

8351/219

VALUATION REPORT

Of

**MR. SITARAM SHARMA
MRS. PRITY S. SHARMA**

Property at

Flat No. 502, 5th Floor, Type - A, Wing H,
Sahakar Residency,
Old Survey No. 314, Hissa No. 1,
New Survey No. 346, Hissa No. 1 & 347,
Village Juchandra, Naigaon (E),
Taluka Vasai, District Palghar - 401 208.

BY

BASAVARAJ MASANAGI & CO.

Govt. Approved Valuers, Chartered Engineers,
Surveyor & Loss Assessors.

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CHARTERED ENGINEER M / 118404 / 5

CAT I - 350

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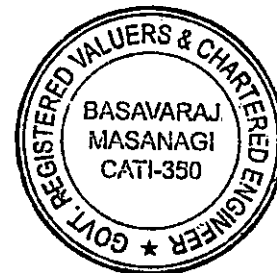
Ref. No.: 19116/2017-18/138/Vijaya/Vileparle (W)

Date: 04/08/2017

VALUATION REPORT

At the request of the Manager of Vijaya Bank, Vileparle (W) Branch, Mumbai, the *Residential Flat* in Village Juchandra, Naigaon (E), District Palghar was inspected to assess its value and the details are as furnished below:

- Name & Address of Branch. : **VIJAYA BANK,**
Vileparle (W) Branch, Mumbai.
- Name of Customer(s) / Borrowal unit : **Mr. Sitaram Sharma**
Mrs. Prity S. Sharma
1. Purpose of Valuation : To assess fair market value for Bank Loan purpose
2. Date of visit : 02nd Aug. 2017
3. Person/s accompanying/available at the site at the time of visit/inspection/valuation : Miss. Prachi Shinde
- List of Documents : 1. Xerox copy of Agreement for sale made between M/S. Sahakar Infracon Projects Pvt. Ltd. (Builder)& Mr. Sitaram Sharma, Mrs. Prity S. Sharma (Purchaser) dated – 28/06/2017.
2. Xerox copy of Title Clearance Certificate & Search Report dated - 05/10/2015.
3. Xerox copy of Registration Receipt No. 5708/2017 dated - 28/06/2017 & Index II
4. Xerox copy of 7/12 extract.
5. Xerox copy of Development Permission Certificate No. VVCMC/TP/RDP/VP-0429,0936,5345,0375,0559,0615 & 5346/066/2015-16 Dated - 09/06/2015.
6. Xerox copy of Approved Plan copy No. 066/2015-16 dated - 09/06/2015.



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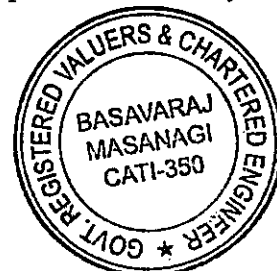
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- (a) Complete address of the property (Door No. Street/Cross Road, Survey No. etc) : Flat No. 502, 5th Floor, Type - A, Wing-H, Sahakar Residency, Old Survey No. 314, H. No. 1, New Survey No. 346, H. No. 1, 347, Village Juchandra, Naigaon (E), Taluka Vasai, District Palghar - 401 208.
- (b) Boundaries North : Building
South : Building
East : Building
West : Building
- Title to the property:
(a) Name & Address of the Owner / Owners : **Mr. Sitaram Sharma**
Mrs. Prity S. Sharma
Flat No. 502, 5th Floor, Type - A, Wing-H, Sahakar Residency, Old Survey No. 314, H. No. 1, New Survey No. 346, H. No. 1, 347, Village Juchandra, Naigaon (E), Taluka Vasai, District Palghar - 401 208.
- (b) Since how long owning the property : Since 28th June. 2017
- (c) Whether joint/co-ownership/others (specify) : Joint Ownership
- (d) In case of joint ownership please furnish shares of each owner and also whether the shares are undivided? : Details not Provided
- (e) Whether assessed to Wealth Tax – If so Wealth Tax paid : Details not provided
- (f) Corporation tax paid : Details not provided
i. Amount : Details not provided
ii. Year of Assessment : Details not provided
iii. Date of Payment : Details not provided
- (g) Agreements of easements if any and if so attach copies : We are not aware of any agreement of easement
- (h) Restrictive Clauses as to uses, if any (whether Building use Certificate from the Corporation has been obtained etc.) : The premises to be use for Residential purpose



