



RACHNA VALUERS & SURVEYORS

Govt. of India Regd. Valuers, Chartered Engineer,
Surveyor / Loss Assessor

B-305, Third Floor, Borivli Shopping Centre, Near Rly. Station, Chandavarkar Road, Borivli (W), Mumbai - 400 092.

Ref. : _____

Date : _____

RVS/HG/449/2017

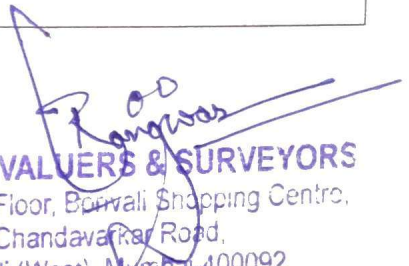
27/09/2017

To,
The Chief Manager,
Punjab & National Bank,
Borivali (W), Mumbai.

"Valuation Report of Immovable Property"

Name of Customer (s)/ Borrower unit : Mrs. Pallavi Satish Rane.
(for which valuation report is sought)

1	Customer Details			
	Name (Owner's)	: Mrs. Pallavi Satish Rane. .		
	Apl no			
2	Property Details			
	Address	: Flat No.501, 5 th Floor, B Wing,Building No.02, Dahisar Shivdatt Building-No-2 C.H.S. LTD, Off C S Link Road, Dahisar (E), Mumbai – 400 068, Maharashtra.		
	Nearby Landmark	: Near Jain Mandir.		
	Google Map Independent access to the property	: Attached.		
3	Document Details		Name of Approving Auth	Approval No
	Layout Plan		: --	: --
	Building Plan		: MCGM.	: Commencement Certificate bearing no. CHE/A-2193/BP (WS) / AR dtd 6 th May 1999.
	Construction Permission		: MCGM.	
	Legal Documents	Yes	: 1) Agreement for sale copy dated 8 th October 2002. 2) Share Certificate Copy. 3) Society Maintenance Bill Copy.	


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Chandavarkar Road,
Borivali (West), Mumbai-400092

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4	Physical Details									
	Adjoining Properties	East	Internal Road	West	Building	North	Slum / C.S Link Road	South	Road No 2	
	Latitude : 19° 15'26.47" N. Longitude: 72° 51'46.73" E.									
	Matching of Boundaries	--		Plot demarcated	Yes	Approved land use	Residential	Type of Property	Flat	
No of rooms	Living/ Dining	1 no	Bed Rooms	1 no	Toilets	1 no	Kitchen	1 no		
Total No of Floors	G + 7 Floor	Floor on which the property is located	5 th Floor	Approx age of the Property	18 years	Residual age of the Property	42 years (with proper maintenance and care)	Type of structure – RCC framed		
5	Tenure / Occupancy Details									
	Status of Tenure		Owned/Rented		No of years of Occupancy		Relationship of tenant or owner			
	Building is Completed.		Owner Occupied		15 years.		N.A.			
6	Stage of Construction									
	Stage of Construction		: Completed			If under construction ,extent of completion				
7	Violations if any observed : N.A									
	Nature and extent of violations			: N.A						
8	Area Details of the property									
	Site Area	N.A	Plinth area	N.A	Carpet area (As per Agreement)	---	Built up area	550sqfts	Remarks	
9	Valuation									
	i. Mention the value as per Government Approved Rates also : Rs.1,02,800/-per sqmtr ie Rs.9,553/- per sqfts									
	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. (These are for the purpose of stamp duty and registration). Value is given based on actual prevailing market enquires of the comparable property.					Difference in government indicated rates and present prevailing rates in the locality is much higher than the government indicated rates. Even in some areas it is more than double also. The prevailing rate depends upon locality, approach road etc. The Government rate is fixed for the entire village universally. However the actual prevailing rates depend upon above mention factor.				

