B.D. KULKARNI B.E. (Civil) Registered Valuer Chartered Engineer



115', Minal Society, Almeida Road Panchpakhadi, Thane (W) 400601 Phone- 022-25433879 9833256879

PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer:	B.D.Kulkarni	
Registration No.:	CAT-1 / 350 / 1 / 20 / 2007-08 (F-20330)	
(With State Commissioner of		
(Income Tax)		

(Appendix - I)

Form at of valuation Report (for all properties of value upto Rs. 5 crores) 03434 Date 03-07-2018 Ref. No. Date of Visit 26-06-2018 Customer Details Mrs. Shaheen Qureshi Apl. No. Asset Details Flat No.A-5, 1st Floor , Building No.3A, Sea Face Address Apartment, Noor Co-operative Housing Society Ltd, Plot No.18. Sector 9A Vashi Navi Mumbai , 400703Taluka and District Thane Nearby Landmark / Google Map Opposite Father Agnel School Independent access to the property Latitude:19.04.33.20 N Longitude::72.59.33.60 E Document Details Layout Plan No. Name of Approval No.N.A. Approving Not provided **Building Plan** Approval No. No Construction /No Approval No. Permission List of Documents Previous Valuation Report Legal No Documents Society Maintenance Bill No.2551Dated 01-04-2018 Physical Details / Brief Description West North Adjoining East South **Properties** Road Mahagajanan Road Open Ground Society



					Ke	ef No.0343	9	
	Matching of Boundaries Yes		Plot Demarcated	Approved land use Residential		Type of property Residential		
			Yes					
	No. of rooms	Living / dining	Bed Rooms	Toilets		Kitchen		
	04 (2 BHK)	01	02	02	0	11		
	Total no. of Floors		Floor on which the property is located	Approx. Residuage of the property prope		f the structure		
	Ground + 4 up	per floors	1 st floor	33 years	27 years (Total Li 60Years)	ife	frame	
5	Tenure/Occupancy Details							
	Status of Tenure	Tenant Occupied	No. of years of Occupancy	Details Not Provided		ionship nants to	N.A	
6	Stage of Const	truction :-	1 occupancy	<u></u>			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Status of Tent	re Tenant Occu	pied		100%	complete	d	
7		y observed N.A.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, 10010	comprete		
_	Nature and extent of violations N.A.No plan Provided							
8	Area Details of the property							
Ė	Site area	Plinth area	Carpet area Saleab		ble area	a Remarks		
	Not known	Built up area	570 Sq.Ft as	655 sc	655 sq.ft.		er	





9.	Valuation				
	(mention the valuation as per Government Approved Rates also)				
	Area of Flat		655 sq.ft.		
	Rate adopted f	or valuation	18500/-per Sq ft.		
	Value after Co	mpletion	Rs.1,21,17,500/- Say Rs.1,21,20,000/- Rs. One Crore Twenty One Lakh Twenty Thousand Only.		
	Reatisable Value Distress value Rental Value Rs. 30000 per Mont		Rs.1,09,00,000 /- Rs. One Crore Nine Lakh Only.		
			Rs. 97,00,000/- Rs. Ninety Seven Lakh Only.		
			oth. Insurance Value Rs.16,38,000/-S		
Government / Ready Reckoner Rate :- Rs.96900 /- Per Sq.Mt Rs.		Rate :- Rs.96900 /- Per Sq.Mt Rs.9002 Per Sq.Ft			
10.	Assumptions/ Remarks/	Society Board Indicates Name of Ketekar M. Ishaque for flat No 5			
Name of owner			wner is mentioned in Main Entrance door		
11.	Declaration 1) The property was inspected on 26-06-2018. 2) The undersigned does not have any direct/ indirect interest in the above property. 3) The information furnished herein is true and correct to the best				
	of our knowledge. 4) I have submitted Valuation report directly to the Bank.				

