



GOD GRACE ENTERPRISES

REGD. GOVT. VALUERS, BANK PANEL VALUERS PROJECT
CONSULTANT & CHARTERED ENGINEERS

ISO 9001-2008
Certified

VASAI

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VALUATION REPORT OF

Flat No.101

(Applicant: Mr. Vijaykumar Bansraj Yadav)

Situated at 1st Floor, A-Wing, Sai Shanti Building No.2

C.H.S.L., Keshav Nagar, Katkar Pada Road,

Boisar (W), Tal Palghar 401501

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SUBMITTED TO

Canara Bank

Boisar (W), Dist. Palghar

VALUATION OF FLAT BY COMPOSITE RATE METHOD

REPORT ON VALUATION

(Under construction/ existing Flat)

Valuation Report In Canara Bank Format

I. GENERAL		
1.	Purpose of Valuation	: For ascertaining Fair Market Value, Estimated Realizable Value, Forced Sale Value & Ready Reckoner Value of these tangible assets.
2.	a. Date of Inspection	: 15/03/2022
	b. Date of Valuation	: 16/03/2022
	c. Branch	Canara Bank, Boisar (W), Dist. Palghar
3.	Name of the Applicant (s) and his / their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	: Mr. Vijaykumar Bansraj Yadav Flat No.101, 1st Floor, A-Wing, Sai Shanti Building No.2 C.H.S.L., Keshav Nagar, Katkar Pada Road, Boisar (W), Tal Palghar 401501
4.	Document produced for perusal	: 1) Scanned copy of agreement for sale, Dated 20/07/2011 Between Builder: M/s. Sai Baba Construction Purchaser: Mr. Vijaykumar Bansraj Yadav
5.	Brief description of the property	: Above Mentioned Flat is situated on 1st Floor, A-Wing, Sai Shanti Building No.2 C.H.S.L., Keshav Nagar, Katkar Pada Road, Boisar (W), Tal Palghar 401501. The said building is abutting internal service road.
6.	Location of the property	: Sai Shanti Building No.2 C.H.S.L., Keshav Nagar, Katkar Pada Road, Boisar (W), Tal Palghar 401501.
	a. Survey No./ Hissa No.	: S. No. 30/1 (pt) & S. No.32/2, Plot No.2 of village Boisar
	b. Door No.	: 101
	c. T.S. No./Village	: Village Boisar
	d. Ward/ Taluka	: Palghar
	e. Mandal/District	: Palghar
	f. Date of issue and validity of layout of approved map/plan	: } Approved plan not provided, Hence cannot comment
	g. Approved map/plan issuing authority	
	h. Whether genuineness or authenticity of approved map/plan is verified	
	i. Any other comments by our empanelled valuers on authenticity of approved plan	: }
7.	Postal Address of the property	: Flat No.101, 1st Floor, A-Wing, Sai Shanti Building No.2 C.H.S.L., Keshav Nagar, Katkar Pada Road, Boisar (W), Tal Palghar 401501
8.	City/Town	: Boisar
	Residential Area	: Residential Area
	Commercial Area	: N.A.
	Industrial Area	: N.A.
9.	Classification of the area	: Middle Class
10.	Coming under Corporation limit/Village Panchayat/Municipality	: Palghar Municipal Corporation

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11.	Whether covered under any State/Central Govt. enactments (e.g Urban Land Ceiling Act) or notified under agency area/scheduled area cantonment area	:	Palghar Municipal Corporation	
12.	Boundaries of the property			
	North	:	Keshav Nagar Road	
	South	:	Residential Building	
	East	:	Laxman Complex	
	West	:	Building No.1	
13A.	Dimensions of the site/Flat		A	B
			As per the Deed	Actual (Physical)
			730 Sq. ft. i.e. 67.84 Sq. Mtrs. (Built up area)	487 Sq. ft. + Bal 41 sq. ft. = 528 sq. ft. Terrace = 68 sq. ft. (Carpet area)
13B.	Extent of the site for the purpose of sale	:	730 sq. ft.	
14.	Latitude, Longitude & Co-ordinates of Flat	:	19.804176, 72.759594	
15.	Extent of the site considered for valuation (As per Agreement Built up area)	:	730 sq. ft.	
16.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	:	Self occupied	