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4. (a) Location advantages/disadvantages : The property is located at app. 2.5 kms. from Naigaon railway station. Basic amenities like Railway Station School, College, Hospital. are within reach.
- (b) Classification of locality-Higher class/Middlenv Class/Poor Class : Middle Class
- i. Civic Amenities : Basic civic amenities are within reach.
- ii. Proximity to surface communication : By Road & Train
- iii. Distance from the city/Municipal limits : Covered under municipal corporation
- iv. If the property is not within the City/Town Municipal limits, then state the distance Of the property from the
- a) Municipal Office : Vasai Virar City Municipal Corporation
- b) Municipal Limits : Vasai Virar City Municipal Corporation
- v. Disadvantages, if any to be specified : Nothing Apparent
5. Title to the property
- a. Whether freehold : Freehold Land
- b. If not free hold, what is the unexpired Period of the lease? : Not Applicable
- c. If lease hold, name of the lessor/ Lessee, nature of lease, date of Commencement and terms of Renewal of lease : Not Applicable
Not Applicable
- d. Rent per annum : Not Applicable
- e. Unearned increase payable to the lessor in the event of sale transfer : Not Applicable
6. Type of the property – Whether
- a) Agricultural : Not Applicable
- b) Industrial : Not Applicable
- c) Residential (Flat/Apartment) : Residential Premises
(any restrictive clauses for sale etc. to be furnished) : Not Applicable
- d) Commercial : Not Applicable
- e) Institutional : Not Applicable
- f) Others (specify) : Not Applicable
7. What is the –
- i. Year of acquisition/purchase of Flat : 28/06/2017
- ii. Value/purchase price paid : ₹ 23,51,150/-
- iii. Year of construction of superstructure/ purchase of building : Proposed Oct. 2017 year of construction
- iv. Number of floors/storeys : Stilt + 9 Storied Building
- v. Year of construction/purchase price Additions/improvements carried out if



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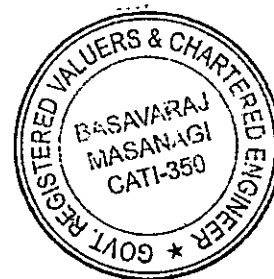
- any – state briefly nature of additions/ improvements, total cost thereof
- vi. Rate and amount of depreciation : Market Rate considering after taking depreciation
- vii. Present written down value : -
- viii. Valier's opinion regarding the present Condition/state of building : The building is in Good condition
- ix. Estimated future life : 59 years
- 8.
- i. Area of land to be supported by a map showing shape, dimension and physical features : Not Applicable
- ii. Has the whole or part of the land been notified for acquisition by Government or Statutory Body? If So give details : We are not aware of any notification for acquisition by the Government
- iii. Area of building/constructed portion (state separately for factory admn., building, staff quarters etc) : Not Applicable
- iv. Type of construction : RCC Framed Structure
- v. Service items available (list of all the items to be provided – such as lifts, bore-well, sump, embedded motors, DG Set, water supply, sanitary disposal systems canteen stores etc) : All Basic amenities are provided
9. If the property is industrial –
- a. State for what type of activity industry the premises is well suited : Not applicable
- b. Sanctioned/connected power load : Not applicable
- c. Type of activity presently going on at the premises : Not applicable
10. Whether the property is Residential flat/ Apartment – if so the state : Residential Premises
- a. When the building was constructed : Proposed Oct. 2017 year of construction
- b. Whether full consideration has been paid proper title documents obtained and procedure for verification? : Yes
- c. In which floor/storey flat is located : The flat is on 5th Floor

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11. If the property is of a commercial type
State:
- For what purpose the same is well suited (Office purpose/business etc) : Not applicable
 - The present activity/business being Conducted : Not applicable
12. If the property is agricultural – State
- Whether dry or wet lands : Not applicable
 - Irrigation facilities available : Not applicable
 - Type of crops grown and annual yield /income in the previous years : Not applicable
13. Whether the building/property is Constructed strictly according to the sanctioned plan – Details of variation noticed if any and effect of the same on the valuation to be dealt with specifically : Yes, Xerox copy of Approved Plan copy No. 066/2015-16 dated - 09/06/2015.
14. Whether the property is self occupied or Tenanted/let out, if tenanted/let-out – Since how long : Owner Possession - Vacant
- To how many tenants : Not applicable
 - What is the total monthly income : Not applicable
 - If partly owner occupied, specify portion and extent of area under owner occupation : Not applicable
15. Whether the said property was valued Earlier? if so,
- Date of valuation : Not applicable
 - Name and address of the Valuer : Not applicable
 - Whether in the approved panel of the Bank : Details not known
 - Purpose of earlier valuation : To assess fair market value
 - Basis of valuation : Available with bank
- Also submit/enclose a copy of the earlier valuation report :
16. Basis of present valuation :
- Present depreciated value (as above) : -
 - Market value : ₹ 23,70,000/-
 - Rate adopted : ₹ 6,200/- Sq. ft.
 - Basis for the adopted rates : The Valuation of the Flat is based on prevalent rate in the area

