

VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

MR. YUVRAJ PANDIT PATIL & MRS. MINAL YUVRAJ PATIL.

PROPERTY ADDRESS

**FLAT NO. 701, 7TH FLOOR, RIVERAIN APARTMENT, SANGAMWADI, VINAYAK
NAGAR, OFF. PUNE RAILWAY STATION, TADIWALA ROAD, SANGAMWADI,
PUNE (E), MAHARASHTRA - 411 003**



**SUBMITTED TO
STATE BANK OF INDIA
BTI BRANCH, VASAI ROAD (E)**

Sanjay S. Dalvi**REGISTERED VALUERS, CONSULTING ENGINEERS & SURVEYOR**Office Address : 307, 3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir,
G.D. Ambekar Marg, Wadala(W), Mumbai - 400031.

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STATE BANK OF INDIA BRANCH:

BTI BRANCH, VASAI ROAD EAST

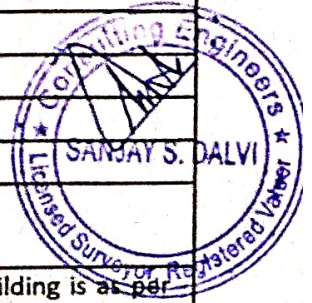
VALUATION REPORT (IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

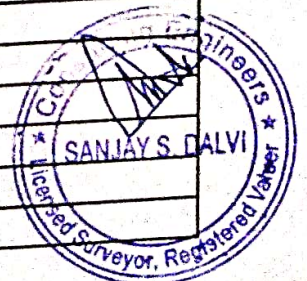
SD1304/SBI/PM/RS/SU/2021-22

Dated: 07/12/2021

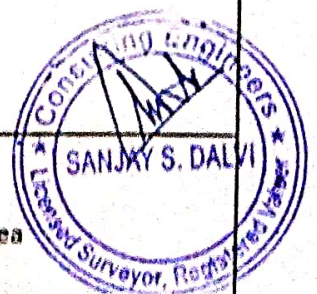
I. GENERAL			
1	Purpose for which the valuation is made	Assessment of Fair Market Value for loan purpose.	
2	Date of inspection	06/12/2021	
	Date on which the valuation is made	07/12/2021	
3	List of documents produced for perusal	1) Agreement for Sale. 2) Commencement Certificate. 3) Occupancy Certificate.	
	Descriptions	Name of Approving Authority	Approval No. & Date
i)	Copy of Commencement Certificate	Pune Municipal Corporation	Approval No: Javak No. CC/0223/04 Dated: 17/04/2004
ii)	Copy of Occupancy Certificate	Pune Municipal Corporation	Approval No: BCO/24/04/186 Dated : 09/02/2007
iii)	Copy of Index II	Sub-Registrar Haveli No. 13	Approval No. 1370/2006 Dated: 24/02/2006
vi)	Copy of Agreement for Sale	Dated 24/02/2006 between M/s. Belvalkar Housing (Promoter) and Mr. Yuvraj Pandit Patil & Mrs. Minal Yuvraj Patil (Purchaser)	
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. YUVRAJ PANDIT PATIL & MRS. MINAL YUVRAJ PATIL PROPERTY ADDRESS: FLAT NO. 701, 7 TH FLOOR, RIVERAIN APARTMENT, SANGAMWADI, VINAYAK NAGAR, OFF. PUNE RAILWAY STATION, TADIWALA ROAD, SANGAMWADI, PUNE (EAST), MAHARASHTRA - 411 003.	
5	Brief description of the property	The subject property is 1 BHK Situated in Middle Class area	
6	Location of property	Tadiwala Road, Sangamwadi, Pune.	
a)	Plot No. / Survey No.	Plot No. 102(I)	
b)	Door No.	Flat No. 701.	
c)	T. S. No. / Village	Ghorpadi	
d)	Ward / Taluka	-	
e)	Mandal / District	Pune.	
f)	Date of issue and validity of layout of approved map	Details not available	
g)	Approved map / plan issuing authority	Pune Municipal Corporation.	
h)	Whether genuineness or authenticity of approved map/ plan is verified	Approved Plan is not provided to us.	
i)	Any other comments by our empanelled valuers on	OC obtained it is presumed that the building is as per sanctioned plan.	
7	Postal address of the property	FLAT NO. 701, 7 TH FLOOR, RIVERAIN APARTMENT, SANGAMWADI, VINAYAK NAGAR, OFF. PUNE RAILWAY STATION, TADIWALA ROAD, SANGAMWADI, PUNE (E) ,	



