

VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

MR. YUVRAJ PANDIT PATIL & MR. SRUJAN YUVRAJ PATIL.

PROPERTY ADDRESS

**FLAT NO. 1103, 11TH FLOOR, C WING, KARMA GALAXY TOWER 1,
EKNATH BAUG, TIGRANIA ROAD, NASHIK, MAHARASHTRA -422 011.**



**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.

Phone : +91-94549 54076/98877 79889; Email Id : sanjaydalvi201801@gmail.com

STATE BANK OF INDIA BRANCH:

BTI BRANCH, VASAI ROAD EAST.

VALUATION REPORT (IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

DL305/SBI/PW/PG/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) Occupancy Certificate 3) Commencement Certificate. 4) Index II	
	Descriptions	Name of Approving Authority	Approval No. & Date
i)	Copy of Occupancy Certificate	Nashik Municipal Corporation	Approval No: Javak No./NRV/BS/20624/4922 Dated: 18/09/2017.
ii)	Copy of Index II	Sub-Registrar Nashik No. 3	Approval No. 43S2/2017 Dated: 28/06/2017
iii)	Copy of Commencement Certificate	Nashik Municipal Corporation	Approval No. LND/BP/A3/176/2596/13 Dated: 21/09/2013.
iv)	Copy of Agreement for Sale	Dated 28/06/2017 between M/s. Karma Realty. (Vendor) and Mr. Yuvraj Panndit Patil & Mr. Srujan 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 & MR. SRUJAN YUVRAJ PATIL. PROPERTY ADDRESS: FLAT NO. 1103, 11 TH FLOOR, C WING, KARMA GALAXY TOWER 1, EKNATH BAUG, TIGRANIA ROAD, NASHIK, MAHARASHTRA 422 011.	
5	Brief description of the property	The subject property is 3 BHK Situated in Middle Class area	
6	Location of property	Eknath Baug, Tigrania Road, Nashik.	
a)	Plot No. / Survey No.	Survey No. 400A/5/1paiki, 400A/5/5, etc.	
b)	Door No.	Flat No. 1103.	
c)	T. S. No. / Village	Nashik.	
d)	Ward / Taluka	Nashik.	
e)	Mandal / District	Nashik.	
f)	Date of issue and validity of layout of approved map	-	
g)	Approved map / plan issuing authority	-	
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. 1103, 11 TH Floor, C Wing, Karma Galaxy Tower 1, Eknath Baug, Tigrania Road, Nashik Maharashtra 422 011.	
	City / Town	Nashik.	



Area		Residential.	
1	Classification of the area:	Middle Class.	
2	Urban / Mahila / Awar	Semi Urban.	
3	Urban / Semi Urban / Rural	Nashik Municipal Corporation	
4	Coming under Corporation limit / Village Panchayat / Municipality	NA	
5	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	NA	
6	Boundaries of the property	As per the Deed	Actuals
	East	-	Open Land.
	West	-	Road / Under Construction.
	North	-	Godavari River / Open Land.
	South	-	Open Plot / Under Construction.
7	Latitude, Longitude & Co-ordinates of flat	19.997933	73.812503
8	Extent of the site	-	
9	Extent of the site considered for valuation (least of 13 A & 13 B)	NA	
10	Whether occupied by the owner / tenant?	Vacant (Builder)	
11	If occupied by tenant, since how long? Rent received per month.	Name	-
		Rent per month	-
		since how long	-

II. APARTMENT BUILDING		Residential.	
1	Nature of the Apartment	Eknath Baug, Tigrania Road, Nashik.	
2	Location	Survey No. 400A/5/1paiki, 400A/5/5, etc.	
	CTS / Survey / Plot No.	-	
	Block / Sector No. / Ward No.	Nashik Municipal Corporation.	
	Village / Municipality / Corporation	Flat No. 1103 Karma Galaxy Tower 1, Tigrania Road.	
	Door No., Street or Road (Pin Code)	Residential.	
3	Description of the locality Residential / Commercial / Mixed	Year 2017 (As per Occupancy Certificate)	
4	Year of Construction	Stilt + 12 upper Floors.	
5	Number of Floors	RCC Frame Structure.	
6	Type of Structure	4 flats per floor.	
7	Number of Dwelling units in the building	Good.	
8	Quality of Construction	Good.	
9	Appearance of the Building	Good.	
10	Maintenance of the Building	Yes.	
11	Facilities Available	2 Lifts.	
	Lift	Yes.	
	Protected Water Supply	Yes.	
	Underground Sewerage	Stilt.	
	Car Parking - Open / Covered	Yes.	
	Does Compound wall exist?	Yes.	
	Is pavement laid around the Building	Yes.	
III. FLAT			
1	The floor on which the flat is situated	11 th Floor.	
2	Door No. of the flat	Flat No. 1103 In Tower 1	
3	Specifications of the flat	The subject property is 3 BHK Residential Flat.	

