

- f) No complaints have been registered against me with CBI, serious fraud investigation cell and courts and also not black listed by any other Bank.

Name and address of the valuer SANJAY S. RANADE
9 NUTAN CHS M. G. ROAD NAUPADA THANE 400602

Name of valuer Association of which I am a Donafide member in good standing Royal
Institute of Chartered Surveyors (RICS)

Membership Number 1301280

Signature of the valuer

Date 20 – December – 2018 Tel. No 022 25424398

Mobile No. 9322276904

E-Mail ranadeandassociates@gmail.com



Enclosures:

Layout plan of the area in which the asset is located

Building plan

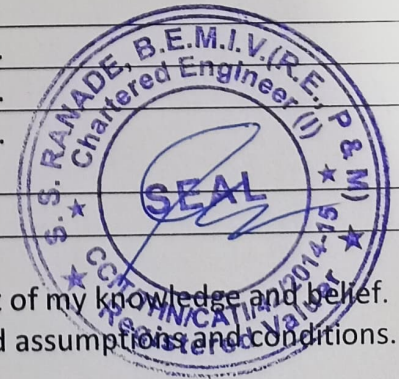
Floor plan

Photographs of the property being valued

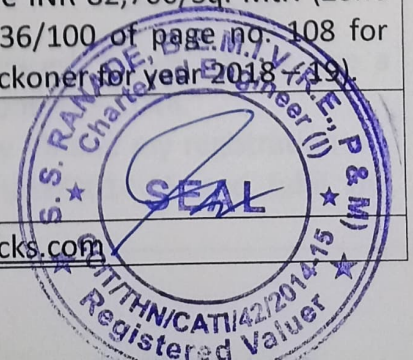
Any other relevant documents / extracts

RANADE & ASSOCIATES

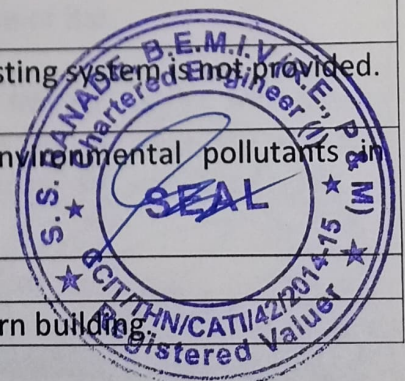
	available in public domain and real estate portal such as: (Minimum two sites to be verified)	www.99acres.com www.commonfloor.com www.Makaan.com
	Not available.	
5	Confirmation that the property has independent access and not land locked.	
6	Geo location with longitude and latitude of the property with photographs.	
	Latitude	19.202426.
	Longitude	73.086486.
7	In case of increase in present valuation over the previous valuation, then furnish the specifications, basis for the increase in value and the details of valuation.	
8	Whether the building is insured, if so	Not known.
	a. For what value	
	b. Against what risks	
	c. Date of expiry of insurance	
9	In case the bank were to sell the property what would be the approximate realistic value (forced sale value)	Around INR 37,80,000.00 (As bank normally does distress sale and bank auctions are cornered and distress value is around 80 % price of fair market value.)
10	Sources of information for arriving at Forced sale value.	As observed in distress sale in case of auctions.
11	Whether the said property was valued Earlier? If so,	No.
	a. Date of valuation	Not applicable.
	b. Name and address of the valuer	Not known.
	c. whether in the approved panel of the Bank	Not applicable.
	d. Purpose of earlier valuation	Not applicable.
	e. Basis of valuation	Not applicable.
	f. Also submit / enclose a copy of the earlier valuation report	Not applicable.
N	Declaration	
	<p>I hereby declare that:</p> <p>a) The information provided is true and correct to the best of my knowledge and belief.</p> <p>b) The analysis and conclusions are limited by the reported assumptions and conditions.</p> <p>c) I have no direct or indirect interest in the asset valued.</p> <p>d) I/my authorized representative by the name of Mr. Paresh Sanap who is also a 'Valuer', has inspected the subject property on 18 – December – 2018.</p> <p>e) I am a 'valuer' as per the existing provisions in category VII and my registration no. with Department of Income Tax is CCIT/THN/CAT- I/42/2014-15 and fulfil the education, experience and other criteria laid out therein.</p>	



