



Valuers & Project Counsltants  
Pvt. Ltd.

Ref. No. – Val – 13 – 12 – 90.

Date – 9<sup>th</sup> December 2013.

To,  
The Branch Manager,  
Janata Sahakari Bank Ltd.,  
Fort Branch, Mumbai.

Subject: - Valuation Report of property of the proposed buyer Mr. Yogendra Gokul Shirwadkar.

Dear Sir,

According to your instructions I have personally visited to site for valuation. I am fully aware that valuation is made for the Bank Mortgage purpose.

On the basis of inspection and verification of documents, the valuation report of the property is enclosed herewith for your detail reference. Short Summary of the report is as follows.

Sr. No.	Points	Particulars
1	Date of visit	1 <sup>st</sup> December 2013.
2	Details Address of Property : including survey no & prominent land mark	Flat No. <u>503</u> , Fifth Floor, Building No. 01, Wing C, Shankheshwar Presidency II, Old S. No. 100, 101, 94 New S. No. 41/9, 41/3 43/7, Village Gouripada, Near Filter Plant, Kalyan (West), Dist. Thane.  The subject property is situated near Shiv Sai Temple, in Tavaripada, Kalyan (west) area.  Latitude – 19.255736. Longitude – 73.148562.
3	Type of Property (Residential plot/NA Plot/Residential Building/Commercial Building/Agri Land Etc.	Residential flat.
4	Property records	Agreement/Index II:- Sub Registrar Kalyan No.01. Sr. No. 7046/2010 dated 20/08/2010.



Flat No.502, Fifth Floor, Atharva Classic, CTS No. 179/5, Near Dashbhuja Ganpati Temple, Karve Road,  
Erandwane, Pune- 411004, (o) 25469816, 25468030, 9665818000 synergycl@gmail.com

5	Total area in Sqm & Sqft.	Carpet area (as per registered agreement) – 414.00 Sft. + 27.00 Sft. floor bed area + 57.00 Sft. open terrace area.  Built up area (With addition of 35% to the carpet) – 558.90 Sft. + 36.45 Sft. floor bed area + 76.95 Sft. open terrace area.
6	Depreciated replacement cost of construction per Sft.	As details mentioned in computation.
7	Composite rate for land & building per Sqm/Sqft.	₹ 4500.00 per Sft.
8	Total Market value	₹ 30,30,000.00 <b>In Words ₹ Thirty Lacs Thirty Thousand Only.</b>
9	Conservative value (Considered at total 90% of total market value).	₹ 27,27,000.00 In Words ₹ Twenty Seven Lacs Twenty Seven Thousand Only.
10	Distress/force value (Considered at total 70% of total market value).	₹ 21,21,000.00 In Words ₹ Twenty One Lacs Twenty One Thousand Only.
11	Replacement cost of construction for insurance purpose.	672.30 Sft. x ₹ 2500.00 per Sft. = ₹ 16,80,750.00
12	Over all opinion about property (Mortgageability, Location, access, Sale possibilities)	As details mentioned in the valuation report enclosed.
13	Other specific observation	<u>Approved plan from competent authority was not available for verification. It is assumed that the applicant's property is as per the copy of approved plan &amp; the same should be taken on record before further proceedings.</u>

Encl: Details Valuation Report containing 08 No. of pages.

Thanking you  
Yours Truly,



Jitendra Paithankar  
Managing Director  
Synergy Valuers & Project Consultants Pvt. Ltd.

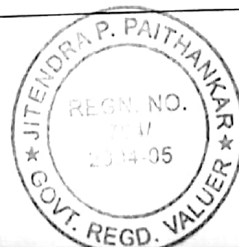


Ref. – Val – 13 – 12 – 90



## Technical Report

1	Name of the owner	Mr. Rajesh Ganapati Bhat.
2	Type of ownership	Single ownership.
3	Type of surrounding area	Residential + Commercial.
4	Classification of surrounding area	Higher middle class society.
5	Brief description of the property	<p>As per the physical inspection the property consists of a residential flat with total three rooms (Living + Kitchen + One Bedroom), one bath, one W.C. &amp; one attached terrace.</p> <p>The boundaries of the flat are as mentioned below: -</p> <p>On or towards East – Side margin. On or towards South – Duct &amp; Side Margin. On or towards West – Passage area &amp; Stair Case. On or towards North – Flat No. 502.</p>
6	Proximity to civic amenities	Civic amenities like schools, hospitals, banks are available at a distance of approx. 1.00 Km.
7	Modes of transport to the property	Both public and private transports are available at approx. 0.5 Km. distance.
8	Details of Land	N.A.
9	The details of the building	It is a building with residential flats.
10	Year of construction	Approx 2010 (As per the information from the owner)
11	Age of the building	Approx 03 Year old.
12	Anticipated future life of the building	Approx 57 years (Theoretical life)
13	Present condition of the building	Apparently the building is free from any major damages or repairs at present.
14	Type of construction	R.C.C. framed structure with 150 / 100 mm thick walls.



