



# Aher Valuers & Engineers

Govt. Approved Valuer - Regd. No. : CAT.1/451

Aher B.E. Civil, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

PMD/1058/2017

24/01/2018

To,  
The Branch Manager,  
Central Bank of India,  
Bhayander (East) Branch,  
Bhayander.

## "Valuation Report of Immovable Property"

I	GENERAL	
1.	Purpose for which the valuation is made	: For assessment of fair market value of the property for bank purpose.
2.	a. Date of Inspection	: 23/01/2018
	b. Date on which the valuation is made	: 24/01/2018
3.	List of documents produced for perusal	: Agreement for Sale copy dated: 18/05/1995 Electricity Bill & Maintenance Copy.
4.	Name of the Owner's / Owner's and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: <b>Shri. Kamal Singh Puransingh</b>
5.	Brief descriptions of the property	: Flat No.207, 2 <sup>nd</sup> Floor, D-Wing Swapnalok Apartment, New Swapna Lok Co-Operative Housing Society Ltd., Kelagalli, Navghar Road, Bhayander (East), Taluka & District: Thane- 401 105, Maharashtra.
6.	Location of property	
	a. Plot No. / Survey No./ Sector No.	: Old Survey No.197/3 (pt), 7,8 & 9 New Survey No.75/3 (pt)
	b. Door No.	: Flat No.207, 2 <sup>nd</sup> Floor, D-Wing
	c. C.T.S. No. / Village	: Village: Khari
	d. Ward / Taluka	: Taluka: Thane
	e. Mandal / District	: District: Thane



7.	Postal address of the property	: As stated in Sr. no. 5
8.	City / Town	
	Residential Area	: Residential Area
	Commercial Area	:--
	Industrial Area	:--
9.	Classification of the Area	
	i. High / Middle / Poor	: Middle Class.
	ii. Urban / Semi Urban / Rural	: Semi Urban.
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Within the limits of Mira-Bhayander Municipal Corporation
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	: Not Known.
12.	Boundaries of the property	
	North	: Residential Building
	South	: E- Wing
	East	: C- Wing
	West	: A- Wing/ Internal Road
		: Latitude : 19 19 07 54 N
		: Longitude : 72 51 46 15 E
13.	Dimension of the site	
	North	: Flat No.208
	South	: Staircase
	East	: Wall
	West	: Flat No.206
14.	Extent of the site	: N.A.
15.	Extent of the site considered for valuation (least of 14a & 14b)	: N.A.
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied



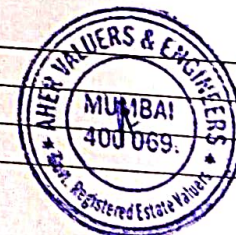
II	APARTMENT BUILDING	
Sr. No.	Description	
1.	Nature of the apartment	: Residential + Commercial
2.	Location	
	C.T.S. No.	
	Block No.	: As stated above (Sr. no.6).
	Ward No.	
	Village / Municipality / Corporation	
	Door No., Street Road (Pin code)	
3.	Descriptions of the locality Residential / Commercial / Mixed	: Mixed
4.	Year of Construction	: 1995 or thereabout.
5.	Number of Floors	: Ground + 3 Upper Floors.
6.	Type of Structure	: R.C.C. framed structure
7.	Number of Dwelling Flats in the floor	: 4 No Flats on 2 <sup>nd</sup> floor of the building.
8.	Quality of Construction	: Satisfactory
9.	Appearance of the building	: Satisfactory
10.	Maintenance of the building	: Satisfactory
11.	Facilities available	
	Lifts	: No lift
	Protected Water Supply	: Yes.
	Underground Sewerage	: Yes
	Car parking – Open / Covered	: Open Car parking.
	Is compound wall existing?	: Yes.
	Is pavement laid around the building?	: Yes.