II. APARTMENT BUILDING:

1.	Nature of Apartment	:		
2.	Flat No. and Floor	:		
3.	Name of the Apartment	:		
4.	Postal Address	:		
5.	Location	:	All details given above	
	T.S. No.	:		
	Block No.	:		
	Ward No.	:		
	Village/Municipality/Corporation	:		
	Door No., Street or Road (Pin Code)	:	Flat No.101	
6.	Description of the locality	:	Residential	
7.	Year of Construction	:	2003 (Approx)	
8.	Number of Floors	:	Part Stilt + Part Ground + 3 upper Floor	
9.	Type of structure	:	RCC framed Structure	
10.	Number of dwelling units in the Building	:	4 Nos. of Flat on 1st floor	
11.	Quality of construction	:	Good	
12.	Appearance of the building	:	Good	
13.	Maintenance of the building	:	Good	
14.	Facilities available	:		
	Lift	:	Nil	
	Protected water supply	:	Available	
	Underground Sewerage	:	Available	
	Car Parking	:	Available	
	Open/Covered	:	Open parking space available	
	All round Compound wall	:	Available	
	Pavement around the building	:	Available	
	Any other facility	:	24 hrs Security	

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III. FLAT

1.	The floor in which the Flat is situated	:	1st Floor
2.	Door number of the Flat	:	101
3.	Specification of the Flat		
	Roof	:	RCC
	Flooring	:	Vitrified flooring
	Doors	:	Wooden door with wooden safety door
	Windows	:	Aluminum Sliding Window with MS Grill
	Fittings	:	M.S. Fittings
	Finishing	:	Distemper paint
4.	House Tax		Details not made available
	Assessment No.	:	--
	Tax amount	:	--
	Tax paid in the name of	:	--
5.	Electricity service connection Number	:	Details not made available
	Meter Card is in the name of	:	--
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Vijaykumar Bansraj Yadav
8.	What is the undivided area of land as per sale deed?	:	Details not available
9.	What is the plinth area of the Flat	:	528 Sq. ft.
10.	What is the floor space index(Approx)?	:	--
11.	What is the carpet area of the Flat ?	:	528 Sq. ft.
12.	Is it Posh/I Class/Medium/Ordinary	:	Medium
13.	Is it being used for residential or commercial?	:	Residential
14.	Is it owner occupied or tenanted	:	Self occupied
15.	If tenanted, what is the monthly rent?	:	--

PART C – VALUATION OF EXISTING FLAT

1.	How is the marketability	:	Good
2.	What are the factors favouring for an extra potential value?	:	1) Situated in approved Residential area
3.	Any negative factors observed which affect the market value in general	:	1) Building is situated on internal road 2) 1 kms from Boisar Railway station

RATE

1.	After analysing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Current (Immediate) Sale Instances as per Index II, not available at site.
	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (Give details)	:	Rs.3,900/- per sq. ft.
3.	BREAK UP FOR THE RATE		
	Building + Services		Rs.1,500/- per sq. ft.
	Land + others		Rs.2,400/- per sq. ft. including services of laying service road, boundary wall

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4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.3,900/- per Sq. Mtrs.
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B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Building Rate (Replacement cost of Const.)	:	Rs.1,500/- per sq. ft.
	Replacement cost of Flat with Services (v(3)i) including the cost of land appurtenant to the Flat	:	Rs.2,400/- per sq. ft.
	Age of the building	:	19 years
	Balance Life of the building estimated	:	41 years (With regular & Preventative maintenance)
	Depreciation percentage assuming the salvage value as 10%	:	28.5 %
	Depreciated Ratio of the building to land rate	:	--
b.	Total Composite rate arrived for valuation		
	Depreciated Building rate VI(a)	:	Rs.1,073/- per sq. ft.
	Rate for Land & other V(3) ii	:	Rs.2,400/- per sq. ft.
	Total Composite Rate	:	Rs.3,473/- Per Sq. ft. Say Rs.3,500/- (Rounded up for ease of calculation)

C. VALUATION DETAILS:

Sl. No.	DESCRIPTION	QUANTITY	RATE PER UNIT (Rs.)	ESTIMATED/PRESENT VALUE (Rs.)
	Present value of the Flat (incl. car Parking, if provided)			
	Wardrobes			
	Show cases / Almirahs			
	Kitchen arrangements			
	Superfine finish	All included in the composite rate adopted for		
	Interior decorations	Valuation		
	Electricity, water, drainage deposits etc.			
	Electrical fittings, etc.			
	Extra Collapsible gates/grill works etc.			
	Potential Value, if any?			
	Share of common Amenities, if any?			
TOTAL				
Factors favouring for an additional value		1) Situated in approved Residential area		
1.		2) Main market, School & Hospital is around 1 kms away from this building.		
2.				
Add (+)				
Factors favouring for less value		1) 1 kms from Boisar Railway station		
Present Fair Market Value		Rs.3,500/- Per Sq. Ft. x 730 Sq. ft. = Rs.25,55,000/-		
Any other details		Nil		
Methodology of Valuation adopted		: Comparable Sale Method		
Photograph of owner/representative with property in background		: Photographs attached Flat shown by Builders office boy		
Screen shot of longitude/latitude and co-ordinates of property		: Given in the attached location map		

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Competent Authority Details

A. N.A. Cum construction Permission :MAHSUL/K-1/T-2/NAP/SR-32/02, Dated 21/10/2002

REMARKS:

- 1) Building abutting internal service road & condition of the road is good.
- 2) O.C. Not provided.