12.	List of Documents enclosed	Valuation report
13.	List of photo enclosed	05
14	Google Map	01

B.D.Kulkarni Registered Valuer Chartered Engineer

STRUCTURAL REPORT

Flat No.A·5, 1st Floor ,Building No.3A,Sea Face Apartment ,Noor Co-operative Housing Society Ltd, Plot No.18.Sector 9A Vashi Navi Mumbai , 400703Taluka and District Thane

We have Inspected the above, Building on 26-06-2018 from outside and Flat internally. We did not found any structural defect in the Building and damage of plaster, Cracks in beams columns and Flat is also found no damages.

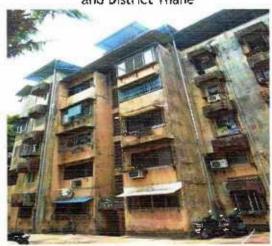
So the structure is safe to use as residential use. The age of Building is 33 Years and its future life can be taken as 30 years subject to timely repairs and

Maintenance.

B.D.Kulkarni Registered Valuet Chartered Engineer



Flat No.A-5, 1st Floor ,Building No.3A,Sea Face Apartment ,Noor Co-operative Housing Society Ltd,Plot No.18.Sector 9A Vashi Navi Mumbai , 400703Taluka and District Thane





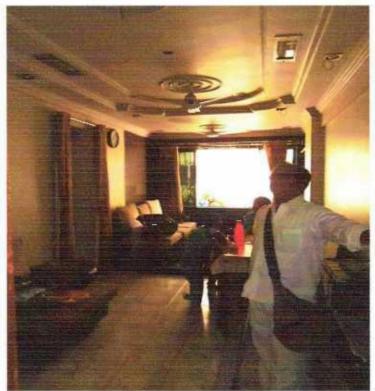




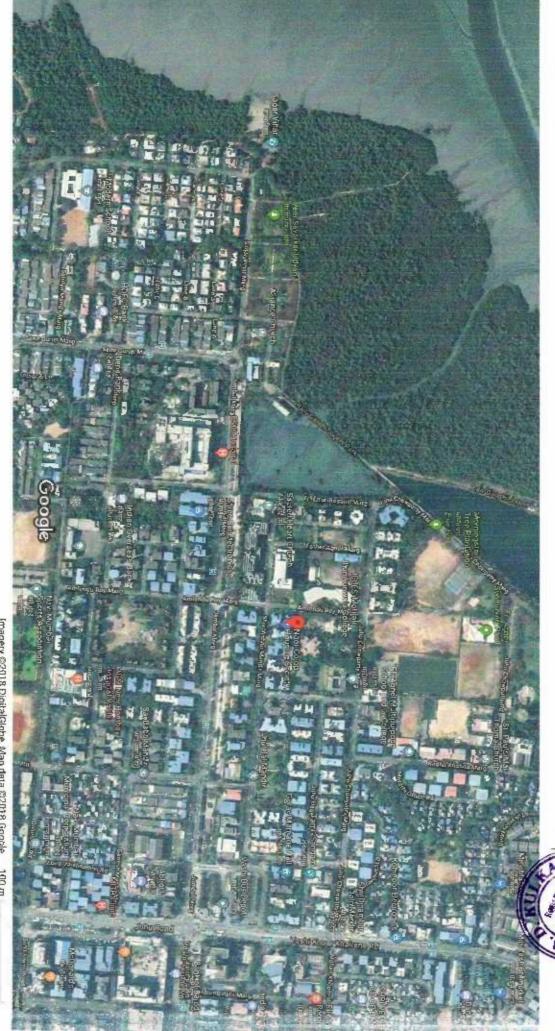


Ref No.03434 Flat No.A-5, 1st Floor ,Building No.3A,Sea Face Apartment ,Noor Co-operative Housing Society Ltd,Plot No.18.Sector 9A Vashi Navi Mumbai , 400703Taluka and District Thane









Imagery \$2018 DigitalGlobe, Map data \$2018 Google 100 m