

KHANDEKAR
ARCHITECTS & SURVEYORS

ARCHITECTS, SURVEYORS, CONSULTANTS & GOVT. REG. VALUERS.
57, GROUND FLOOR, SAFALYA, N. M. JOSHI MARG, MUMBAI - 400 013.

REF.NO. CBI/MU/1748/2017

Date: 05.07.2017

To,
The Branch Manager,
Central Bank of India
Goregaon Branch

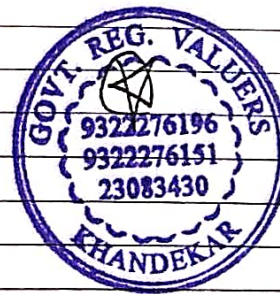
"Valuation Report of Immovable Property"

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	: 04/07/2017
	b. Date on which the valuation is made	: 05/07/2017
3.	List of documents produced for perusal	<ol style="list-style-type: none"> 1. Agreement for sale in between MR. DILIP KUMAR BHOLNATH GUPTA and MR. CHANDAN HANSRAJ SINGH Vide Reg. No 2492/2017 Dated on. 27/03/2017 2. Index II vide registration no.2492/2017 Dated on. 27/03/2017 3. Occupancy Certificate number. CIDCO/VVSR/BP-1007/E Dated on. 11/06/2008 4. Property card VVSM/8624/16/17 Dated on.20/03/2017
4.	Name of the Tenement / Purchaser and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	: MR. CHANDAN HANSRAJ SINGH



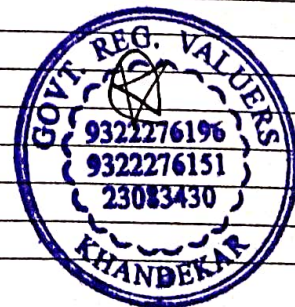
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5.	Brief descriptions of the property	: B/403 3 rd floor Karan A majithia park, Achole road, Nalasopara (East).	
6.	Location of property	Nalasopara (East)	
	a. Plot No. / Survey No./ Sector No.	Survey no 160	
	b. Door No.	: B/403	
	c. C.T.S. No. / Village	: Village – Achole	
	d. Ward / Taluka	: Nalasopara	
	e. Mandal / District	: Thane	
7.	Postal address of the property	: As stated in Sr. no. 5	
8.	City / Town		
	Residential Area	: Residential	
	Commercial Area	: ---	
	Industrial Area	: ---	
9.	Classification of the Area		
	i. High / Middle / Poor	: Middle Class.	
	ii. Urban / Semi Urban / Rural	: Urban.	
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Within the limits of Nagar Parishad	
11.	Whether covered under any State / Central Govt. enactment (e.g., Urban Flat Ceiling Act) or notified under agency area / scheduled area / cantonment area.	: Not Known.	
12.	Boundaries of the property		
	North	: Bank of Baroda	
	South	: Jain mandir	
	East	: Pacham Park	
	West	: Jain mandir road	
		Latitude:	9.4147435 N
		Longitude:	72.8245178 E
13.	Dimension of the site / Flat		



	North	: Refer Plan copy
	South	
	East	
	West	
14.	Extent of the site	: Ground + 4 Floors
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.	: Flat is vacant

II	APARTMENT BUILDING	
Sr. No.	Description	
1.	Nature of the apartment	: Residential
2.	Location	: As stated above (Sr. No. 6)
	C.T.S. No.	
	Block No.	
	Ward No.	
	Village / Municipality / Corporation	
	Door No., Street Road (Pin code)	
3.	Descriptions of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2010
5.	Number of Floors	: Ground + 4 Floors
6.	Type of Structure	: RCC
7.	Number of Dwelling Flats in the floor	: 4 Nos.
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	
	Lifts	: No
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car Parking - Open / Covered	: Yes
	Is Compound Wall Existing?	: Yes
	Is Pavement laid around the Building?	: Yes