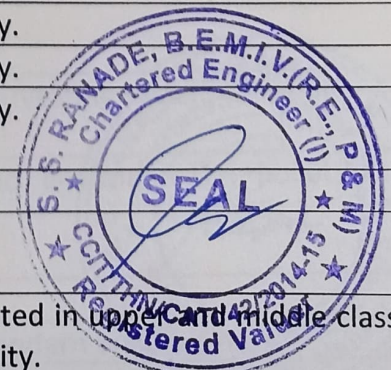
	is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	
M	Valuation	
1	Basis of present valuation	Comparative Method.
	a) Present depreciated value	Not considered.
	b) Market value	INR 47,25,000.00.
	c) Rate adopted	INR 15,000/Sft. super built up.
	d) Insurance Value	INR 5,04,000.00 (252 Sft. built up @ INR 2,000/Sft.)
	e) Basis for the adopted rates	Market feedback.
<p>Shop under consideration is situated on ground floor in an under construction building to be named as "Nanu Park" situated near Swami Samarth Math, Samarth Nagar, Nandivali Road in Dombivali (East), Tal. Kalyan, Dist. Thane – 421 203. Surrounding area is an upper and middle class residential locality having facilities and amenities for commercial use such as banks, hotels, etc., are available nearby. Auto rickshaws and KDMT buses are available from main road to commute to Dombivali railway station.</p> <p>Building is under construction and shop in the subject is being used builder/developers office. Market rates for similar new ready shops in this area are varying from say INR 15,000 to INR 18,000/Sft. super built up – depending upon location, condition and business of the shop. Considering above factors I value the above shop in the measuring 315 Sft. super built up @ say INR 15,000/Sft. super built up and hence for the shop fair market value of say INR 47,25,000.00 reasonable.</p>		
	f) Whether the adopted rates are Commensurate with the rates adopted by the Registrar's office? In case of wide variation, please specify reasons	Adopted rates are higher than stamp duty rates.
	g) Whether the adopted rates have any relationship with those adopted by the IT Department	Not known.
	h) Whether the rates are based on prevalent rates in the area, if so, the basis for accepting the same	Rates are based on prevalent rates in the area for such type of flat.
2	2. Value of property as per guidance / circle value / approved Govt. Rate.	Stamp duty rate INR 82,700/Sq. Mtr. (Zone sub Zone No. 36/100 of page no. 108 for (Stamp duty reckoner for year 2018-19).
3	3. Value of property based on recent sale transaction (not more than 6 months) for similar property in the same location.	
4	4. Please verify the value of property	www.Magicbricks.com



