

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner: **State Bank of India**

Plot No. R-3/3/C, Rajiv Gandhi infotech Park, Phase- III, MIDC, Hinjewadi, Taluka Mulshi, Pune - 411057,
State - Maharashtra, Country – India

Valuation Done for:

Think **State Bank of India** Create

Local Head Office, BKC, Mumbai

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Navi Mumbai • Aurangabad • Nanded

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company



Vastu/Mumbai/04/2016/001576/17530
23/30-179-A
Date: 23.04.2016

VALUATION OPINION REPORT

The property bearing Plot No. R-3/3/C, Rajiv Gandhi infotech Park, Phase- III, MIDC, Hinjewadi, Taluka Mulshi, Pune - 411057, State - Maharashtra, Country – India belongs to **State Bank of India**.

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose at **₹ 43,87,50,000.00 (Rupees Forty Three Crore Eighty Seven Lac Fifty Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

DIRECTOR



Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl.: Valuation report

Think.Innovate.Create

Mumbai

Ackruti Star, 1st Floor,
121, Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA
Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Nanded

28, S.G.S. Stadium Complex,
Gokul Nagar,
Nanded - 431 602,
(M.S.), INDIA
Tel. : +91 2462 244288
Fax : +91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3,
CIDCO, Aurangabad - 431 005,
(M.S.), INDIA
Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Navi Mumbai

2nd Floor, Admin. Bldg.,
Add. Vegetable Market,
Plot No. 17, Sector-19,
A.P.M.C., Vashi,
Navi Mumbai - 400 703.
Cell : +91 9819670183
navimumbai@vastukala.org

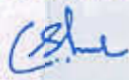



ANNEXURE-II

DESKTOP VALUATION REPORT OF IMMOVABLE PROPERTY

	Name & Address Branch	:	State Bank of India- Local Head Office, BKC, Mumbai
1	Name of the Property Owner	:	State Bank of India
2	Address of the Property	:	Plot No. R-3/3/C, Rajiv Gandhi infotech Park, Phase- III, MIDC, Hinjewadi, Taluka Mulshi, Pune - 411057, State - Maharashtra, Country - India.
3	Purpose of Valuation	:	To determine the Fair Market Value of the Property
4	Plot No. Survey No.	:	Plot No. R-3/3/C
5	Ward / Village / Taluka	:	MIDC, Hinjewadi, Taluka Mulshi
6	Sub-Registry/Block	:	N.A.
7	District	:	Pune
8	Area of the Property as per given by bank	:	Land area - 14625.00 Sq. M.
9	Ordinary status of free hold or lease hold including Restrictions on transfer	:	Leasehold
10	Type of construction	:	N.A.
11	Age of the building	:	N.A.
12	Future life of the building	:	N.A.
13	Valuation	:	
a)	Methodology of valuation	:	Comparable sale Method
b)	Summary of Valuation	:	

