

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Vijay Balavant Patil.**

Residential Flat No. 28, 4th Floor, "**Rupashree Apartment**", CTS No. 6066 to 6072, Behind Nimani CT Bus Stand, Above Union Bank of India, Dindori Naka, Dindori Road, Panchavati, Village – Nashik, Taluka & District – Nashik, PIN – 422 003, State – Maharashtra, Country – India.

Think.Innovate.Create
Latitude Longitude: 20°00'44.8"N 73°47'46.4"E

Valuation Prepared for: **State Bank of India**

Stressed Assets Recovery Branch Churchgate

6th Floor, International 16, Maharshi Karve Road, Churchgate, Mumbai - 400020, State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|-------------|--------------|-------------|----------|
| 📍 Mumbai | 📍 Aurangabad | 📍 Pune | 📍 Rajkot |
| 📍 Thane | 📍 Nanded | 📍 Indore | 📍 Raipur |
| 📍 Delhi NCR | 📍 Nashik | 📍 Ahmedabad | 📍 Jaipur |

📍 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
📠 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org



Vastu/Mumbai/11/2023/5187/2303759
30/26-455-RPRJ
Date: 30.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 28, 4th Floor, "Rupashree Apartment", CTS No. 6066 to 6072, Behind Nimani CT Bus Stand, Above Union Bank of India, Dindori Naka, Dindori Road, Panchavati, Village – Nashik, Taluka & District – Nashik, PIN – 422 003, State – Maharashtra, Country – India belongs to **Shri. Vijay Balavant Patil**.

Boundaries of the property.

North : Road
South : Open Plot
East : Building
West : Road

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ **23,27,550.00 (Rupees Twenty Three Lakh Twenty Seven Thousand Five Hundred Fifty 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 valuation report.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.11.30 17:20:56 +05'30'

Auth. Sign.



www.vastukala.org

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

	II. Land + others	:	₹ 1,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 36,500.00 per Sq. M. i.e. ₹ 3,391.00 per Sq. Ft.
	Guideline rate (after Depreciation)	:	₹ 32,795.00 per Sq. M. i.e. ₹ 3,047.00 per Sq. Ft.
5	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	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	41 Years
	Life of the building estimated	:	19 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	28.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,430 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,200.00 per Sq. Ft.
	Total Composite Rate	:	₹ 2,630.00 per Sq. Ft.
	Remarks: At the time of site inspection, we were not allowed internal measurement and photographs of the property, hence our report is based on documents provided to us.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	885.00 Sq. Ft.	2,630.00	23,27,550.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			23,27,550.00
	The Realizable value of the property			19,78,418.00



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



	Distr
	Insur
	Guid

The Market
government
arrive by us
It is concern
point of tim
In most of
practices.
any factors

The sales
Property
sold. Con
question.
building;
account
propertie
these di
many co
Approac
range o
market
for Con
₹ 2,63

Impe
wider
appli
tidal
i)
ii)
iii)