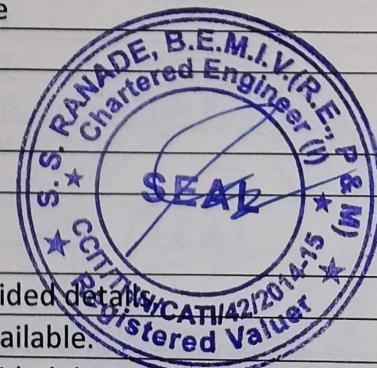
	Scarcity	Properties are not scare in this area.
	Demand and supply of the kind of subject property	Demand is modest and supply is low.
	Comparable sale prices in the locality,	Varying from say INR 15,000 to INR 18,000/Sft. super built up – depending upon location, condition and business of shop.
J.	Engineering and technology aspects	
	Description of engineering and technology aspects to include	
1	Type of Construction	RCC
2	Materials and technology used,	RCC frame work and RCC super structure with RCC footings, columns, beams and slabs, internal and external walls are made up of well burnt bricks and coated with cement plaster, external walls are painted with cement paint and internal walls are painted with good quality paint, good quality flooring, glass doors and good small air conditioned cabin for owner etc.,
3	Specifications,	RCC super structure.
4	Maintenance issues	Around 2 % of construction cost.
5	Age of the building	Building is under construction.
6	Total life of the building	Around 60 years – after completion.
7	Extent of deterioration	Not seen.
8	Structural safety	Structure is in good condition.
9	Protection against natural disasters viz. Earthquakes	Structure is in good condition.
10	Visible damage in the building if any	There is no visible damage to the building.
11	Common facilities viz. lift, water pump, lights, security systems, etc.,	Will be Provided.
12	Systems of air – conditioning,	Provided.
13	Provision for fire fighting, copies of plans and elevations of the building to be included.	Client to provide copies.
K	Environmental factors	
1	Use of environment friendly building materials, Green building techniques if any,	It is not a green building.
2	Provision for rain water harvesting, use of solar heating and lighting systems, etc.,	Rain water harvesting system is not provided.
3	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	There are no environmental pollutants in vicinity.
L	Architectural and aesthetic quality	
	Descriptive account on whether the building	It is not a modern building



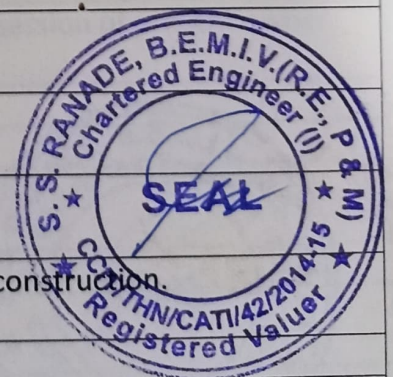
	charges etc.	
	Is this a disputed property, if yes details	Details not available.
	Any other aspect	
F.	Socio-Cultural aspects	
	Descriptive account of the location of the asset in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, Etc.	Shop no. 01 on ground floor in an under construction building will be named as "Nanu Park" situated near Swami Samarth Math, Samarth Nagar, Nandivali Road in Dombivali (East), Tal. Kalyan, Dist. Thane – 421 203.
G.	Functional and utilitarian aspects	
	Description of the functionality and utility of the asset in terms of:	Good.
	1.Space allocation,	
	2.Storage spaces,	
	3. Utility of spaces provided within the building,	
	4.Any other aspect	
H	Infrastructure availability	
1	Description of aqua infrastructure availability in terms of	
	a. Water Supply	Not Available inside.
	b. Sewerage /Sanitation	Available outside common for all.
	c. Storm water drainage	Not Known
2	Description of other physical infrastructure facilities viz.	
	a. Solid waste management	Available.
	b. Electricity	Available.
	c. Roads and public transportation connectivity	Good.
	d. Availability of other Public utilities nearby	Facilities amenities residential and commercial such as banks, schools, hospitals, hotels and market place etc., are within reach. Auto rickshaws and KDMT., buses are available from main road to commute to Domivali railway station.
3	Social infrastructure in terms of	Available nearby.
	a. School	Available nearby.
	b. Medical Facilities	Available nearby.
	c. Recreation facilities in terms of parks and open spaces	Available nearby.
I.	Marketability	
	Analysis of the market for the property in terms of	
1	Locational attributes	Building is situated in upper and middle class residential locality.