III	FLAT	
1.	The floor in which the Flat is situated	: 2 <sup>nd</sup> Floor
2.	Door No. of the Flat	: Flat No.207, 2 <sup>nd</sup> Floor, D-Wing
3.	Specification of the Flat	
	Roof	: RCC slab Roofing.
	Flooring	: Vitrified Tiles
	Doors	: Wooden Doors
	Windows	: Aluminum Windows
	Fittings	: Concealed wiring.
	Finishing	: Distempered
4.	House Tax	
	Assessment No.	
	Tax paid in the name of	: Details Not Available
	Tax amount	
5.	Electricity service connection no.	: 151855516 (Reliance Energy)
	Meter card is in the name of	
6.	How is the maintenance of the Flat	: Satisfactory
7.	Sale Deed executed in the name of	: Shri. Kamal Singh Puransingh
8.	What is the undivided area of land as per Sale deed?	: N.A
9.	What is the plinth area of the Flat?	: Super Built Up Area: 330 Sq. fts (As per Agreement)
10.	What is the floor space index (FSI) (app)	: As permissible
11.	What is the Carpet area of the Flat?	: Super Built Up Area: 330 Sq. fts
12.	Is it Posh / I Class / Medium / Ordinary?	: Medium
13.	Is it being used for Residential or Commercial purpose?	: Residential
14.	Is it Owner occupied or Let out?	: Owner Occupied
15.	If rented, what is the monthly rent?	: N.A.



IV MARKETABILITY		
1.	How is the marketability?	: Good.
2.	What are the factors favoring for an extra Potential Value?	: Developing Residential locality
3.	Any negative factors are observed which affect the market value in general?	: No.
V RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality?	: Rs.6800/- per sq .ft.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison (given details)	: Rs.6800/- per sq .ft.
3.	Break – up for the rate	
	i. Building + Services	: Rs.1500/-
	ii. Land + Others	: Rs.5300/-
4.	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs.6753/- Per Sq.ft on Built Up
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciation building rate	: Comparable Sale method.
	Replacement cost of Flat with services (v(3)i)	: Comparable Sale method.
	Age of the building	: 23 years
	Life of the building estimated	: 37 years (with proper maintenance & care the building).
	Depreciation percentage assuming the salvage value as 10%	: --
	Depreciation Ratio of the building	: --
b.	Total composite rate arrived for valuation	: Rs.6800/- per sq.ft.
	Depreciation building rate VI (a)	
	Rate for land & other V (3) ii	
	Total Composite Rate	: Rs.6800/- per sq .ft



DETAILS OF VALUATION		
1.	Present value of the Flat	: 330 sq.ft.s x Rs.6800/- per sq .ft = Rs.22,44,000/-
2.	Wardrobe	
3.	Showcase	
4.	Kitchen arrangements	
5.	Superfine finish	
6.	Interior Decoration	: N.A
7.	Electricity deposits / electrical fittings, etc.	
8.	Extra collapsible gates / grill works etc.	
9.	Potential value, if any	
10.	Others	
	<b>Total</b>	<b>Rs.22,44,000/-</b>

- As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.22,44,000/- (Rupees Twenty Two Lakhs Forty Four Thousand Only).**
- The realizable value of the property would be about **Rs.20,19,600/- (Rupees Twenty Lakhs Nineteen Thousand Six Hundred Only.)**
- The distress value of the property would be about **Rs.19,07,400/- (Rupees Nineteen Lakhs Seven Thousand Four Hundred Only.)**
- **Insurance Value = Rs.1500/- per sq.ft**

Date: 24/01/2018

Place: Mumbai.



Valuer & Engineers.

*Aher*  
(P. M. Aher)

(Approved Valuers of Central bank of India)









I hereby declare that

- a) The information furnished in Part I is true and correct to the best of my knowledge and belief.
  - b) I have no direct or indirect interest in the property valued.
  - c) I have inspected the right property on 23/01/2018 with my associate.
  - d) This report does not certify valid or legal or marketable title of any of the parties over the property.
- Our report does not cover verification of ownership, title clearance, or legality. Bank is requested to obtain original registered sale Agreement, Search report, property card, tax receipt, occupation certificate etc. to verify the genuineness of document, before any finance is released.

Date: 24/01/2018

Place: Mumbai



Her Valuer & Engineers.