		MAHARASHTRA - 411 003.	
	City / Town	Tadiwala Road, Sangamwadi, Pune..	
3	Area	Residential.	
3	Classification of the area:		
1	High / Middle / Poor	Middle Class.	
1	Urban / Semi Urban / Rural	Semi Urban.	
0	Coming under Corporation limit / Village Panchayat / Municipality	Pune Municipal Corporation.	
1	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	NA	
12	Boundaries of the property	As per the Deed	Actuals
	East	-	Internal Road
	West	-	Mulla Muttha Sangam Nadi
	North	-	Open Plot
	South	-	Vinayak Nagari Society
13	Latitude, Longitude & Co-ordinates of flat	18.5374396	73.870465
14	Extent of the site	-	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	NA	
16	Whether occupied by the owner / tenant?	Vacant (Builder)	
6.1	If occupied by tenant, since how long? Rent received per month.	Name	-
		Rent per month	-
		since how long	-
II. APARTMENT BUILDING			
1	Nature of the Apartment	Residential.	
2	Location	Tadiwala Road, Sangamwadi, Pune.	
	CTS./ Survey/ Plot No.	Plot No. 102(I)	
	Block/ Sector No./Ward No.	-	
	Village/ Municipality / Corporation	Pune Municipal Corporation.	
	Door No., Street or Road (Pin Code)	Flat No. 701, 7 th Floor, Tadiwala Road, Pune - 411 003.	
3	Description of the locality Residential / Commercial /Mixed	Residential.	
4	Year of Construction	Year 2007 (As per Occupancy Certificate)	
5	Number of Floors	Stilt + 7 upper Floors.	
6	Type of Structure	RCC Frame Structure.	
7	Number of Dwelling units in the building	4 flats per floor.	
8	Quality of Construction	Good.	
9	Appearance of the Building	Good.	
10	Maintenance of the Building	Good.	
11	Facilities Available	Yes.	
	Lift	1 Lift.	
	Protected Water Supply	Yes.	
	Underground Sewerage	Yes.	
	Car Parking - Open/ Covered	Stilt + Open Space	
	Does Compound wall exist?	Yes.	
	Is pavement laid around the Building	Yes.	
	III FLAT		
1	The floor on which the flat is situated	7 th Floor.	



2	Door No. of the flat	Flat No. 701
3	Specifications of the flat	The subject property is 1 BHK Residential Flat.
	Roof	RCC Frame Structure.
	Flooring	Vitrified.
	Doors	Plywood Doors.
	Windows	Powder Coated Aluminum Sliding.
	Fittings	Concealed.
	Finishing	Standard.
4	House Tax	Documents not provided to us.
	Assessment No.	Documents not provided to us.
	Tax paid in the name of	Documents not provided to us.
	Tax amount	Documents not provided to us.
5	Electricity Service Connection no.	Documents not provided to us.
	Meter Card is in the name of	Documents not provided to us.
6	How is the maintenance of the flat?	Good.
7	Sale Deed executed in the name of	MR. YUVRAJ PANDIT PATIL & MRS. MINAL YUVRAJ PATIL.
8	What is the undivided area of land as per Sale Deed?	NA
9	What is the plinth/Built up area of the flat?	Built Up Area. 533 Sq. Ft. (Index II) Terrace Area: 66 sq. ft. Parking Area: 120 sq. ft.
	As per Physical Measurements	Carpet Area 448 Sq. Ft. Small Terrace 58 Sq. Ft.
	As per documents	Built Up Area. 533 Sq. Ft. (Index II) Terrace Area: 66 sq. ft. Parking Area: 120 sq. ft.
	Built Up Area considered for the purpose of Valuation Report	Built Up 533 Sq. Ft. (Index II)
10	What is the floor space index(FSI) (app.)	N.A.
11	Is it Posh/ I class / Medium / Ordinary?	Medium.
12	Is it being used for Residential or Commercial purpose?	Residential.
13	Is it Owner-occupied or let out?	Vacant.
14	If rented, what is the monthly rent?	Approx: Rs. 8,000/- to Rs. 9,000/-
IV	MARKETABILITY	
1	How is the marketability?	Good.
2	What are the factors favoring for an extra Potential Value?	The subject property is in good locality & all amenities available in nearby said property.
3	Any negative factors are observed which affect the market value in general?	No.
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? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 10,500/-to Rs. 11,000/- per Sq. Ft. on Built Up Area depending upon location & amenities available in the said project.
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 (give details).	Rs.10,800/-per Sq. Ft. on Built Up Area



3	Break - up for the rate	
i)	Building + Services per Sq. Ft.	Rs. 2,200/- per Sq. ft.
ii)	Land + Others per Sq. Ft.	Rs. 8,600/- per Sq. ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Department of Registration & Stamp Government of Maharashtra is Rs. 73,900/- per Sq. Mtr. for Residential Flat located at Ghorpadi.

