Chartered Engineers
Structural Engineers
Architects
ISO 9001 - 2008

MAHESH SHETTY CONSULTANTS & VALUERS PVT. LTD.

D-1, Aero View CHS Ltd., Church Pakhadi Lane No. 2, Near Our Lady of Health Church,
Sahar Village, Sahar Road, Andheri (E), Mumbai – 400 099.
Tel No. : 022-26829214 / 6422 8007 • Mobile No. : 98703 71113 / 98334 78845.
Website : www.maheshvaluer.com / E-mail : mahesh.valuer@gmail.com

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VIJAYA BANK, EXCELSIOR BRANCH.
VALUATION REPORT OF FLAT / SHOP / UNIT

		Ref. No.	:	MSCVL/ VIJAYA / 2015 / 695
1.	a)	Name of the valuer	:	Mahesh Shetty Consultants & Valuers Pvt. Ltd.
	b)	Since when in the Bank's approved panel.	:	--
2.		Date of visit to the property to be valued.	:	21.10.2015
3.	a)	Persons accompanying / available at the site / at the time of visit / inspection / valuation.	:	Mr. Praveen Labde (Seller).
	b)	Name of the Branch Head accompanied.	:	Mr. Rajesh Kompally (Asst. Bank Manager).
4.		Details of the Property	:	---
	a)	Name and address of the owner	:	Mrs. Hema Rajesh Parekh (Proposed Purchaser).
	b)	Brief Description of the Property (Like Residential / Commercial / Agricultural / Industrial)	:	Flat No. 102, 1st floor, A - Wing, Kaleshwar Prasad CHS Ltd., Anand Nagar, Kopri, Thane (E) - 400 603.

We referred to the Xerox copy of following documents provided to us:

1. Xerox copy of Agreement for Sale Dt.27.12.1991 between M/S. Svayam Vastu Nirman (The Vendor) and Mr. Govind Babaji Labde (The Purchaser).
2. Share certificate issued by Kaleshwar Prasad CHS Ltd. Transferred in the name of Mr. Praveen G. Labde Dt.06/02/2010.
3. Xerox copy of Draft Agreement for Sale Dt.13.10.2015 between Mr. Praveen G. Labde (The Seller) and Mrs. Hema Rajesh Parekh (The Purchaser).

Brief Description:

The residential Flat No.102, 1st floor, Kaleshwar Prasad CHS Ltd situated at above address is about 15 Minutes Walking distance from Mulund railway station. All civic amenities are nearby & within easy reach.

The Residential building is of Ground + 4 upper floors. It is RCC frame structure with RCC slabs, beams, columns having RCC staircase to access the upper floors.

MAHESH SHETTY CONSULTANTS & VALUERS PVT. LTD. Chartered Engineers (I) Govt. Regd. Valuers Architects U74120MH2012PTC237708

Mahesh Shetty Consultants & Valuers Pvt. Ltd.

Landmark: Near Kopari Bridge / T.M.C. Garden.

Boundaries:

East : Chawl.
West : Kaleshwar Ashish.
North : Chawl.
South : Chawl.

Amenities of the property :

Vitrified tiles flooring, Granite kitchen platform, Ceramic with full dado ceramic in toilet, Concealed wiring & plumbing, Wooden flush door & Aluminum sliding windows provided.

Accommodation :

Accommodation provided in Flat No. 102, 1st floor consists of Hall, Kitchen, Bedroom & Toilets etc. (i.e. 1 BHK)

Area:

As per Measurement Carpet area is 448 sq. ft.

As per Agreement Built up Area is 510 sq. ft. which is considered for valuation.

c)	Complete address of the property	:	Flat No. 102, 1st floor, A - Wing, Kaleshwar Prasad CHS Ltd., Anand Nagar, Kopri, Thane (E) - 400 603.
d)	Door No., Survey No. Site, T.S. No. Etc.	:	
e)	Boundaries of the property	:	--
	East	:	Chawl.
	West	:	Kaleshwar Ashish.
	North	:	Chawl.
	South	:	Chawl.
f)	Latitude	:	19°10'43.65"N
	Longitude	:	72°57'51.49"E
g)	Date of purchase of the land / property	:	13.10.2015 (Draft Agreement)
h)	Value of the land / property at the time of acquisition	:	NA
i)	Whether the property to be valued matches with the description of the property as appearing in the sale deed?	:	Yes
j)	Type / class of Construction	:	RCC framed structure
k)	Details of Buildings / Flat / Apartment	:	Residential Flat.

		i)	Type / class of Construction	:	R.C.C. Frame structure
		ii)	Whether building constructed strictly according to the sanctioned plan details of variations noticed and effect of the same on the valuation to be dealt with specifically.	:	N.A
		iii)	Area of Building / Flat / Apartment	:	Built up area is 510 sq. ft. ((As per Agreement).
		iv)	No. of Floors / Storey	:	Ground + 4 upper floors.
		v)	Year of Construction	:	1992.
		vi)	a) If building under construction (Give full details of purchase / previous valuation)	:	NA
		vii)	Cost of Construction	:	Rs.1,500/- per sq. ft.
		viii)	Amount of depreciation written down	:	NA
		ix)	Present Value (depreciated Cost of Construction)	:	Composite rate considered for valuation
		x)	Present condition / state of building	:	Satisfactory
		xi)	Present market value	:	--
			Land	:	--
			Building	:	-
		xii)	If there is a huge variation in the purchase price and present market value, the reasons for such variation	:	-
		xiii)	In case of sale by the bank what will be the value (forced sale value) (Less 15%)	:	Refer to point 8.
		xiv)	Residual life of Building (Remaining life period of Building)	:	37 years (Subject to proper and regular maintenance of the building).
		xv)	Whether approach road is there from Main Road	:	Yes

	l)			