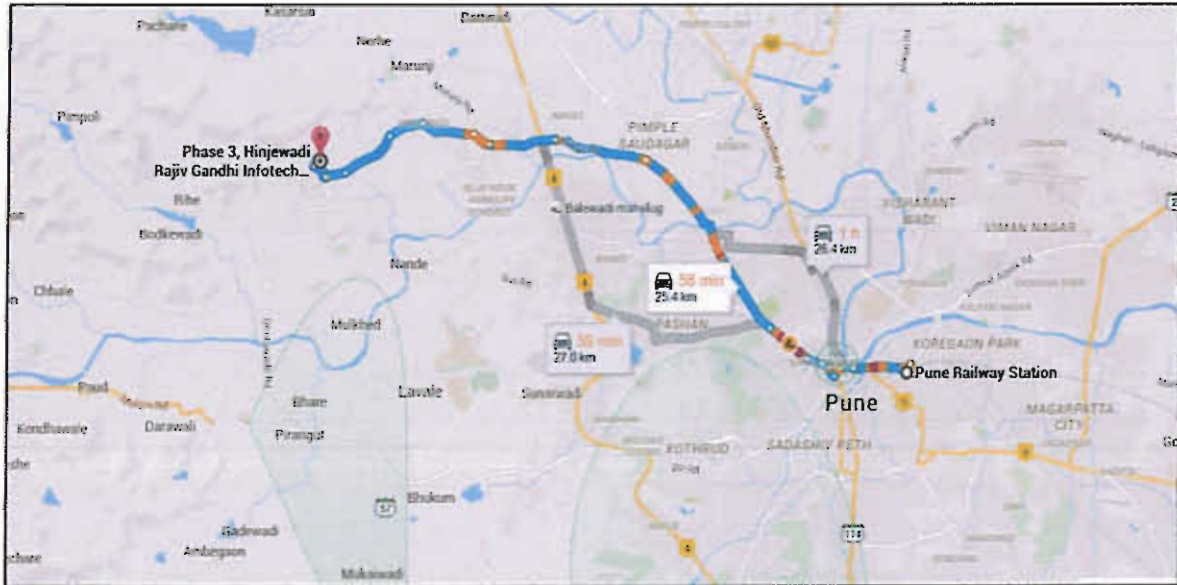


i. Guideline Value			
Guideline Rate obtained from the Stamp Duty Ready Reckoner		₹ 17,760.00 per Sq. M. i.e. ₹ 1649.94 per Sq. Ft.	
	Area in Sq. M.	Rate in ₹	Value in ₹
Land Area	14625.00	17,760.00	25,97,40,000.00
ii. Fair Market Value of the Property			
Land area		14625.00 Sq. M.	
Prevailing market rate		₹ 30,000.00	
Total Value of the property		₹ 43,87,50,000.00	
vi. Declaration			
I hereby declare that:			
<ul style="list-style-type: none"> i. The undersigned does not have any direct / indirect interest in the above property. ii. The information furnished herein is true and correct to the best of our knowledge. iii. I have submitted Valuation report directly to the Bank. 			
12	Name, Address & Signature of valuer	Vastukala Consultants (I) Pvt. Ltd. Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (East), Mumbai - 400 093	FOR VASTUKALA CONSULTANTS (I) PVT. LTD.  C.M.D.
			 DIRECTOR
			Sharad B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09
			Date of valuation: 23.04.2016

Think.Innovate.Create



Route Map of the property



Note: The Blue line shows the route to site from nearest railway station (Pune – 25.4 Km.)



Think.Innovate.Create

Ready Reckoner Rate

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजार मूल्य दर पत्रक

Home	Valuation Rates	User Manual	Close	
Annual Statement of Rates				
Year 20162017 *				Language English ▼
Selected District पुणे	Select Takuka मुळशी			
Select Village नोबे : हिबवडी				
Search By No	Survey Location			
Select Location	महाराष्ट्र औद्योगिक विकास क्षेत्र (MIOC)			
Select	विभाग क्र.	वर्ग/विवरण	दर	टिपक (मि. म.)
SurveyNo	40/40.1	औद्योगिक भूखंड	11820	चौ. मीटर
SurveyNo	40/40.2	रशीवासी भूखंड	14790	चौ. मीटर
SurveyNo	40/40.3	वाणिज्य भूखंड	17760	चौ. मीटर
SurveyNo	40/0	-	0	NA



Think.Innovate.Create

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on dated 23rd April 2016.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


DIRECTOR



Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

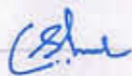
VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for ₹ 43,87,50,000.00 (Rupees Forty Three Crore Eighty Seven Lac Fifty Thousand Only).

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. If it is proved that there is an apparent negligence on the part of a Valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000 (Rupees One Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.
Sharad B. Chalikwar
 Govt. Reg. Valuer
 Chartered Engineer (India)
 Reg. No. (N) CCIT/1-14/52/2008-09


DIRECTOR



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company