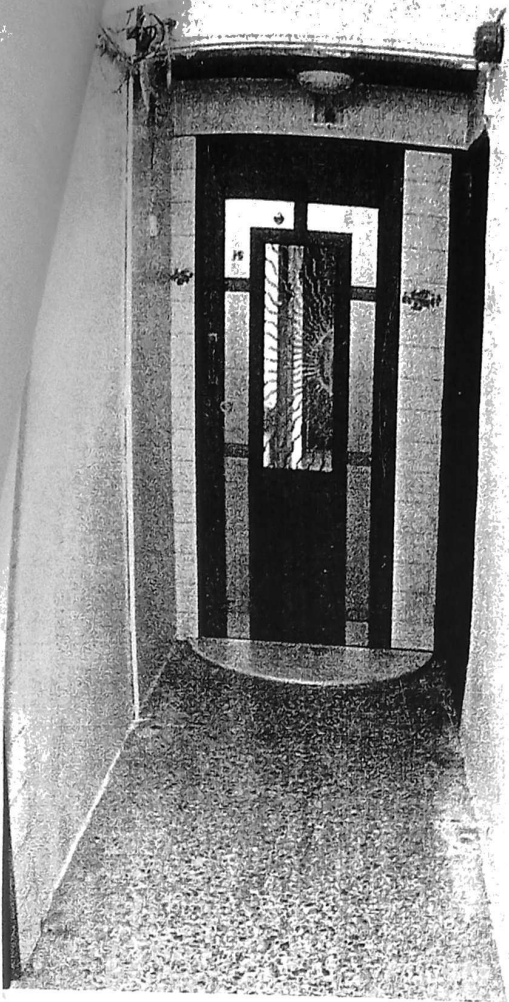
1	Customer Details				
	Name	Mrs. Jyotsna Namchand Agarwal.			
	Apl.no.	+91-9322255745.			
	Case Type	Residential.			
2.	Asset Details				
	Address:	Flat No. 36 on 3 rd Floor, 'C' Wing, Building Known "The Topiwala Co. Op. Hsg. Soc. Ltd.", Situated at C.T.S. No. 746 of Village Pahadi, S. V. Road, Goregaon (W), Mumbai 400 062. (Flat No. 36 is amalgamated with Flat No. 35 with Single Entrance)			
	Nearby Landmark	Near Ratna Hotel, Goregaon			
	Google Map Independent access to the property	Google Map Enclosed.			
3	Document Details		Name of Approving Authority		
	Layout Plan	Not available for inspection	N.A.	Approval No.	N.A.
	Building Plan	Not available for inspection	N.A.	Approval No.	N.A.
	Construction Permission	Not available for inspection	N.A.	Approval No.	N.A.
	Commencement Certificate	Yes.	Municipal Corporation of Greater Mumbai	Approval No.	Dated:
	Legal Documents	Yes.	List of Documents No. a) Agreement for Sale Dated: 07/09/2004. b) Index II Sr. No. 8134/2004 Dated: 07/09/2004. c) Soc. Regd. No. BOM/HSG/2000/69 of 12/08/2000.		



4 Physical Details									
Adjoining Properties	East	Topiwala Theatre.	West	Open space.	North	Other bldg.	South	A & B Wing.	
Matching of Boundaries		Yes/No	Plot demarcated	Yes	Approved land use	Residential	Type of property	Flat	
No. of Rooms	Living / Dining	1 No.	Bed Room	2 Nos.	Toilets / W.C.	1 Toilet	Kitchen	1 No.	
Total No of Floors.	Ground + 7 th Upper Floors. With 2 Lifts.	Floor on which the property is located	3 rd Floor.	Approx. age of the property	41 Years.	Residual age of the property	19 Years. (if repaired & maintained properly & regularly)	Type of structure RCC Framed Structure	
5 Tenure / Occupancy Details.									
Status of Tenure		Owner Occupied (2 BHK) (Amalgamated flat)			No of years of Occupancy	Relationship of tenant of owner		N.A.	
6 Stage of Construction:									
Stage of Construction		Building is Completed.				If under construction, extent of completion – N.A.			
7 Violations if any observed			No.						
Nature and extent of violations			No.						
8 Area Details of the Property									
Site Area	-	Plinth area	-	Carpet area	648.62 Sq. Ft. (60.25 Sq. Mt.) as per measurement taken on site	Built up area	765 Sq. Ft. (71.06 Sq. Mt.) as per Agreement for Sale Dated: 07/09/2004.is consider for valuation.	Remarks	
				Built up area	765 Sq. Ft. (71.04 Sq. Mt.) as per Agreement for Sale Dated: 07/09/2004.				
9 Valuation									
i. Mention the value as per Government Approved Rates also BUA 765 Sq. Ft. x Rs. 11,956/- per Sq. Ft. = Rs. 91,46,340/-									
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. Value is given based on actual prevailing market enquiries of the comparable property. The Guidelines rates are standard & fix for very big locality as shown as reckoner location plans for purpose of charging stamp duty. The actual market trend of sale rates is found more than the Guideline rates. Hence value is given as per actual trend of sale rates.									
Summary of Valuation									
i.	Fair Market Value	Built up area is about 765 Sq. Ft. X Rs. 15,000/- per Sq. Ft. = Rs. 1,14,75,000/- Say... = Rs. 1,14,75,000/- (Rupees One Crore Fourteen Lakhs Seventy Five Thousand Only)							
ii	Realizable Value	0.90 X Rs. 1,14,75,000/- = Rs. 1,03,27,500/- Say... = Rs. 1,03,28,000/- (Rupees One Crore Three Lakhs Twenty Eight Thousand Only)							