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Summary of Valuation	
a) Guideline value	: Rs.1,02,800/- per sqmtrie Rs.9,553/- per sqfts
b) Land	: N.A
c) Building	: N.A
d) Fair Market Value	: 550sqfts x Rs.12,000/- per sqfts = Rs.66,00,000/- Say Rs.66.00 Lakhs (Rupees Sixty Six Lakhs Only)
e) Realizable Value	: Rs.59,00,000/- (Rupees Fifty Nine Lakhs Only)
f) Forced/ Distress Sale value.	: Rs.53,00,000/- (Rupees Fifty Three Lakhs Only).
g) Insurance Value	: Rs.13,57,000/-
10 Assumption s/Remarks	<p>i. Qualifications in TIR/Mitigation suggested, if any</p> <p>ii. Property is SARFAESI compliant: Yes</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. No</p> <p>iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. Not know.</p> <p>v. Details of last two transactions in the locality/area to be provided, if available.</p> <p>vi. Any other aspect which has relevance on the value or marketability of the property</p> <p>vii. As verified from society maintenance bill an arrear of Rs. 71841/- is pending for the said subject premises.</p>
11 Declaration	<p>i) The property was inspected by the undersigned on 26/09/2017 in the presence of Mr. Satish Rane.</p> <p>ii) The undersigned does not have any direct/indirect interest in the above property.</p> <p>iii) The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv) I have submitted Valuation report directly to the Bank</p>
12 Enclosures Documents & Photograph s (Geo-stamping with date) etc.	Photographs attached.

For Rachna Valuers & Surveyors

Hitendra Gangwar
B. E. (Civil), MIE, AIV.

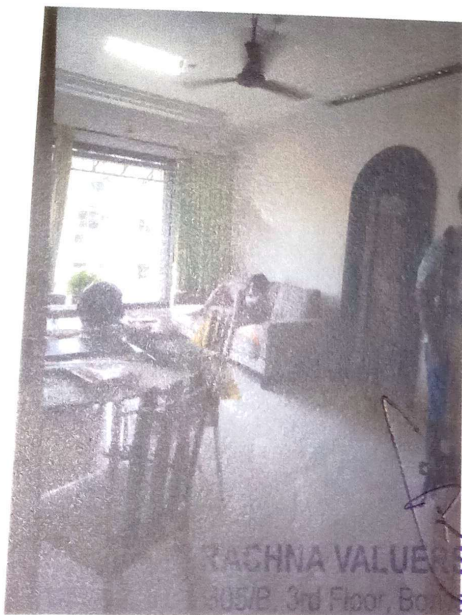


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DAHISAR SHIV DATT BLDG NO.2 CO-OP HSG. SOC. LTD.
REG. No. MUM/WR-U/HSG/TC/15516/2015-16/2015

1 ST FLOOR	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	5 TH FLOOR	6 TH FLOOR	7 TH FLOOR
101) Sd. SAFIA I. SHAIKH	201) Sd. SHANTISWARUP V. MILANKAR	301) Sd. ARUN B. BHARAUT	401) Sd. SANJAY K. SAWANT	501) Mrs. PALLAVI SATISH RANE	601) Sd. ARVIND G. RANE	701) Sd. KAILAS N. PATIL
102) Sd. KULDEEP S. SURRINA	202) Sd. MAHESHBHAI R. CHICHAD	302) Sd. SANGEETA D. UKARDE	402) Sd. SUVIDHYA S. SAWANT	502) Sd. VIVEK S. NAIK	602) Sd. SHRIKANT B. SHINDE	702) Sd. SARIKA S. MORE
103) Sd. PRAFUL A. UCHIL	203) Sd. ASHOK P. NACHANKAR	303) Sd. RUPALI K. HULE	403) Sd. MUKESH V. SAVALIYA	503) Sd. VIVEK S. NAIK	603) Sd. KAUSHIK B. PATEL	703) Sd. YASHWANT J. PATIL
104) Sd. ASHVIN V. DOMARIYA	204) Sd. VIJAY G. NGUDKAR	304) Sd. NANDITA T. SHIRODKAR	404) Sd. NARAYANBHAI K. SITASITA	504) Sd. SUKHADA S. MANJREKAR	604) Sd. JITENDRA B. PATEL	704) Sd. CHETAN Y. PATIL



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