

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



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

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PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

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

(Appendix - I)

Form at of valuation Report (for all properties of value upto Rs. 5 crores)

| | | | | | |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------|------------------|--|
| Ref. No. | 03434 Date 03-07-2018 | | | | |
| Date of Visit | 26-06-2018 | | | | |
| 1 Customer Details | | | | | |
| Mrs. Shaheen Qureshi | | | | Apl. No. | |
| 2 Asset Details | | | | | |
| Address | Flat No.A-5, 1 st 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 | | | | |
| Nearby Landmark / Google Map Independent access to the property | Opposite Father Agnel School Latitude:19.04.33.20 N Longitude::72.59.33.60 E | | | | |
| 3 Document Details | | | | | |
| Layout Plan | No. | Name of Approving | Not provided | Approval No.N.A. | |
| Building Plan | No | | | Approval No. | |
| Construction Permission | /No | | | Approval No. | |
| Legal Documents | No | List of Documents | Previous Valuation Report Society Maintenance Bill No.2551Dated 01-04-2018 | | |
| 4 Physical Details / Brief Description | | | | | |
| Adjoining Properties | East | West | North | South | |
| | Mahagajanan Society | Road | Open Ground | Road | |





Ref No.03434

| | | | | | | |
|----------------------------------|-------------------------|----------------------------------------|-----------------------------|----------------------------------|------------------------|--|
| Matching of Boundaries | | Plot Demarcated | Approved land use | | Type of property | |
| Yes | | Yes | Residential | | Residential | |
| No. of rooms | Living / dining | Bed Rooms | Toilets | | Kitchen | |
| 04 (2 BHK) | 01 | 02 | 02 | | 01 | |
| Total no. of Floors | | Floor on which the property is located | Approx. age of the property | Residual age of the property | Type of structure - | |
| Ground + 4 upper floors | | 1 st floor | 33 years | 27 years (Total Life 60Years) | RCC frame | |
| 5 Tenure/Occupancy Details | | | | | | |
| Status of Tenure | Tenant Occupied | No. of years of Occupancy | Details Not Provided | Relationship of tenants to owner | N.A | |
| 6 Stage of Construction :- | | | | | | |
| Status of Tenure | Tenant Occupied | | | | 100% completed | |
| 7 Violation if any observed N.A. | | | | | | |
| Nature and extent of violations | | N.A.No plan Provided | | | | |
| 8 Area Details of the property | | | | | | |
| Site area | Plinth area | Carpet area | Saleable area | | Remarks | |
| Not known | Built up area 655 Sq.Ft | 570 Sq.Ft as measured . | 655 sq.ft. | | As per Previous Report | |





Ref No.03434

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|-----|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 9. | Valuation | | | | |
| | (mention the valuation as per Government Approved Rates also) | | | | |
| | Area of Flat | 655 sq.ft. | | | |
| | Rate adopted for valuation | 18500/-per Sq ft. | | | |
| | Value after Completion | Rs.1,21,17,500/- Say Rs.1,21,20,000/- Rs. One Crore Twenty One Lakh Twenty Thousand Only. | | | |
| | Realisable Value | Rs.1,09,00,000 /- Rs. One Crore Nine Lakh Only. | | | |
| | Distress value | Rs. 97,00,000/- Rs. Ninety Seven Lakh Only. | | | |
| | Rental Value Rs.30000 per Month. Insurance Value Rs.16,38,000/-S | | | | |
| | Government/ Ready Reckoner 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 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. | | | |

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



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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.

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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 , 400703Tatuka
and District Thane





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