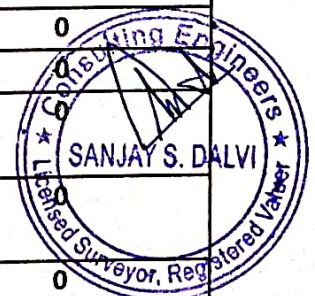
DIVISION / VILLAGE : GHORPADI Commence From 1st April 2021 To 31st March 2022						
Type of Area	Urban		Local Body Type			
Local Body Name	Pune Municipal Corporation					
Land Mark	Tadiwala Road rest of the area surrounded and Railway Station on the northern part of River Side					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
S2	32/492	35690	73900	77120	90930	0
Final Plot No. 81, 83, 86, 91, 94, 94B, 95, 98, 97, 98, 102, 103, 104, 105, 106, 107, 108, 109, 110A, 119, 120, 127, 128, 129, 130, 131, 132, 144, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187						

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	Depreciated building rate per Sq. ft.	Rs. 2,200/- - Rs. 440/- = Rs. 1,760/- per sq. ft.
	Replacement cost of flat with Services {V (3)i} per Sq. ft.	Rs. 2,200/-
	Age of the building (Approx.)	Approx. 14 Years.
	Life of the building estimated	46 years depending on the regular preventive maintenance of the building.
	Depreciation percentage assuming the salvage value as 20%	80%
	Depreciated Ratio of the building	20%
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs. 1760/- per sq. ft.
	Rate for Land & other V (3)ii	Rs. 8,600/-
	Total Composite Rate	Rs. 10,800/-per sq. ft. on built-up area. However, we have considered Rs. 10,360/- per sq. ft. for Valuation purpose.

VII Details of Valuation:

Sr.No.	Description	Qty.	Rate per Sq. Ft. in Rs.	Estimated Value in Rs.
1	Present value of the flat	533 Sq. Ft.	Rs. 10,360/-	Rs. 55,21,880/-
2	Car Parking			0
3	Wardrobes			0
4	Showcases			0
5	Kitchen Arrangements			0
6	Superfine Finish			0
7	Interior Decorations			0
8	Electricity deposits / electrical fittings, etc.,			0
9	Extra collapsible gates / grill works etc.,			0
10	Potential value, if any			0
11	Others			0
	Total			Rs. 55,21,880/-
13	Insurable Value In Rs.	Built Up Area	Cost of Construction	



533 Sq. Ft.	Rs. 2,200/-	Rs. 11,72,600/-
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(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/ tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the Fair & Reasonable value of the above property in the prevailing condition with aforesaid specifications is Rs.

Rs. 55,21,880/-

Remarks :

We have released report on the basis of provided documents i.e. Index II, Agreement for Sale, Commencement Certificate & Occupancy Certificate.

1. Property inspected by Mr. Prasad Marathe.
2. Property identified by Mr. Patil
3. One car parking is allocated to the said flat, the benefit of which is given while adopting the rate for valuation purpose.

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is :

Market Value (MV) - Rs. 55,21,880/- (Rupees Fifty Five Lakh Twenty One Thousand Eight Hundred Eighty Only.)

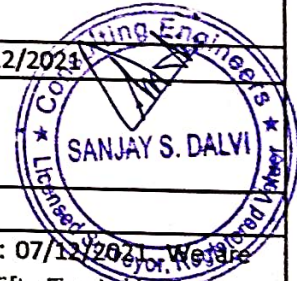
Realizable value (RV) - Rs. 49,69,692/- (Rupees Forty Nine Lakhs Sixty Nine Thousand Six Hundred & Ninety Two Only.)

Distress Sale Value (DSV) - Rs. 44,17,504/- (Rupees Forty Four Lakhs Seventeen Thousand Five Hundred & Four Only.)

Place: Mumbai Date: 07/12/2021

Signature
(Name and Official Seal of the Approved Valuer)

For Bank Use



The undersigned has inspected the property detailed in the Valuation Report dated: 07/12/2021. We are satisfied that the fair & reasonable value of the property is Rs. 55,21,880/- (In words Fifty Five Lakhs Twenty One Thousand Eight Hundred & Eighty Only).

Date: 07/12/2021

Signature
(Name of the Branch Manager with office Seal)

Enclose:

TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer (Annexure-I)

2. Model code of conduct for valuer (Annexure II)

(Annexure-I)

Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors DECLARATION- CUM- UNDERTAKING

I, Mr. Sanjay S Dalvi son of Mr. Shrikant Dalvi do hereby solemnly affirm and state that:

1 I am a citizen of India

2 I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.

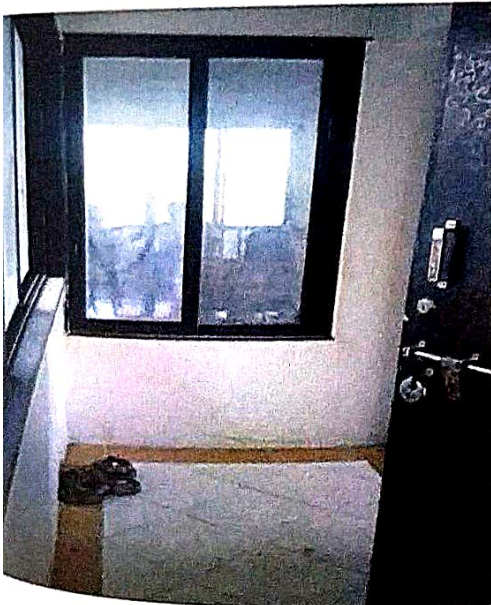
(East) Mumbai:- 400014,

Mumbai

Date

07/12/2021

PHOTOGRAPHS



Sanjay S. Dalvi
Sanjay S. Dalvi & Associates
Mumbai