



Ref No.: AST/1718198/MVK

Date: 06/08/2017.

To,
Branch Manager,
State Bank of India
Branch: Satpur, Nashik.

Sub: Valuation Report of Two Shops for Loan purpose.

Client Name: M/S. V.B. Power Pvt. Ltd.

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property : Shop No.1 & 2, Ground Floor, "Pragati Market", S No.881/1A/1,
Near Kaka ka Dhaba, Opp. Lekha Nagar, Service Road of Mumbai
Agra National highway, Nashik.

Fair Market Value : ₹ 61,00,000.00
(Rupees Sixty One Lakh Only)
Realizable Value : ₹ 54,90,000.00
(Rupees Fifty Four Lakh Ninety Thousand Only)
Distress Value : ₹ 48,80,000.00
(Rupees Forty Eight Lakh Eighty Thousand Only)

This report has 1 + 5 = 6 Pages

Thanking you,

Yours faithfully,

FOR ASTUTE VALUERS & CONSULTANTS

(AMIT H. GADNIS)
PANEL VALUER
STATE BANK OF INDIA



I HAVE VISITED THE MORTGAGED
PROPERTY CORROBORATION WITH
THE PROPERTY OWNER OF SIMILAR
TYPE IT IS REVEALED THAT MARKET
VALUE GIVEN BY THE EMPANELLED
VALUER IS REASONABLE

Valuers, Engineers & TEV Consultants

Nashik :
1, Yash Co-Op Hsg. Soc.,
Dhamankar Corner, Tidke Colony,
Trimbak Road, Nashik - 02

Mumbai :
Balaji Darshan, B Wing,
Opp Railway Station, Kulgaon,
Badlapur (W) - 421 503

Pune :
1002/3, Rajyog,
Nr. Dattawadi Bridge,
Rajendra Nagar, Pune - 30

Cell:
9822420131, 9822033757
email:
astvaluer@gmail.com

ANNEXURE-I

FORMAT OF VALUATION REPORT

(to be used for all properties of value upto Rs.5 crores)


Name & Address of Branch		SBI, Satpur, Nashik.	
Name of Customer (s)/ Borrowal unit (for which valuation report is sought)		M/S. V.B. Power Pvt. Ltd.	
1 Customer Details.			
Name of owner		Mr. Vaibhav Vijay Patil.	
Apl no.		---	
2 Property Details.			
Address.		Shop No.1 & 2, Ground Floor, "Pragati Market", S No.881/1A/1, Near Kaka ka Dhaba, Opp. Lekha Nagar, Service Road of Mumbai Agra National highway, Nashik.	
Nearby Landmark/Google Map Independent access to the property.		Near Kaka ka Dhaba, Opp. Lekha Nagar, Service Road of Mumbai Agra National highway, Nashik.	
3 Document Details			
		Name of Approving Auth.	Approval No.
Layout Plan	No.	Not Submitted for perusal	--
Building Plan	No.	No.	Not Submitted for perusal
Completion Certificate [First Floor]	Yes.	Exe. Engineer, Town Planning Office, NMC, Nashik.	TP/NSK/A4/9947, Dtd: 02/02/2008.
Legal Documents	Yes	Sale Deed Reg. No. 540, Dtd: 17/01/2013 Sub Registrar Office Nashik-2, Completion Certificate etc.	
4 Physical Details. [As per on site condition].			
Adjoining Properties			
		Shop No.1 & 2.	
		East	Side Margin space.
		West	Shop No.3+4.
		North	Side Margin space.
		South	Shop No.58.
Matching of Boundaries: Yes.		Plot Demarcated: Yes.	
Approved land use: Commercial.		Type of Property: Two Commercial Shops.	
No of rooms:	Two Commercial Shops.		
Total No of Floors: G+2.	Floor on which the property is located: Ground floor.		



	Approx age of the Property: 09 Yr.	Residual age of the Property: 51 Yrs.
	Type of structure:	RCC framed/stone/ACC Blocks
5	<u>Tenure / Occupancy Details.</u>	
	Status of Tenure:- Free Hold.	No of years of Occupancy:- 04 Yrs.
	Relationship of Tenant or owner:-	Occupied by Mr. Rajesh Roongta.
6	<u>Stage of Construction.</u>	
	Complete.	If under construction, extent of completion: NA.
7	<u>Violations if any observed:</u>	
	Nature and extent of violations:	NA.
8	<u>Area Details of the property [As per Sale Deed].</u>	
	Site Area: NA.	Plinth area: NA.
	Carpet area	NA
	Built Up area of Shops	Shop No.01 & 02 - 61.61 Sqm [663 sft].
	Basis of Valuation : Property under valuation are commercial shops in commercial complex on service road of Mumbai Agra highway. Most of the shops are dealing in MIDC related products. After enquiring with property brokers we have derived the rate of ₹ 10000/ sft for shops	
9	<u>Valuation.</u>	
	i. Mention the value as per Government Approved Rates also.	
	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.	
	Summary of Valuation.	
	* Guideline Value	
	A] Land: NA	B] Building [Shop]: ₹ 55328/sqm Guideline Value of Shops= ₹ 34,08,758.00
	i) Fair market Value: * Shop No. 1 & 2= 663.0 sft x ₹ 10000.00 x 0.92 (08% depreciation considered) = ₹ 60,99,600.00 or say ₹ 61,00,000.00	
	ii) Realizable Value = ₹ 54,90,000.00	
	iii) Forced/ Distress Sale value. = ₹ 48,80,000.00	





10	Assumptions/Remarks. i. Qualifications in TIR/Mitigation suggested, if any (TIR not submitted) ii. Property is SARFAESI compliant: Yes. iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. (No) iv. Whether entire piece of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged. (Reportedly Yes) v. Details of last two transactions in the locality/area to be provided, if available. Any other aspect which has relevance on the value or marketability of the property.
11	Declaration i. The Property was inspected by me on 06/08/2017 in presence of Mr. Vikas Malekar. ii. The undersigned does not have any direct/indirect interest 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. v. The Said Built up property is strictly as per sanctioned plan and building by law. Name address & signature of valuer with Wealth Tax Registration No.
	<p style="text-align: center;"> Signature of the Valuer.</p> <p style="text-align: right;">Date of Valuation: 06th Aug, 2017</p>
	Enclosures Documents & Photographs (Geo- stamping with date) etc.