III	FLAT	
1.	The floor in which the flat is situated	: 3rd Floor
2.	Door No. Of the flat	: 1304
3.	Specification of the Flat	
	Roof	: RCC Slab
	Flooring	: Ceramic
	Doors	: Wooden Doors
	Windows	: Aluminium Sliding window
	Fittings	: Concealed wiring, Open Plumbing
	Finishing	: Distempered colour
	Kitchen	: Granite platform
4.	House Tax Assessment No.	
	Tax pain in the name of	
	Tax amount	: Details not available
5.	Electricity Service Connection no. } Meter Card is in the name of }	: Details not available
6.	How is the maintenance of the flat?	: Good
7.	Sale deed executed in the name of	1. Agreement for sale in between MR. DILIP KUMAR BHOLNATH GUPTA and MR. CHANDAN HANRAJ SINGH Vide Reg. No 2492/2017 Dated on. 27/03/2017
8.	What is the Undivided area of Flat as per sale deed?	: N.A.
9.	What is the Plinth area of the Flat?	: N.A.
10.	What is the floor space index (FSI) (app)	: Not known
11.	What is the Carpet area of the Flat?	: 582 sq.fts (As per Property Extract).
12.	It is Posh / I Class / Medium / Ordinary?	: Medium
13.	Is it being used for Residential or Commercial purpose?	: Residential
14.	Is it Seller Occupied or let out?	: Flat is vacant
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 Area
3.	Any negative factors are observed which affect the market value in general?	: No.
V RATE		
1.	After analysing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality?	: Rs. 3800/- 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. 3800/- per sq.ft
3.	Break – up for the rate	
	i. Building + Services	: Rs. 1500 /-
	ii. Land + Others	: Rs. 2300/-
4.	Guidelines rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: Rs. 42313 /- sq.mtr. (On Built up area)
I 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	: 7 Years
	Life of the building estimated	: 53 Years
	Depreciation percentage assuming the salvage value as 10%	:--
	Depreciation Ratio of the building	: --
b.	Total composite rate arrived for valuation	
	Depreciation building rate VI (a)	-
	Rate for Flat & other V (3) ii	-
	Total Composite Rate	Rs. 3800 /-



DETAILS OF VALUATION			
1.	Present value of the Flat		
2.	Wardrobe	: 825 sq.ft. X Rs.3800/- =Rs.31,35,000/-	
3.	Showcase		
4.	Kitchen arrangements		
5.	Superfine Finish		
6.	Interior Decoration		
7.	Electricity deposits / electrical fittings, etc.		: N.A.
8.	Extra collapsible gates / grill works etc.		
9.	Potential value, if any		
10.	Others		
Total			Rs. 31,35,000/-

Note: 85 % of work done till date.

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. 31,35,000/- (In words: Thirty one Lakh Thirty Five thousand only)**

The realizable value of the property would be about **Rs.28,21,500/- (In words: Twenty eight lakh Twenty One Thousand Five Hundred only)**

The distress value of the property would be about **Rs.25,08,000/- (In words: Twenty five lakh and Eight Thousand only)**

Insurance Value = 825 sq.fts x Rs. 1500/- per sq.ft = Rs.12,37,500/-



Declaration:

I hereby declare that

- a) The information furnished in my valuation report Dt.05.07.2017 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued.
- c) I/My Authorized representative have inspected the right property on 04.07.2017.
- d) I have not been convicted of any offence and sentenced to a term of imprisonment.
- e) 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 sale Deed / Search report, property card tax receipt, occupation certificate etc. to verify the genuineness of document, before any finance is released.

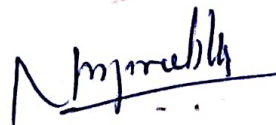
Date : 05.07.2017



Datta Khandekar
Govt. Approved Valuer
Reg. No. CAT-I-320

The undersigned have inspected the property details in the valuation reports dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rs. _____ only)





Signature

Nitin Narayan Prabhu.

(Name & Designation of the Inspecting official/s)

