

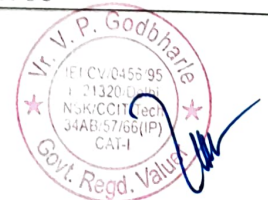
Mumbai Office : Amrut Bhavan, 2nd Floor, Above Parle Book Depot, Plot No.105, Nehru Road, Vile Parle (E) Mumbai - 400057
 Tel.: 022 2612 7890 Mob.: 9762414758 | 9920125122 | 9921951600.

Branch Office : #03, Deep Tushar CHS.Ltd., Station Road, Thakurli (E) 421 201. Dombivli, Dist. Thane. Tel.: 0251-2444923
 Mob.: 9920125122 | 8691047576 | 9762414758 | 9921951600.


Pune Office : 3, Ganga, Vishalnagar, Above Hotel Valentine, Jagtap Dairy, Aundh-Wakad Road, Pune - 411027
 Tel.: 7722079858 | 9921951600

Email : vpg177@gmail.com | valuation.vpg177@gmail.com

Report Ref. No. 502/SBI/VPG/BMG/2017-2018		Dated: 24/08/2017	
Name and Address of Branch :		State Bank of India Ghatkopar (W) Branch, Mumbai-400 086.	
Name of Customer (s)/ Borrowal unit (for which valuation report is sought)		MRS. VIDHI TEJAS KHANDHAR	
1 Customer Details			
Name		MRS. VIDHI TEJAS KHANDHAR	
Apl No.		9167567741 / 7498960107	
2 Property Details			
Address		Open Land Plot Bearing Survey No. 62, Hissa No. 1A of Village Karnala, Panvel – Mumbai-Goa Highway, Near Prudence International School, Apta Phata, Tal. Panvel, Dist. Raigad.	
Nearby Landmark / Google Map Landmark / Google Map Independent Access to the Property address		Near Prudence International School	
3 Document Details			
		Name of Approving Auth	
Layout Plan	NA	Approval No.	N.A
Building Plan	NA	Approval No.	N.A
Construction	NA	Approval No.	N.A
Legal Documents	Gift Deed Agreement, Index II Copy, 7/12 copy, NA Letter etc.		
4 Physical Details			
Adjoining Properties	East – Residential Bungalow Survey No. 62/2	West –Open Land Survey No. 62/1/B	
	North - Open Land Survey No. 62/1/A	South – Open Land Survey No. 66	



	Matching of Boundaries	Yes	Plot Demarcated	N.A.	Approved Land Use	Yes	Type of Property	Open Land
	No of Rooms	NA						
	Total No. of Floors	NA	Floor on Which the Property is located	NA	Approx age of the Property	NA	Residual age of the property	NA
	Type of structure RCC Framed and Brick wall Partition		NA					
5	Tenure/Occupancy Details							
	Status of Tenure	Owner Occupied		No. of years of occupancy	NA	Relationship of tenant or Owner	Owner	
6	Stage of Construction							
	Stage of Construction	NA	Under Construction / Completed	NA	if Under Construction extent of Completion	N.A.		
7	Violations if any observed			Nil				
	Nature and Extent of Violations			Nil				
8	Area Details of the Property							
	Land/Site area	12200 sq. mtr.	Plinth area	NA				
	Remark	Nil						
9	Valuation							
	<p>i) Mentioned the value as per government Approved Rates also</p> <p>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 of Income Tax Gazette justification on Variation has to be Given</p>							

