

Date : 04-02-2020

Ref: ADI/SBI/COM/NOIDA/RV/NP/2020/02-01

**ANNEXURE-II  
VALUATION REPORT OF UNIT**

(to be used for all properties of value above Rs.5 Crores)

Name & Address of Branch :  
Name of Customer(s)/ Borrower unit:  
(for which valuation report is sought)

State Bank of India- Commercial Branch, Noida  
M/s. Visual Technologies India Pvt. Ltd

<b>1. Introduction</b>				
a)	Name of the Property Owner (with address & phone nos.)		Mrs. Rita Aggarwal & Mr. Satish Aggarwal	
b)	Purpose of Valuation		Bungalow No. 8, Plot No. 08, S. No. 102/1+3, 102/1/1, First Court Street, Village Dasave, Tal Mulshi, Dist Pune.	
c)	Date of Inspection of Property		To determine the Fair Market Value of the Property	
d)	Date of Valuation Report		24-01-2020	
e)	Name of the Seller of Property (in case of developer built properties)		04-02-2020 Lavasa Corporation Ltd.	
<b>2. Physical Characteristics of the Property</b>				
a)	Location of the Property			
	i. Nearby landmark			
	Near First Court Road Circle, Pune			
	ii. Postal Address of the Property			
	As above			
	iii. Area of the plot / land (supported by a plan)			
	Description	Area of Land (Sq. Mtr. )	Area of Land (Sq. Ft. )	
	Plot No. 08, S. No. 102/1+3, 102/1/1	2024	21786	
	iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.			
	Solid			
	v. Independent access/approach to the property etc.			
	Yes			
	vi. Google Map Location of the Property with a neighborhood layout map			
	Yes			

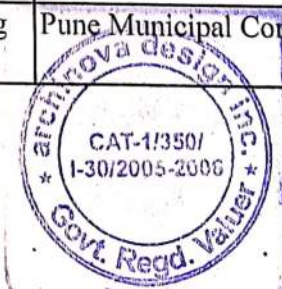


vii. Details of roads abutting the property	Near First Court Road Circle			
viii. Description of adjoining property	The property is situated at Village Dasave, Tal Mulshi, Dist Pune. It is about 50 km distance from Pune Railway Station. East side of Property is having Bunglow No. 07, West Side is having Bunglow No. 09, North side is having Forest & South Side is having First Court Road.			
viii a. Description property	Bunglow is constructed in the year 2008 (As per (As per Information), age of the bunglow is 11 years and future life of the building 49 years (Subject to Proper Maintenance). The Bunglow is having Ground + 1st floor Structure.			
ix. Plot No. Survey No.	Plot No. 08, S. No. 102/1+3, 102/1/1			
x. Ward/Village/Taluka	Village Dasave			
xi. Sub-Registry/Block	Mulshi			
xii. District	Pune			
xiii. Any other aspect	N.A			
b) Plinth Area, Carpet Area, and Saleable are to be Mentioned separately and clarified Not applicable since industry	Description	Built Up Area Sq. Ft. (As per Index II) ( Sq.Ft. )	Carpet area Sq. Ft. (As per Measurement) (Including Balcony, Stair Case, Passage ) ( Sq.Ft. )	Built Up Area Sq. Ft. (As per Index II) ( Sq.Ft. )
	Ground and 1st floor	4200	3183	4200
	<b>Total Area</b>	<b>4200</b>	<b>3183</b>	<b>4200</b>
c) Boundaries of the Plot	As per Sale Deed /TIR	Actual		
East		Bunglow No. 07		
West		Bunglow No. 09		
North		Forest		
South		First Court Road		
<b>3 Town Planning parameters</b>				
a) i. Master Plan provisions related to property in terms of land use	Yes, . Plan No. Lavasa/SPA/Dasve/CC/32 Dated 16-02-2009			
ii. FAR-Floor Area Rise/FSI-Floor Space Index permitted & consumed	-			
iii. Ground coverage	Yes			
iv. Comment on whether OC-Occupancy Certificate has been issued or not	N.A.			
v. Comment on unauthorized constructions if any	No			