As a result of appraisal and analysis, it is considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications **Rs.25,55,000/- (Rupees Twenty Five Lakhs Fifty Five Thousand only)**

The book value of the above property: Not Known to us.

Estimated Realisable Value of the property is **90%** of the Fair Market Value is Rs.22,99,500/-

The forced sale value **75%** of Fair Market Value is Rs. 19,16,250/-

Date : 16th March, 2022
Place: Vasai 401 202



Signature of the Regd. Govt. & Panel Valuer

H. K. Narang
(H. K. NARANG)

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in this valuation report dated **16/03/2022** is true and correct to the best of our knowledge and belief and our engineer has made an impartial and true valuation of this property under our supervision.

I have no direct or indirect interest in the property valued;

My representative has personally inspected the property on **15/03/2022**. The work is not sub-contracted to any other valuer and carried out by himself.

I have not been convicted of any offence and sentenced to a term of Imprisonment;

I have not been found guilty of misconduct in my professional capacity.

I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

I am registered under Section 34 AB of the Wealth Tax Act, 1957.

I am the proprietor of the firm / company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Asset is in good condition.
2	Purpose of valuation and appointing authority	To find fair market value Authorized by Bank
3	Identity of the valuer and any other experts involved in the valuation;	My experienced assistant in field of valuation
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment valuation date and date of report;	15/03/2022 16/03/2022
6	Inspections and/or investigations undertaken;	All are mentioned in our report.
7	Nature and sources of the information used or relied upon;	Site visit / Property rates enquiry from agents & Internet Also Ready Reckoner rate
8	Procedures adopted in carrying out the valuation and valuation standards followed;	1) Site Measurement 2) Photographs 3) Comparing with prescribed standards

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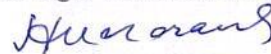
9	Restrictions on use of the report, if any;	Only for client who has given job and concerned Bank
10	Major factors that were taken into account during the valuation;	Condition of properties, comparable sale instances of comparable property of same area, applying depreciation for years of use, quality of PUC. Feature of building. Frontage / Depth of property & height of property, year of construction, applicable local laws of government authority approved.
11	Major factors that were taken into account during the valuation;	
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	All Caveats, limitations and disclaimers mentioned below in next page.

Date : 16th March, 2022

Place: Vasai 401 202

Seal

Signature of the Regd. Govt. & Panel Valuer



(H. K. NARANG)

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CAVEATS, DISCLAIMER, LIMITATIONS AND ASSUMPTIONS


- I. In absence of recent transactions and high uncertainty in market due to Covid19, the valuation is based on various market reports published so far, and same is considered fair market value as on date of visit. The value may change more rapidly and significantly than in standard market conditions. Given the uncertain future impact of Covid19 might have on market, we recommend that bank should keep the valuation of this property under frequent reviews till situation gets back to normal.
- II. We have not conducted any structural test or survey of this building & this is out of scope of our work entrusted to us.
- III. Address & description of property is legal and title to the property is clear and marketable
- IV. Our representative has inspected the property by personally going to the site and inspected all items thoroughly.
- V. We have no stake or concern directly or indirectly with this property under reference for Valuation.
- VI. We have never been debarred or convicted by any court of law.
- VII. 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 the actual loss or damage sustained subject to maximum of 10% of the professional fees for the services rendered and in any case not exceeding the amount of Rs.500/- (Rupees Five Hundred Only). All the claims against us shall expire after One Month from the date of submission of the valuation report provided by us.
- VIII. This valuation is purely an opinion & has no legal or contractual obligation on our part & the Valuer does not bind or indemnify any Bank / financial institution the loss suffered by it because of non- payment by the borrower because rates are based on current market condition & these may vary with time. As we do not have any control over the financial activities & financial transactions of the borrower. Since we have got only one activity of valuation of the property offered and our responsibility ends after the report is handed over to the bank.
- IX. Emphasis of this report is on the value of the property and not on the area measurement or title verification of the property. However, care is exercised to take the area accurately.
- X. This valuation report will remain valid only for the purpose for which it is made & for party to whom it is addressed. It will not hold Good / Valid for any other parties or Bank to whom it is not addressed.
- XI. Our report does not cover check of ownership, titles clearance or legality. This is to be carried out by the Advocate / Solicitor of the Bank.
- XII. The market value obtained in this report is defined below: - "Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion". (As defined by the International Standards Committee, London.)