Details of Tax paid		Year of Assessment	Amount (Rs.)	Date of Payment
Corporation Tax	:	Details not provided		
Land Revenue	:			
Wealth Tax	:			

	m)	Particulars of insurance :		Details not provided
		a) Name of Company	:	
		b) Insured Amount (Rs.)	:	
		c) Risks Covered	:	
		d) Expiry date of insurance	:	
5.	i)	Since how long owning the property	:	13.10.2015 (Draft Agreement)
	ii)	Type of ownership - sole / Joint / Co-ownership / Lease / Others (specify)	:	Sole Ownership.
	iii)	If Joint ownership, furnish share of each owner	:	Detail not available
	iv)	If leasehold	:	Free hold.
		a) Name of the Lessor / Lessee	:	
		b) Nature of lease	:	
		c) Date of commencement of lease	:	
		d) Unexpired period of the lease	:	
		e) Rent per annum	:	
6.		Location of the Property	:	Flat No. 102, 1st floor, A - Wing, Kaleshwar Prasad CHS Ltd., Anand Nagar, Kopri, Thane (E) - 400 603.
	i)	Advantages & disadvantages if any, to be specified	:	None in particular
	ii)	Classification of locality	:	Middle class
	iii)	Civic Amenities	:	All civic amenities are nearby and within easy reach.
	iv)	Proximity to surface communication	:	Auto, Taxi, Private Vehicles & Bus.
	v)	Distance from the City / Municipal limits	:	Within limits of Thane Municipal Corporation.
	vi)	Distance from Bus stand	:	--

		Railway Station	:	15 Minutes Walkable from Mulund Railway Station
		Municipal/Corporation	:	
		Office	:	
7.		Type of Property	:	Residential.
	i)	Whether independent House / Flat / Apartment / Shop/ Unit.	:	Flat.
	ii)	In which Floor / Storey flat is located	:	1st floor.
	iii)	Service items available: such as lifts, borewell, pump, motors, DG Set, water supply, sanitary systems, canteen, stores etc.	:	Borewell, pump, motors, DG Set, water supply, sanitary systems etc.
	iv)	Whether self occupied / tenanted / let out		Occupied By Seller.
	v)	If tenanted / let out :		NA
		a) Since how long	:	NA
		b) Number of tenants	:	
		c) Total monthly income	:	
		d) If Partly owner occupied extent of area under owner occupation	:	
8.		Basis of present valuation	:	
	i)	Present depreciated value	:	---
	ii)	Rate adopted	:	**Prevalent market rate:** Rs.11,000/- to Rs.13,000/- per sq. ft **Rate adopted for valuation :** Rs.12,000/- per sq. ft.
	iii)	Basis for the adopted rates	:	Location & locality, facilities & amenities, quality of construction, residual life of building, business potential, supply of demand, local nearby enquiry, market feedback of investigation.

ii) **FAIR MARKET VALUE: -**

Built up area	510 sq. ft.
Rate adopted for valuation	Rs.12,000/- per sq. ft.
Value	**Rs.61,20,000/-**

(Rupees Sixty One Lac, Twenty Thousand Only)

REALISABLE VALUE:

Rs.55,08,000/- (Rupees Fifty Five Lac, Eight Thousand Only)

DISTRESS SALE VALUE:

Rs.52,02,000/- (Rupees Fifty Two Lac, Two Thousand Only)

9.	Insurance Value	:	Built up area	510 sq. ft.
			Cost of Construction	Rs.1,500/- per sq. ft.
			Value	Rs.7,65,000/-

Declaration: - We hereby declare that:

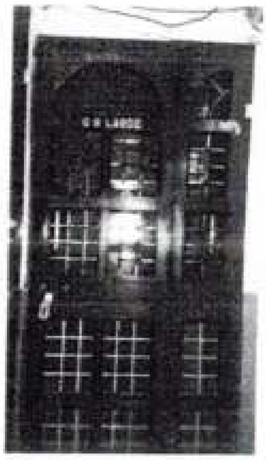
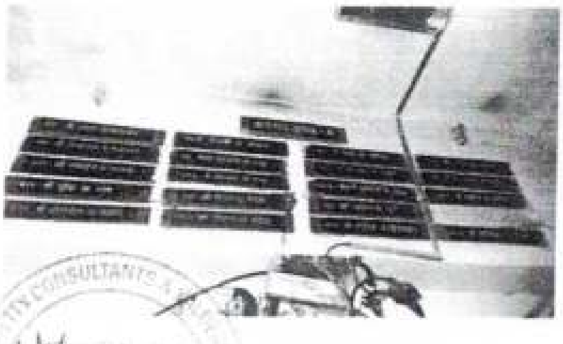
a) We inspected the property through our Engineer Mr. Jayesh Sail on 21.10.2015
b) This valuation report is based on documents produced by the Bank Official.
c) We have no direct or indirect interest in the property valued.
d) We have not been found guilty of misconduct in our professional capacity.
e) Our report does not cover check of ownership, title clearance or legality of deal & structure.
f) Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
g) Photographs of the property taken by us are attached with this report.
h) This valuation is purely an opinion & has no legal or contractual obligation on our part.
i) The rates are based on current market conditions and this may vary with time & status.
j) This valuation report is given on the request of Bank officials.
k) This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
l) Abnormal fluctuations in the real estate market have not been considered in the valuation.
m) This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.

For MAHESH SHETTY CONSULTANTS & VALUERS PVT. LTD.

PLACE: MUMBAI
DATED: 28.10.2015

MV-Shetty

AUTH. SIGN.

(Approved valuer of Vijaya Bank)

Mrs. Hema Rajesh Parekh (Proposed Purchaser).
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