

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



15, Minal Society, Almeida Road
Panchpakhadi, Thane (W) 400601
Phone- 022-25433879
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STATE BANK OF INDIA
OVERSEAS BRANCH KANPUR
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-I / 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.	03436 Date 03-07-2018			
Date of Visit	26-06-2018			
1 Customer Details				
Mrs. Shaheen Qureshi	Apl. No.			
2 Asset Details				
Address	Flat No.7, 1 st Floor ,Building No.2,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° 4'20.33"N Longitude:: 73° 0'32.18"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.2533 Dated 01-04-2018	
4 Physical Details / Brief Description				
Adjoining Properties	East	West	North	South
	Mahagajanan Society	Road	Open Ground	Road





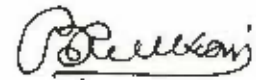
Ref No.03436

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	03	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		1 st floor	33Years	27 years (Total Life 60Years)	RCC frame
5 Tenure/Occupancy Details					
Status of Tenure	Owner Occupied	No. of years of Occupancy	Details Not Provided	Relationship of tenants to owner	N.A.
6 Stage of Construction :-					
Status of Tenure					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		864 Sq.Ft as measured of flat no.6 and 7 Merged flats	517 sq.ft. Area of flat No.7	As per Previous Report	



9.	Valuation	
	(mention the valuation as per Government Approved Rates also)	
	Area of Flat	517 sq.ft.
	Rate adopted for valuation	18500/-per Sq ft.
	Value after Completion	Rs.95,64,500/- Say Rs.95,65,000 Rs. Ninety Five Lakh Sixty Five Thousand Only.
	Realisable Value	Rs.86,00,000 /- Rs. Eighty Six Lakh Only.
	Distress value	Rs. 76,50,000/- Rs. Seventy Six Lakh Fifty Thousand Only.
	Rental Value Rs.24000 per Month. Insurance Value Rs.12,92,500/-	
	Government/ Ready Reckoner Rate :- Rs.96900 /- Per Sq.Mt Rs.9002 Per Sq.Ft	
10.	Assumptions/ Remarks/	Flat No.6 and 7 area merged with one entrance .Society Board Indicates Name of Mohammed Salim Qureshi flat No 6 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.

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.7, 1st Floor ,Building No.2,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. The Building is Ground + 04 storied RCC frame structure 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. 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.

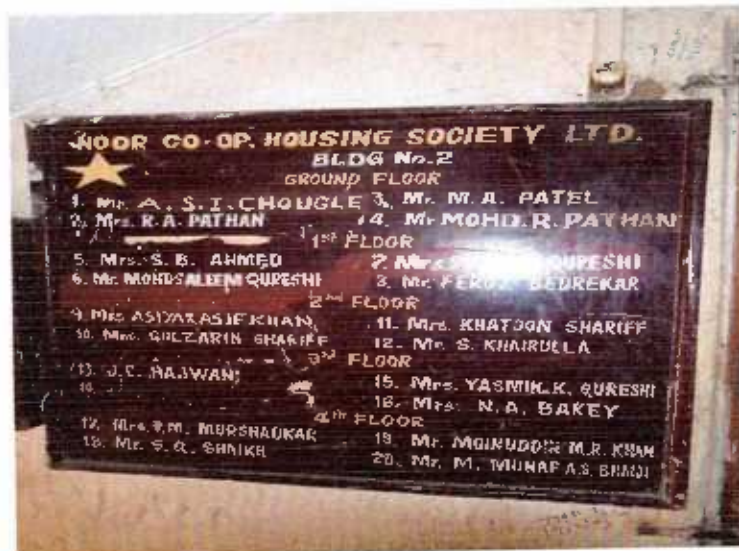
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