

**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. 501/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		Open Land
	Address		Plot Bearing Survey No. 61, Hissa No. 1/2 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.	



<b>4 Physical Details</b>									
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						
<b>5 Tenure/Occupancy Details</b>									
Status of Tenure	Owner Occupied			No. of years of occupancy	NA		Relationship of tenant or Owner	Owner	
<b>6 Stage of Construction</b>									
Stage of Construction	NA		Under Construction / Completed	NA		if Under Construction extent of Completion	N.A.		
<b>7 Violations if any observed</b>				Nil					
<b>Nature and Extent of Violations</b>				Nil					
<b>8 Area Details of the Property</b>									
Land/Site area	3460 sq. mtr.		Plinth area	NA					
Remark	Nil								



9	<b>Valuation</b>								
	i) Mentioned 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 of Income Tax Gazette justification on Variation has to be Given								
	<b>Summary of Valuation</b> Land and Building Method <b>i) Guideline Value (Government Value)</b> Land = Rs. 3400/- per sq. mtr. a) Land (Government Value) Land = 3460 sq. mtr. x Rs. 3400/- = Rs. 1,17,64,400/- b) Building (Government Value) Building = NA								
	ii) Fair Market Value <table border="1" style="width: 100%; margin-left: 20px;"> <tr> <td colspan="2"><b>LAND</b></td> </tr> <tr> <td>(A) Land</td> <td>3460 sq. mtr. x Rs. 7500/- = Rs. 2,59,50,000/-</td> </tr> <tr> <td>(B) Land Development : (Done like Compound Wall)</td> <td>Lum Sum = Rs. 10,00,000/-</td> </tr> <tr> <td><b>TOTAL (A+B)</b></td> <td><b>= Rs. 2,69,50,000</b></td> </tr> </table>	<b>LAND</b>		(A) Land	3460 sq. mtr. x Rs. 7500/- = Rs. 2,59,50,000/-	(B) Land Development : (Done like Compound Wall)	Lum Sum = Rs. 10,00,000/-	<b>TOTAL (A+B)</b>	<b>= Rs. 2,69,50,000</b>
<b>LAND</b>									
(A) Land	3460 sq. mtr. x Rs. 7500/- = Rs. 2,59,50,000/-								
(B) Land Development : (Done like Compound Wall)	Lum Sum = Rs. 10,00,000/-								
<b>TOTAL (A+B)</b>	<b>= Rs. 2,69,50,000</b>								
	iii) Realizable Value Rs. 2,69,50,000/- X 90% = Rs. 2,42,55,000/-								
	iv) Forced / Distress Sale Value Rs. 2,69,50,000/- X 80% = Rs. 2,15,60,000/-								
10	<b>Assumptions/ Remarks</b> <ul style="list-style-type: none"> <li>i) Qualifications in TIR/Mitigation Suggested, if any : Nil</li> <li>ii) Property is SARFAESI compliant : Yes</li> <li>iii) Whether Property Belongs to Social Infrastructure like Hospital, School, Old Age Home Etc.: <u>Yes</u></li> <li>iv) Whether entire Piece of land and on which the unit is set up/ property is situated has been mortgaged : Details not available</li> <li>v) Details of last two transactions in the locality / area to be provided, if available</li> <li>vi) Any other aspect which has relevance on the value or marketability of property: <u>Yes</u></li> </ul>								
11	<b>Declaration</b> <ul style="list-style-type: none"> <li>i) The Property was inspected by the field in charge on : 23/08/2017</li> <li>ii) The Undersigned does not have any direct / indirect interested in the above property knowledge</li> <li>iii) The information furnished herein is true and correct to the best of our knowledge</li> <li>iv) I have submitted Valuation report directly to the bank</li> </ul>								
12	<b>Name address and Signature of Valuer with Wealth tax Registration No.</b> Date of Valuation : 24/08/2017  Signature of the valuer								
13	<b>Enclosures Document and Photographs (Geo stamping with date etc.)</b> Photographs and Google Map								





Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

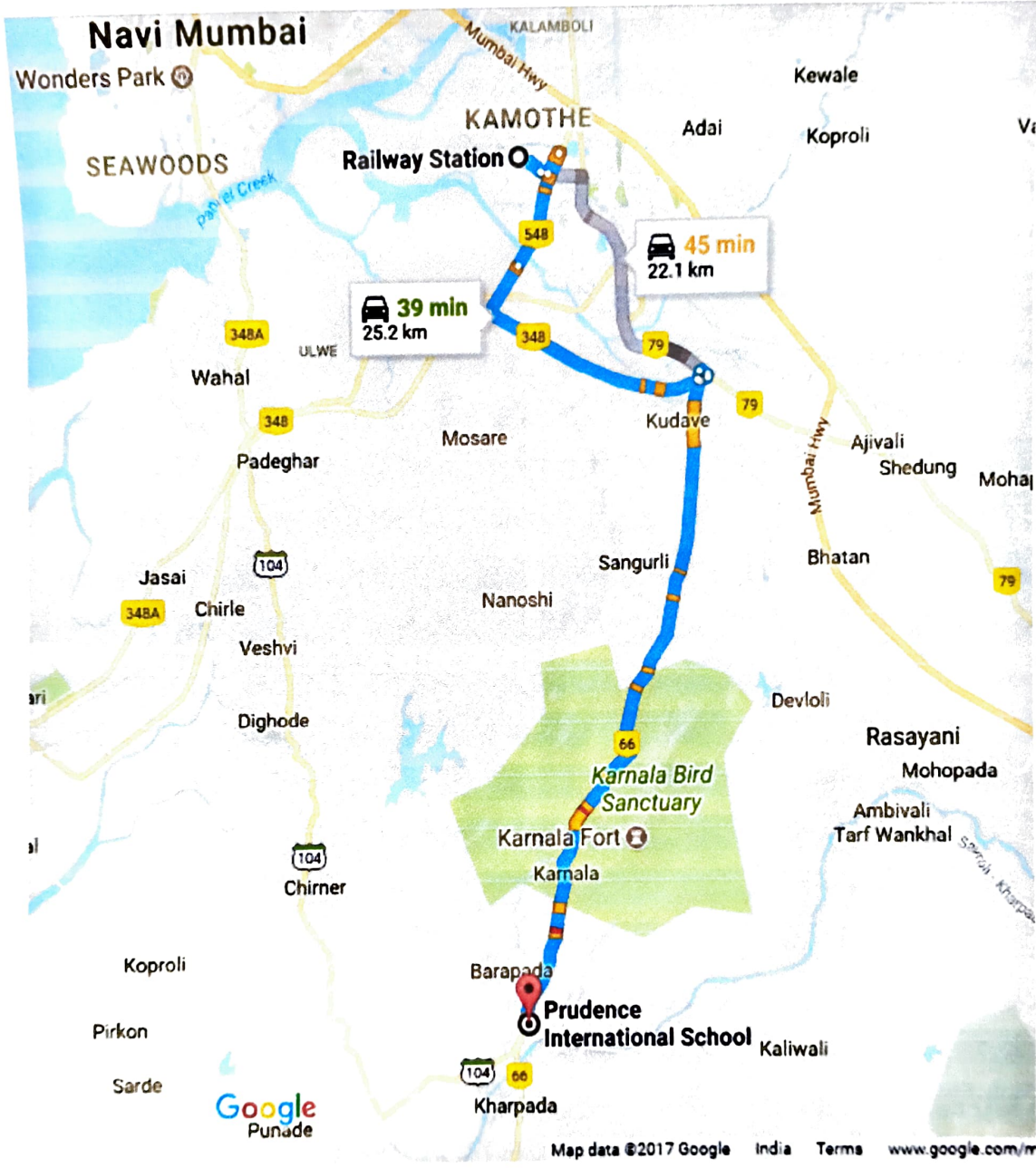


नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home	Valuation Rules	User Manual	Close		
Year 20172018 ▾	Annual Statement of Rates		Language English ▾		
Selected District	रायगड ▾				
Select Taluka	पनवेल ▾				
Select Village	कनांका ▾				
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location				
Enter Survey No	61	Search			
विभाष नं.	विभाग	उपविभाग	दर	एकक (Rs.)	Attribute
11/11.4	त्रिनशेती संपाद्यता असलेल्या जमिनी	गावठाण परिषद क्षेत्राबाहेरील अधिकृत त्रिनशेती संपाद्यता असलेल्या उर्वरीत जमिनी	3400	चौ. मीटर	सर्व्हे नंबर







Client Photo Gallery: MRS. VIDHI TEJAS KHANDHAR, Plot Bearing Survey No. 61, Hissa 6  
No. 1/2 of Village Karnala, Panvel - Mumbai-Goa Highway, Near Prudence International  
School, Apta Phata, Tal. Panvel, Dist. Raigad.



**View of Open Land**



**View of Open Land**



**View of Open Land**



**View of Talab**

33A1957000011  
CALL  
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