		and Son and Mr. Bhim G. Patil bearing Reg. No. KLN5 – 13282 – 2018 at Sub Registrar office, Kalyan – 5.
	2) Value/ purchase price paid	INR 0.00 – agreement value
	Stamp duty value	INR 12,57,500.00
2	Names of owner/s	M/s. B. G. Patil.
3	Title verification	Bank to carry out the same.
4	Details of Leases if any,	Not applicable.
5	Ordinary status of freehold or leasehold including restrictions on transfer	Yes property is a freehold.
6	Agreement of easement if any,	Not known.
7	Notification for acquisition if any,	Not known.
8	Notification for road widening if any,	Not known.
9	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be enclosed with the report.	Not applicable.
10	Comment on transferability of the property ownership	Please obtain legal opinion in this regards, property is valued supposing it is freely transferable.
11	Comment on existing mortgages /charges/encumbrances on the property if any	Lender / Financial Institution have to obtain details.
12	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Valuer is not aware about any such details.
13	Building plan sanction, illegal constructions if any done without plan sanction/ violations.	Construction is as per plan sanctioned by Kalyan Dombivali Municipal Corporation. Vide Permission No.: KDMC / NRV / BP / DOMBIVALI / 17 / 48 / 137 dated 29 – September – 2017.
14	Any other aspect	
	E. Economic aspects	
1	Is the property self-occupied or tenanted. if tenanted,	Property is in possession of present owner.
	a. Name of the tenant/s	Not applicable
	b. Contact no.	
	c. Since how long he is occupying the house/ building	
	d. Monthly rent	
	e. copy of rent agreement/ lease agreement (mandatory)	
2	Taxes and other outgoings	Client to provided details.
3	Property insurance	Details not available.
4	Monthly maintenance charges security	Client to provided details.



	Details of roads abutting the asset	Nandivali Road
	Demarcation of the asset under valuation on a neighbourhood layout map	Please find attached sheet.
	Description of adjoining properties :	
	East	Swami Samarth Math.
	West	Balaji Garden.
	North	By Nallah.
	South	By Road
15	Survey no. if any	New S. No. 12, Hissa No. 3 A village Nandivali tarfe Panchanand.
16	Details of the building/ buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of	Ground (part) and stilt (part) plus first to three and four upper floor building. Building is under construction.
17	Making alterations / additional constructions with details, full details of specifications to be appended along with building plans and elevations.	Shop in the subject is being used as builder's/ developers office.
18	18. Any other aspect	Nil.
C.	Town Planning parameters (If applicable)	
1	Master plan provisions related to the property in terms of land use and sanction no	Commercial.
2	Planning area / Zone	Commercial.
3	Development Controls	Commercial Development.
4	Zoning regulations	Commercial use of premises.
5	FAR /FSI permitted and consumed	As per DC Rules.
6	Ground coverage	As per Sanctioned Plan.
7	Transferability of development rights if any, building bye law provisions as applicable to the property viz. setbacks, height restrictions, etc.	Not Applicable.
8	Comment on surrounding land uses and adjoining properties in terms of usage	Middle class residential and Commercial.
9	Comment on unauthorized constructions if any	Not applicable.
10	Comment on demolition proceedings if any	Not applicable.
11	Comment on compounding/ regularisation proceedings	Not applicable.
12	Comment on whether OC has been issued or not. OC certificate no	Building is under construction.
13	Any other aspect	
D	Legal aspects	
1	Ownership documents	Photocopy of sale agreement dated 04 – December – 2018 between M/s. B. G. Patil