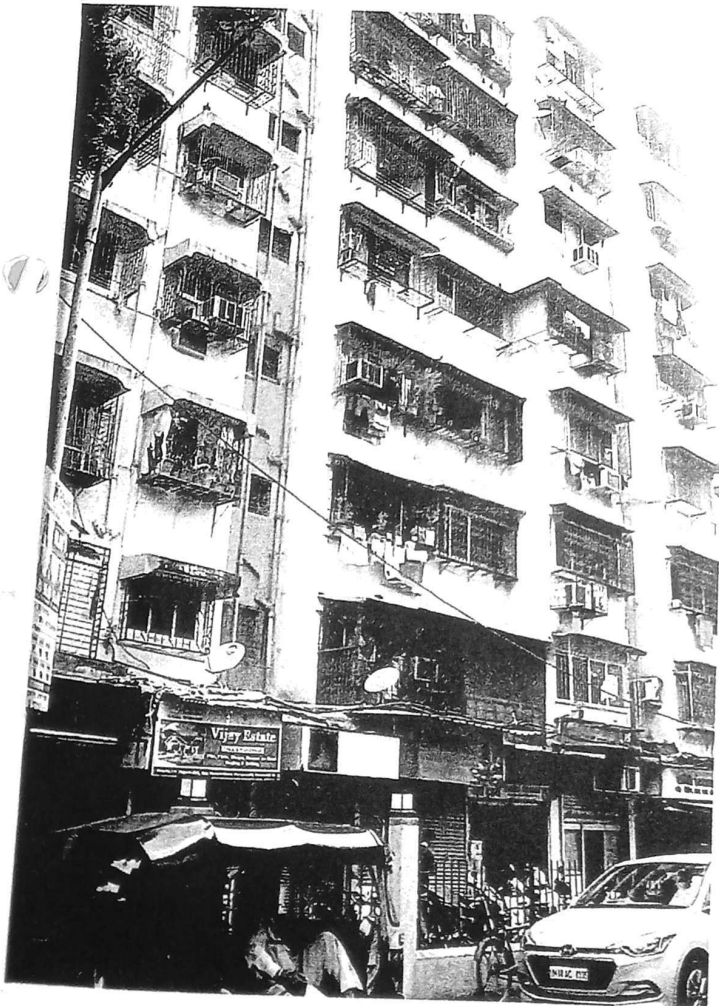
Handwritten signature

iii.	Forced / Distress Sale Value	0.80 x Rs. 1,14,75,000/- = Rs. 91,80,000/- Say... = Rs. 91,80,000/- (Rupees Ninety One Lakhs Eighty Thousand Only)	
iv.	Rental Value	Rs. 1,14,75,000/- x 2% / 12 = Rs. 19,125/- Say... = Rs. 19,000/- Per Month (Rupees Nineteen Thousand Per Month Only)	
v.	Insurance Value / Cost of Construction	765 Sq. Ft. x Rs. 2,000/- Per Sq. Ft. = Rs. 15,30,000/- Say... = Rs. 15,30,000/- (Rupees Fifteen Lakhs Thirty Thousand Only)	
10.	Assumptions / Remarks.	Flat No. 36 is amalgamated with Flat No. 35 but only Flat No. 36 is mortgaged with the Bank.	
i.		i) Qualifications in TIR/ Mitigation suggested, if any	
ii		ii. Property is SARFAESI Compliant: Yes.	
iii		iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. - No.	
iv		iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged.	
v.		v. Details of Last two transactions in the locality / area to be provided, if available - N.A.	
vi.		vi. Any other aspect which has relevance on the value or marketability of the property.	
11.	Declaration	i. The property was inspected by the undersigned on 20/06/2016. ii. The undersigned does not have any direct / indirect in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted valuation report directly to the Bank	
12.	Name Address & Signature of Valuer with Wealth Tax Registration No.	S. D. Thakare Architect and Govt. Regd. Valuer.1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [West] Mumbai:- 400 064. Wealth Tax Registration No. CAT//249.	Signature of Valuer  (S. D. Thakare) Architect and Govt. Regd. Valuer Reg. No. CAT//249
			Date of Valuation 21/06/2016.
13.	Lift of documents enclosed	Yes.	



THE TOPIWALA CO-OP. HSG. SOCIETY
 REGD. NO.-BOM/HSG/2000/09 DTU
'C' WING

FLOOR	3rd FLOOR	4th FLOOR
1. POOJARI	31 LALIT	41 DR. LEELA G. JOSHI
SAWAL	32 SHRI. K.K. KOTIAN	42 DR. G. M. JOSHI
MORE	33 " M. G. JOSHI	43 SMT. P.S. KEJRVA
PANDAV	34 " DEVADAS D. BHAT	44 SHRI. K.K. CHOUH
K. RATHOD	35 " C.T. AGARWAL	45 SMT. S. D. JAG
SOLANKI	36 DR. J. N. AGARWAL	48 SHRI. B. P. DES
PATEL	37 SHRI. K. M. PATEL	47 SHRI. V. M. DHA



X J.N. Agarwal

10/12



X Aggarwal