*[Handwritten Signature]*

(P. M. Aher)

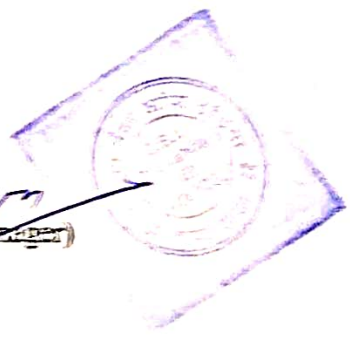
Approved Valuers of Central bank of India)

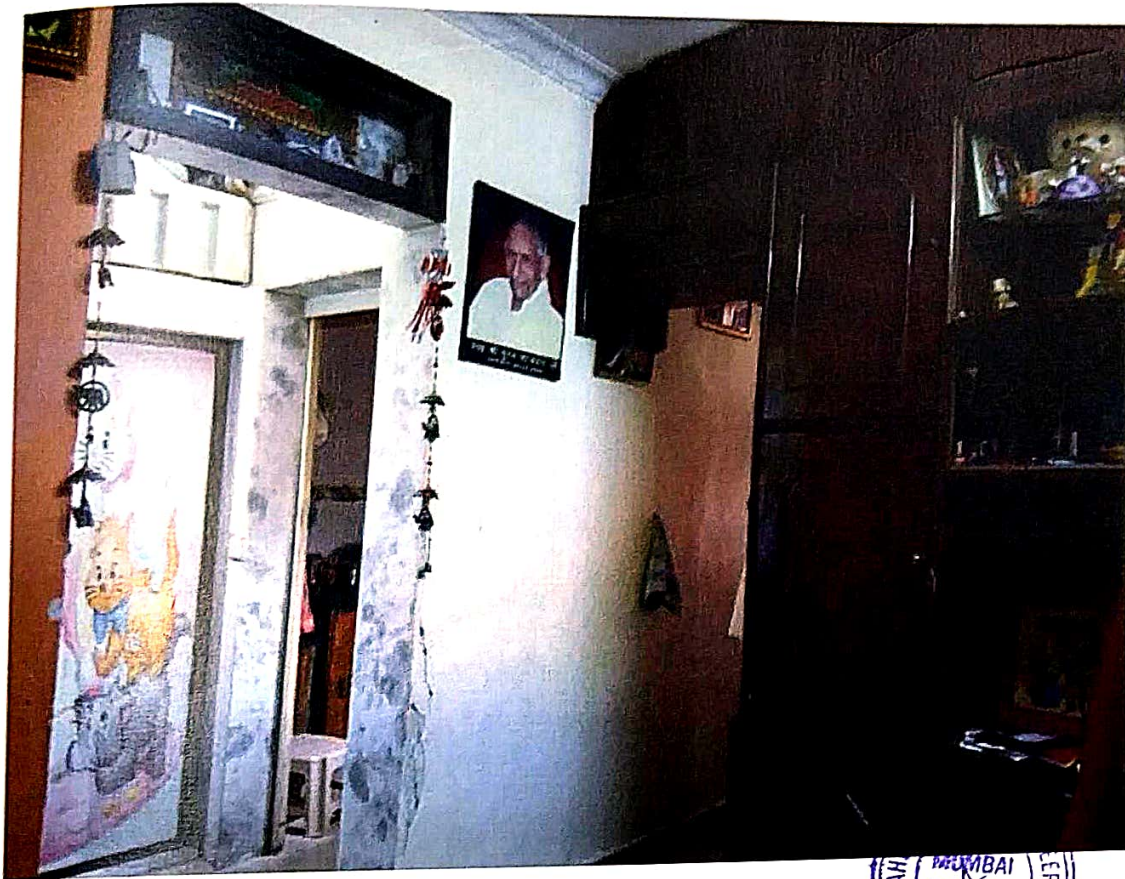
The undersigned have inspected the property details in the valuation reports dated 24-1-18 on 24/01/18. We are satisfied that the fair and reasonable market value of the property is Rs. Twenty two lakhs forty thousand only

Signature

*[Handwritten Signature]*

(Name of the branch manager)





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