Summary of Valuation		Land and Building Method	
i) Guideline Value (Government Value)		Land = Rs. 4670/- per sq. mtr.	
a) Land (Government Value)		Land = 12200 sq. mtr. x Rs. 4670/- = Rs. 5,69,74,000/-	
b) Building (Government Value)		Building = NA	
ii) Fair Market Value		LAND	
		(A) Land	12200 sq. mtr. x Rs. 7500/- = Rs. 9,15,00,000/-
		(B) Land Development : (Done like Compound Wall, Basket Play Ground, Residential House)	Lum Sum = Rs. 30,00,000/-
		TOTAL (A+B) = Rs. 9,45,00,000	
iii) Realizable Value		Rs. 9,45,00,000/- X 90% = Rs. 8,50,50,000/-	
iv) Forced / Distress Sale Value		Rs. 9,45,00,000/- X 80% = Rs. 7,56,00,000/-	
10	Assumptions/ Remarks	i) Qualifications in TIR/Mitigation Suggested, if any : Nil ii) Property is SARFAESI compliant : Yes iii) Whether Property Belongs to Social Infrastructure like Hospital, School, Old Age Home Etc.: Yes iv) Whether entire piece of land and on which the unit is set up/ property is situated has been mortgaged : Details not available v) Details of last two transactions in the locality / area to be provided, if available vi) Any other aspect which has relevance on the value or marketability of property: Yes	
11	Declaration	i) The Property was inspected by the field in charge on : 23/08/2017 ii) The Undersigned does not have any direct / indirect interested in the above property knowledge 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 and Signature of Valuer with Wealth tax Registration No.	Date of Valuation : 24/08/2017  Signature of the valuer	
13	Enclosures Document and Photographs (Geo stamping with date etc.)	Photographs and Google Map	



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

20172018 ▼

Annual Statement of Rates

Language

English ▼

Selected District

रायगड ▼

Select Taluka

पनवेल ▼

Select Village

कर्नाळा ▼

Search By

Survey No Location

Enter Survey No

62

Search

विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs.)	Attribute
11/11.3	विनशेती संपाद्यता असलेल्या जमिनी	गावठाण परिघस्त क्षेत्राबाहेरील अधिकृत विनशेती संपाद्यता असलेल्या महापार्गासंमुख जमिनी	4670	चौ. मीटर	सर्व्हे नंबर





Client Photo Gallery: MRS. VIDHI TEJAS KHANDHAR, Plot Bearing Survey No. 62, Hissa No. 1A of Village Karnala, Panvel - Mumbai-Goa Highway, Near Prudence International School, Apta Phata, Tal. Panvel, Dist. Raigad.

5



View of Open Land



View of Open Land



View of Open Land



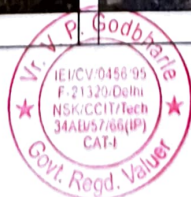
View of Open Land



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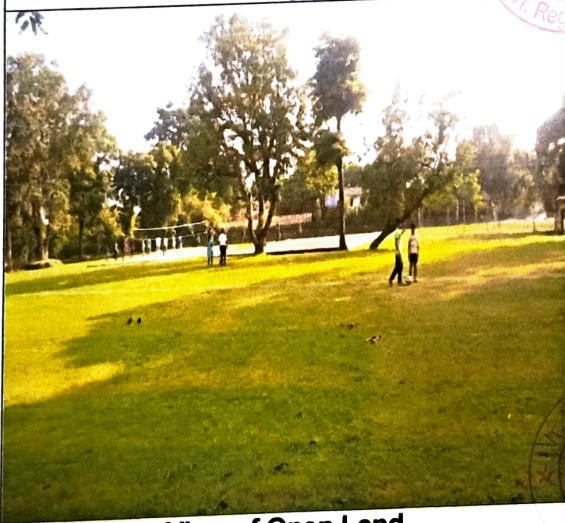
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View of Open Land



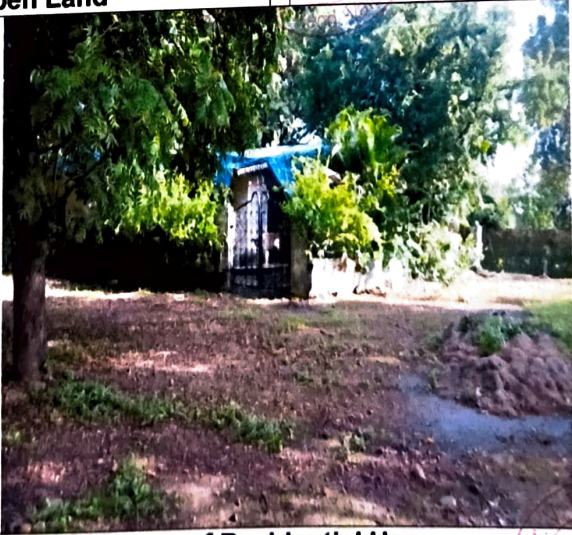
View of Open Land



View of Open Land



View of Residential House



View of Residential House

Godhatri
IF/CV/0458/95
12/13/2008
NSK/CCIT/Tech
34AB/57/06(IP)
CAT-I
Govt. Regd. Valuer