15	No. of floors	Ground / Parking + Seven floors. .
16	Plaster & painting	Internal finish – Neeru plaster with OBD paint. External finish – Sand faced plaster with cement paint.
17	Doors & windows	Doors – Flush doors with wooden door frames. Windows – Powder coated aluminium sliding windows with M.S. grill.
18	Type of flooring	Ceramic tiles flooring in all rooms. Granite kitchen platform about 10.00 Rft. in length.
19	Details of toilets	One bath with full height glazed tiles dado. One Indian W.C.
20	Plumbing line and sanitary fittings	Concealed plumbing.
21	Electrical installation	Concealed electrification.
22	Details of lift facility	Yes, one Nos.
23	Water supply system	One U.G. tank & one O.H. tank with water supply from Kalyan – Dombivali Municipal Corporation.
24	Flooring in open spaces	Parking – Chequered tiles flooring. Side margins – Chequered tiles flooring.
25	Parking space	Common parking available for two / four wheelers.
26	Building elevation	Common.
27	Compound wall gates and security	Compound wall on all sides of the building with M.S. gate.
28	Any special amenities provided	No.
29	General comments on specifications	Medium specifications with fair quality of construction.
30	Details of the drawings available approved from concerned authorities	<u>Approved plan from competent authority was not available for verification. It is assumed that the applicant's property is as per the copy of approved plan &amp; the same should be taken on record before further proceedings.</u>



31	Details of terrace/garden	Yes, one attached terrace.
32	Present condition of the property	The flat is vacant at present. Overall the property is in fair condition.

### Basis of Valuation & Computation.

#### Basis of Valuation

1. The market rates for the residential units in the surrounding location with standard specifications range between ₹ 4000.00 to ₹ 5000.00 per Sft. depending upon their location, road facing, amenities, specifications, etc.
2. The age of the building & proportionate depreciation.
3. The specifications used & the quality of construction of the building.
4. The applicant's flat are situated on the fifth floor in the building with the facility of lift.
5. The flat as well as the building have fair quality maintenance.
6. The subject property is situated near Shiv Sai Temple, in Tavaripada, Kalyan (west) area with higher middle class society in the vicinity.
7. Overall the property has fair quality maintenance.
8. Civic amenities like schools, hospitals, banks are available at a distance of approx. 1.00 Km. both public and private transports are available at approx. 0.50 Km. distance.



## Computation

### The estimate of the fair market value of flat.

The built up area of the flat is as per the technical report is 558.90 Sft.

With addition of 100% of attached bed area (36.45 Sft. ) & attached terrace area (76.95 Sft.), the total built up area of applicant's flat is 672.30 Sft.

The composite rate for land & building considered on the above basis is ₹ 4500.00 per Sft.

The fair market value of the flat is

672.30 Sft. x ₹ 4500.00 per Sft. = ₹ 30,25,350.00


Say 30,30,000.00

The estimate of the fair market value of property in my opinion is

₹ 30,30,000.00

In Words ₹ Thirty Lacs Thirty Thousand Only.

Date: 9<sup>th</sup> December 2013.  
Pune.


  
Jitendra P. Paithankar  
Chartered Engineer,  
Govt. Regd. Valuer.



### Declaration

- This valuation is based on the information & document provided by the proposed buyer Mr. Yogendra G. Shirwadkar.
- The information provided above is true & correct to the best of my knowledge & belief.
- I have no direct or indirect interest in the property valued.
- I have not checked the legal title of the property. This valuation is based on the assumption that the property has clear & marketable title.
- This valuation is valid only for the purpose mentioned in the report.
- **Fair Market Value** mentioned above is defined as the estimated amount for which a property or a space within a property should exchange on the date of valuation between a willing buyer & a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently & without compulsion.
- **Distress Sale value** is defined as the amount which may reasonably be received from the sale of the property within a time frame too short to meet the marketing time frame of the market value definition & also involve an unwilling seller & a buyer or a buyer who buy with a knowledge of the disadvantage of the seller
- The fair market value mentioned above is based on the present market rates of the properties in the area. Market value may change in future depending on the trends in national & international market, demand & supply, change in Govt. policies, development in the surrounding area, etc. Hence the basis of valuation mentioned above is justifiable for present market situation.

Date: 9<sup>th</sup> December 2013.  
Pune.

  
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Photographs