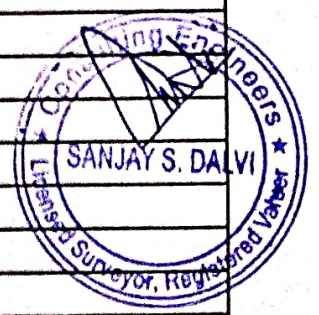


Table 1

संयुक्त दर निर्धारण - 2019-20

अवधि निर्धारण

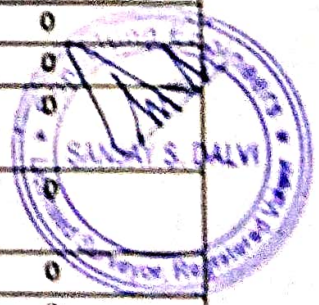
दर का अंशक दर का लंबाई दर का मानक मुद्रा मूल्य का मासिक परिवर्तन करीब 1.4% तक पूर्वकीर्ण कर पूर्व परिवर्तन व दृष्टिकोण से ही (20-वर्षीय दिवसात्) 1। निर्धारण करीबीका मानक दृष्टिकोण दर का मानक दर का मानक 2। मूल्य का मानक दर दृष्टिकोण करीबी पूर्वकीर्ण दर व 1। मानक दर मानक दर पूर्वकीर्ण दर का मानक दृष्टिकोण (मानक दर का मानक) 3। कुल मानक दर की दर दृष्टिकोण दर

संयुक्त दर निर्धारण - 2019-20

उप विभाग	उपयोग	विराही	कार्यवाही	कुल	अवधि
1-11	2019	1000	1000	2000	-

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a. Depreciated building rate per Sq. ft.	Rs. 1,800/- - Rs.90 = Rs. 1,710/- per sq. ft.
Replacement cost of flat with Services {V (3)i} per Sq. ft.	Rs. 1,800/-
Age of the building (Approx.)	04 Years.
Life of the building estimated	56 years depending on the regular preventive maintenance of the building.
Depreciation percentage assuming the salvage value as 5%	95%
Depreciated Ratio of the building	5%
b. Total composite rate arrived for valuation	
Depreciated building rate VI (a)	Rs. 1,710/- per sq. ft.
Rate for Land & other V (3)ii	Rs. 3,700/-
Total Composite Rate	Rs. 5,500/-per sq. ft. on Salable area. However, we have considered Rs. 5,410/- 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	1635 Sq. Ft.	Rs. 5,410/- Rs. 88,45,350/-
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. 88,45,350/-
13	Insurable Value In Rs.	Built Up Area	Cost of Construction
		1401 Sq. Ft.	Rs. 1,800/-
			Rs. 25,21,800/-



(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. 88,45,350/-

Remarks :

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

1. Property inspected by Mr. Prasad Marathe.
2. Property identified by Mr. Yuvraj Patil – 9821541867.

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 :

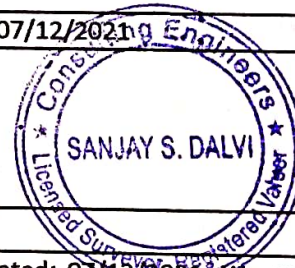
Market Value (MV) - Rs. 88,45,350/- (Rupees Eighty Eight Lakhs Forty Five Thousand Three Hundred Fifty Only.)

Realizable value (RV) - Rs. 79,60,815/- (Rupees Seventy Nine Lakhs Sixty Thousand Eight Hundred Fifteen Only.)

Distress Sale Value (DSV) - Rs. 70,76,280/- (Rupees Seventy Lakhs Seventy Six Thousand Two Hundred Eighty 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. 88,45,350/- (In words Eighty Eight Lakh Forty Five Thousand Three Hundred Fifty 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.
- 3 The information furnished in my valuation report dated is true and correct to the 07/12/2021

PHOTOGRAPHS