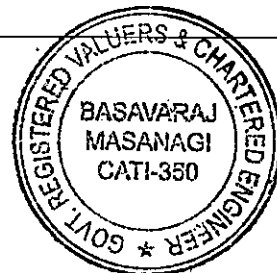


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- e) Whether the adopted rates are commensurate with the rates adopted by the Registrar's Office? in case of wide variation, please specify reasons : Yes
- f) Whether the adopted rates have any relationship with those adopted by the IT Department : Yes
17. Whether the rates are based on prevalent rates in the area, if so, the : The property is located at app. 2.5 kms. from Naigaon Railway Station & Basic civic amenities like School, College & Hospital are within reach.
18. In case of increase in present valuation over the previous valuation, then furnish the specific reasons, basis for the increase in value and the details of variation : N. A.
19. Whether the building is insured, if so
- For what value : Details not provided
 - Against what risks : Details not provided
 - Date of expiry of insurance : Details not provided
20. In case the Bank were to sell the property what would be the approximate realistic value (10% Less than market value) : = ₹ 21,33,000/-
≅ ₹ 21,30,000/-
21. Sources of information for arriving at the forced sale value (15% Less than market value) : = ₹ 20,14,500/-
≅ ₹ 20,10,000/-
23. Gov. Stamp Duty Rate - 2017 : ₹ 43,000/- per Sq. m. (₹ 3,995/- per Sq. ft.)

ANNEXURE - I

1.	No of floors	: Stilt + 9 storied Building
2.	Year of construction	: Proposed Oct. 2017
3.	Estimated future life	: 59 years
4.	Carpet area (As per measurement) Carpet area (As per Agreement) Built up area (318 Sq. ft. X 1.2) Saleable Area (As per Provided)	: 408 Sq. ft. (37.90 Sq. m.) : 318 Sq. ft. (29.55 Sq. m.) : 382 Sq. ft. (35.48 Sq. m.) : 590 Sq. ft. (54.81 Sq. m.)
5.	Type of construction – load bearing walls/R.C.C. frame/Steel frame	: R.C.C. framed structure



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6.	Description about the Flat	: Two bedroom, living room, kitchen, bath & toilet
7.	Walls	: Brick walls
8.	Door and Windows	: Wooden flush door & aluminum sliding windows
9.	Flooring	: Marbonite flooring
10.	Kitchen	: Black Granite kitchen platform with sink & steel tiling
11.	Master Bedroom	: One Master bedroom attached with EWC & full tiling
12.	Bath & WC	: EWC, bath with concealed plumbing & full tiling
13.	(i) Internal wiring - Surface or conduit (ii) Class of fittings: Superior/ordinary/poor	: Concealed wiring : Good
14.	No. of lifts	: Two Lifts
15.	Basic Amenities	: Water, electricity and drainage were available
16.	Construction (Completed / Under Construction)	: Completed

VALUATION :

Replacement cost for insurance purpose : = Built up area X Cost of Construction
 = 382 Sq. ft. X ₹ 2,500/- Sq. ft.
 = ₹ 9,55,000/-
 ≅ ₹ 9,60,000/-

Summary of Valuation : The Valuation of the Flat is based on prevalent rate in the area. Market rate considered on Built up area at ₹ 6,200/- per Sq. ft.

Fair market value of Flat (After Taking Depreciation) : = Built up area X Market rate
 = 382 Sq. ft. X ₹ 6,200/- Sq. ft.
 = ₹ 23,68,400/-
 = ₹ 23,70,000/-
 (Rupees Twenty Three Lakh Seventy Thousand Only)

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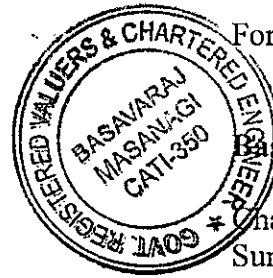
Declaration

I hereby declare that:

- a. the information furnished above is true to the best of my knowledge and belief
- b. I have no direct and indirect interest in the property valued
- c. I inspected the property personally on 02/08/2017 in the address provided by you and mentioned in the document (sale deed, agreement for sale, copy of approved plan etc.) I hereby confirm that the relative property requested for valuation by you is located in the said address provided by you and I am herewith providing the sketch of route map of the property for identification of the location as requested for.
- d. I hereby certify that the residual economic life of the above property valued by me on 02/08/2017 as adduced from the present condition of the property inspected is 59 years with proper maintenance.
- e. I have not been found guilty of misconduct if my professional capacity

Date : 04/08/2017

Place : Vashi



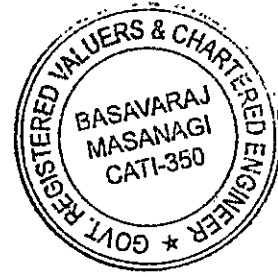
For Basavaraj Masanagi & Co.