	f) Other (Specify)	Not applicable
3	If the property is industrial-	Property is not Industrial.
	a. State for what type of activity industry the premises is well suited	
	b. Sanctioned / connected power load	
	c. Type of activity presently going on at the premises	
4	Whether the property is residential flat / Apartment-If so, State	Property is not residential.
	a) When the building was constructed	
	b) Whether full consideration has been paid proper title document for verification	
	c) In Which floor / storey flat is located	
5	If the property is of a commercial type state:	Yes, Property is Commercial shop.
	a. For what purpose the same is well suited (Office purpose / Business etc.)	It is very suitable for any commercial business activity purpose.
	b. The Present activity/Business being conducted	At present it is being used as builders /developers office.
6	If the property is agricultural –State	Property is not Agricultural.
	a. Whether dry or wet lands	
	b. Irrigation facilities available	
	c. Type of crops grown and annual yield /income in the previous years	
7	Whether the building/ Property is constructed strictly according to the sanctioned plan. Please provide no section plan no- detail of variation noticed if any and effect of the same on the valuation to be dealt with specifically.	Yes, building is being constructed as per plan sanctioned by Kalyan Dombivali Municipal Corporation, issued Commencement Certificate No. V. P. No.: KDMC / NRV / BP / DOMBIVALI / 17 / 48 / 137 dated 29 – September – 2017.
8	Municipal Ward No.	
9	Postal address	Shop no. 01 on ground floor in an under construction building to be named as “Nanu Park” situated near Swami Samarth Math, Samarth Nagar, Nandivali Road in Dombivali (East), Tal. Kalyan, Dist. Thane – 421 203. New S. No. 12, Hissa No. 3 A village Nandivali tarfe Panchanand.
10	Area of the plot/ land (supported by a plan)	Not applicable – as we valued commercial shop in the building.
	Area of the shop – as per agreement	210.22 Sft. carpet or say 252 Sft. built up.
	As per measurement	20.06 Sq. Mtr. say 215 Sft. (in around 5.85 Mtrs. x 3.43 mtrs.)
	Salable area	315 Sft. super built up.
11	Layout plan of the layout in which the asset is located	Refer copy of sanctioned plan or Google image attached with the report.



RANADE & ASSOCIATES

Consulting Engineers, Chartered Engineers, Valuers,

Empaneled by Various Banks, Insurance Cos., Income Tax

9, Nutan Co-op. Housing Soc., Behind Times Of India Bldg., Near Dr. Godbole's Hospital,
M.G. Road, Naupada, Thane - 400 602. Email: ranadeandassociates@gmail.com

2542 43 98
2533 91 79

Ref. No.: 2018 1882_No. 1

Date: 20 - December - 2018

To,
The Chief Manager,
Vijaya Bank,
Phadke Road Branch,
Vaishampayan Building,
Phadke Road, Dombivali (E).

NAME OF CLIENT: MR. BHIM G. PATIL – PURCHASER.

VALUATION REPORT OF SHOP NO. 01 ON GROUND FLOOR IN AN UNDER
CONSTRUCTION BUILDING WILL BE NAMED AS “NANU PARK” SITUATED NEAR
SWAMI SAMARTH MATH, SAMARTH NAGAR, NANDIVALI ROAD IN DOMBIVALI
(EAST), TAL. KALYAN, DIST. THANE – 421 203.

Sr. Nos.	Particulars	
1	Branch entrustment letter no.	Mr. Ambuj Kumar – Chief Manager, Vijaya Bank, Phadke Road Branch, Dombivali (East) instructed on phone to carry out valuation.
2	Name of Valuer	Ranade and Associates.
3	Date of Valuation	18 – December – 2018
4	Name of Branch	Phadke Road Branch, Dombivali (East).
5	Purpose of Valuation	To estimate fair market value.
6	Person/s Accompanying/ available at the site at the time of visit / Inspection / valuation	Mr. Bhim G. Patil – Purchaser. Mr. Ambuj Kumar – Chief Manager, Vijaya Bank, Phadke Road Branch, Dombivali (East).
7	Name of Owner/s	M/s. B. G. Patil and Son.
8	Name of Developers of the property (in case of developers built properties submit all approvals and Regd. no.)	M/s. B. G. Patil and Son.
B	Physical Characteristics of the Asset	
1	Property Location with boundaries and directions with small direction Map	Refer attached Google location map.
2	Type of the property – Whether	
	a) Agricultural	Property is not Agricultural.
	b) Industrial	Property is not Industrial.
	c) Residential (Flat/ Apartment) (Any restrictive clauses for sale etc. to furnished)	Property is not residential.
	d) Commercial	Property is commercial.
	e) Institutional	Property is not Institutional.