vi. Transferability of developmental rights if any, Building bye- laws provision as applicable to the property viz. setbacks, height restriction etc.	Information not given
vii. Planning area/zone	Residential
viii. Developmental controls	AS DCR
ix. Zoning regulations	As per DP Plan
x. Comment on the surrounding land uses and adjoining properties in terms of uses	The property is surrounded by Residential Structures
xi. Comment on demolition proceedings if	N.A.
xii. Comment on Compounding/regularization proceedings	Information not given
xiii. Any other Aspect	N.A.
4 Document Details and Legal Aspects of Property	
a) Ownership Documents	
i. Sale Deed, Gift Deed, Lease Deed	1. Lease Agreement of Lot & Sale Villa between Lavasa Corporation Ltd. and Mrs. Rita Aggarwal & Mr. Satish Aggarwal Regn No. MLS-2/294/2013 Dated 11-01-2013
	2. 7/12 Extract
	3. Sale Floor Plan
	4. Location Plan
	5. Title Certificate from advocate Little & Co. January 2008
	5. Plan No. Lavasa/SPA/Dasve/CC/32 Dated 16-02-2009
ii. TIR of the Property	Yes, Title Certificate from advocate Little & Co. January 2008
b) Name of the Owner/s	Mrs. Rita Aggarwal & Mr. Satish Aggarwal
c) Ordinary status of free hold or lease hold including Restrictions on transfer	Lease hold land of 999 years for a premium of Rs. 1,16,23,500/- and annual lease rent of Rs. 1/-
d) Agreement of easement if any	N.A.
e) Notification of acquisition if any	N.A.
f) Notification of road widening if any	Information not given
g) Heritage restriction, if any	Information not given
h) Comment on transferability of the property Ownership	Information not given
i) Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not Known
j) Comment on whether the owners of the property Have issued any guarantee(personal or corporate)as the case may be	Not Known
k) Building plan sanction: Authority approving the plan-	Pune Municipal Corporation

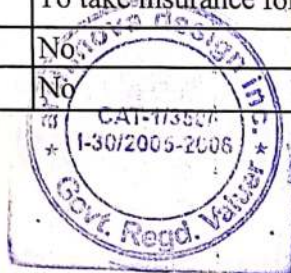


	Name of the Authority- Any violation from the approved Building Plan-	Pune Municipal Corporation
l)	Whether Property is Agricultural Land if yes, any Conversion is contemplated	No
m)	Whether the property is SARFAESI	Yes
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be closed with the report.	Not Given
	b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	Not Known
o)	Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged.	Information not given
p)	Qualification in TIR/mitigation suggested if any.	N.A
q)	Any other aspect	
5. Economic Aspects of the Property		
a)	i. Reasonable letting value	Rs. 101,286
	ii. If property is occupied by tenant	Owner Occupied
	Number of tenants	N.A.
	Since how long (tenant-wise)	N.A.
	Status often any right	
	Rent received per month (tenant-wise)	N.A.
	With a comparison of existing market rent	
	iii. Taxes and other outings	Not Known
	iv. Property Insurance	Rs. 6,048,000
	v. Monthly maintenance charges	Information not given
	vi. Security charges	Information not given
	vii. Any other aspect	No
6. Social-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements near by, etc.	No Slum
b)	Whether property belongs to social infrastructure Like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	i. Space allocation	Yes
	ii. Storage Spaces	Yes
	iii. Utility spaces provided with in the	Yes/350/





	iv. Car Parking facility	Yes,
	v. Balconies, etc.	Yes
b)	Any other aspect	N.A
<b>8. Infrastructure Availability</b>		
a)	Description of aqua infrastructure availability in Terms of	
	i. Water supply	Yes,
	ii. Sewerage/sanitation System Underground or Open	Yes
	iii. Storm water drainage	Yes
b)	Description of other physical infrastructure Facilities viz.	
	i. Solid waste management	Yes
	ii. Electricity	Yes
	iii. Road and public transport connectivity	No
	iv. Availability of other public utilities near	No
c)	Social infrastructure in terms of	
	i. School	No
	ii. Medical facilities	No
	iii. Recreational facility in terms of parks and open space	No.
<b>9. Marketability of the Property</b>		
a)	Marketability of the property in terms of	
	i. Locational attributes	i) Developed area
	ii. Scarcity	ii) Scarcity
	iii. Demand and supply of the kind of subject	iii) Good Demand
	iv. Comparable sale prices in the locality	Current market prices in the vicinity are in the range of Rs.1,400/- to Rs. 1,800/- per Sq. Ft.. For Land Rate as per location
b)	Any other aspect which has relevance on the Value or marketability of the property	Property is situated at 50 km distance from Pune Railway Station.
<b>10. Engineering and Technology Aspects of the Property</b>		
a)	Type of construction	R.C.C
b)	Material & technology used	Good
c)	Specifications,	Good
d)	Maintenance issues	N.A
e)	Age of the building	11 Years ( As per Information)
f)	Total life of the building	49 Years ( subject to proper maintenance)
g)	Extent of deterioration,	N.A
h)	Structural safety	Yes
i)	Protection against natural disaster	To take insurance for earthquakes
j)	Visible damage in the building	No
k)	System of air-conditioning	No