B
Basavaraj Masanagi

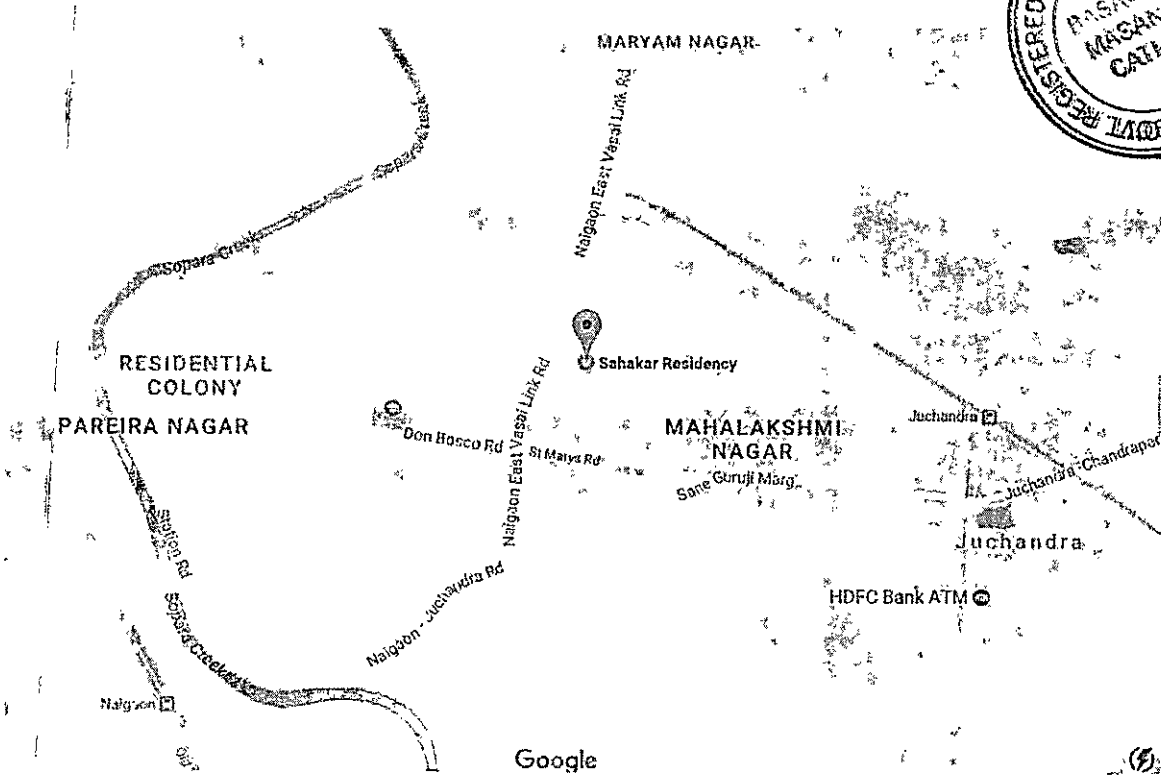
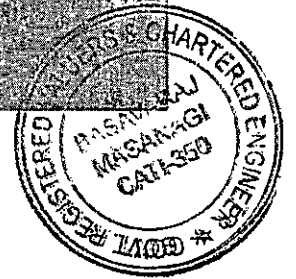
B.E (C), M.I.E, F.I.V.
Chartered Engineers, Valuers,
Surveyor & Loss Assessor

Carpet area as per measurement:-

Description	Length in ft.	Width in ft.	Total area in Sq. ft.
Living room Passage	4.42	4.08	18.03
Living room	12.16	9.66	117.47
IWC	6.25	3.41	21.31
Kitchen	6.41	6.33	40.58
Dry area	6.91	2.25	15.55
Flower Bed	9.56	2.16	20.65
Passage	7.00	3.16	22.12
Master Bedroom	9.33	9.08	84.72
Wardrobe area	5.66	1.83	10.36
EWC	5.83	4.00	23.32
Master Bedroom Flower Bed	8.42	4.00	33.68
TOTAL			407.78 ≈ 408.00



LOCATION MAP:



GOVT. STAMP DUTY RATE 2017-18



Department of Registration & Stamps

Government of Maharashtra

नोंदणी व मुद्रांक विभाग

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home

Valuation Rules User Manual

Year

20172018 ▼

Annual Statement of Rates

Selected

District

पालघर

Select Taluka

वसई

Select Village

गावाचे नांव - मौजे जूचंद्र

Search By

Survey

Location

No

Enter Survey

346

Search

No

6-विकसिता/विकसन क्षमता असलेल्या जमिनी 6410 43000 57600-70700 57600 चौ.मीटर सप्टेंबर