Date : 16th March, 2022

Place: Vasai 401 202



Signature of the Regd. Govt. & Panel Valuer


(H. K. NARANG)

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The undersigned has inspected the property detailed in the Valuation Report dated **15/03/2022** inspected on **16/03/2022**. We are satisfied that the fair and reasonable market value of the property is **Rs.25,55,000/- (Rupees Twenty Five Lakhs Fifty Five Thousand only)**

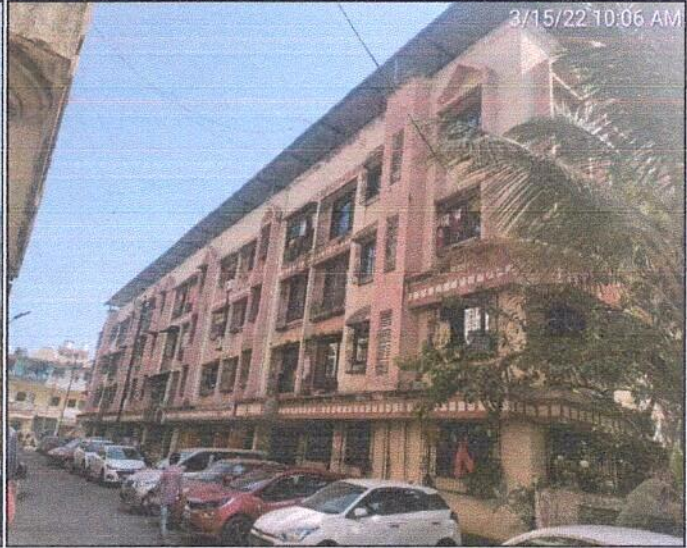
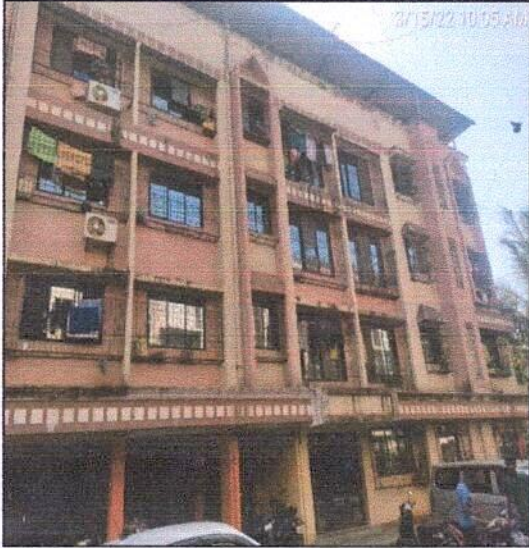
Signature

(Name of the Branch Manager with Office Seal)

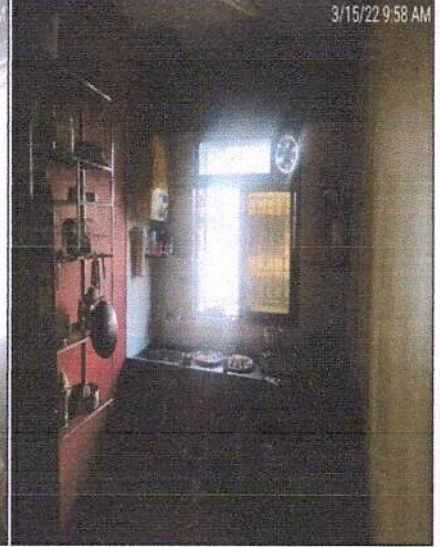
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PHOTOS FLAT NO.101, 1ST FLOOR, A-WING, SAI SHANTI BUILDING NO.2 C.H.S.L., KESHAV NAGAR, KATKAR PADA ROAD, BOISAR (W), TAL PALGHAR 401501



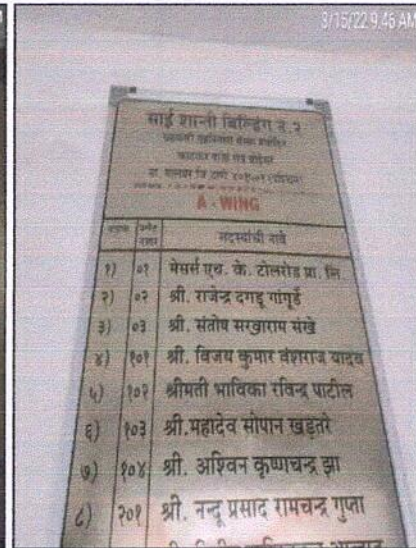
EXTERNAL VIEW OF THE BUILDING



INTERNAL VIEW



DOOR



SOCIETY NAME PLATE



LOCATION MAP

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