l)	Provision of fire fighting	Yes												
m)	Copies of the plan and elevation of the Building to be included	Not Given												
11.Environmental Factors														
a)	Use of environment friendly building materials, Green Building techniques if any	No												
b)	Provision of rain water harvesting	Yes												
c)	Use of solar heating and lightening systems, etc.,	No												
d)	Presence of environmental pollution in the Vicinity of the property in terms of industry, heavy traffic etc.	Environmental Pollution is minimum												
12.Architectural and aesthetic quality of the Property														
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of Landscape elements etc.	Modern												
13.Valuation														
a)	Methodology of valuation- Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly there as on for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Land & Construction Cost (LCC)Method												
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magick bricks.com, 99acres.com, makaan. com etc. if available	Rs.1,400/- to Rs. 18,00/- per Sq. Ft.. For Land Rate as per location												
c)	Guideline Rate obtained from Registrar's Flat /State Govt. Gazette/Income Tax Notification	Please refer below												
d)	Summary of Valuation													
	i. Guideline Value	<table border="1"> <tr> <th>Rate of Land Sq. Ft.</th> <th></th> <th>Area of Land Sq. Ft.</th> <th></th> </tr> <tr> <td>Rs. 418</td> <td>x</td> <td>21786</td> <td></td> </tr> <tr> <td colspan="4"><b>Rs. 9,106,548,00</b></td> </tr> </table>	Rate of Land Sq. Ft.		Area of Land Sq. Ft.		Rs. 418	x	21786		<b>Rs. 9,106,548,00</b>			
Rate of Land Sq. Ft.		Area of Land Sq. Ft.												
Rs. 418	x	21786												
<b>Rs. 9,106,548,00</b>														





ii. Fair Market Value			Calculation for Value of Property			
			A) Value of Land			
			Rate adopted (Sq. Ft. )	x	Area of Land ( Sq. Ft. )	
			Rs. 1,600	x	21786	
			Rs. 34,857,600.00			
B) Construction Cost of Building considered 20% Depreciation for 11 Years old Bungalow)						
Sr. No.	Description	B.U.A. (Sq. Ft.)	Rate adopted Per Sq.Ft. (Rs.)	Value (Rs.)	Depreciation (Rs.)	Depreciated value (Rs.)
1	Bungalow (RCC)	4200	1800	7560000	1512000	6048000.00
2	Interior Cost	4200	350	1470000	294000	1176000.00
3	Land Development & Infrastructure Cost	21786	300	6535800		6535800.00
Total Construction Cost:					Rs. 13,759,800.00	
Fair Market Value of Property (A + B)					Rs. 48,617,400.00	
Realizable value of (90% of FMV)					Rs. 43,755,660.00	
Forced/ Distress Sale value (80% of FMV)					Rs. 38,893,920.00	
e)	i. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		* It is a foregone conclusion that market value is always more than the RR prices. As the RR rates are fixed by respective state governments for Computing Stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location, amenities per se as evident from the fact that even RR Rates decided by Govt. differs.			
	ii. Details of last two transactions in the locality area to be provided, if available.		Not available			
14. Declaration						
I hereby declare that:						
i. The information provided is true and correct to the best of my knowledge and belief.						
ii. The analysis and conclusions are limited by the reported assumptions and conditions.						
iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully Understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.						
iv. I have no direct or indirect interest in the above property valued.						
v. We have Inspected the subject property on Dated 24-01-2020,						



vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-CAT-I/350/I-30/2005-2006 for valuing property up to no limit.

vii. We are an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.

viii. I have not been depanelled or removed from any Bank/Financial Institution /Government Organization at any point of time in the past.

ix. I have submitted the Valuation Report(s) to State Bank of India- Commercial Branch, Noida

Name and address of the Valuer

Name of Valuer association of which I am a bonafide member in good standing Govt. Regd. Valuer  
Wealth Tax Registration No.CAT-I/350/I-30/2006.

Signature of the Valuer

Date : 04-02-2020

Authorized Signatory

Tel No.02225838990, Mobile No.8108578999, Email.archinova@gmail.com

15. Enclosures

a)	Layout plan sketch of the area in which the Property is located with latitude and longitude	latitude: 18.76° longitude: 73.38°
b)	Building Plan	Yes
c)	Floor Plan	No
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Self ie'of the Valuer at the site	Yes
e)	Certified copy of the approved/sanctioned plan Wherever applicable from the concerned building.	No
f)	Google Map location of the property	Yes
g)	Price trend of the Property in the locality/city from Property search sites viz	Yes
h)	Any other relevant documents / extracts	N.A

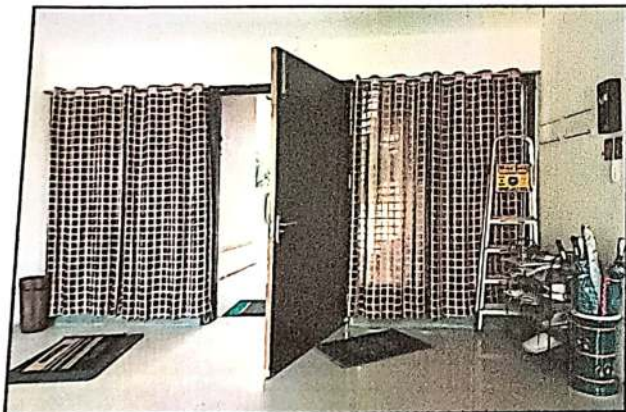




## Annexure

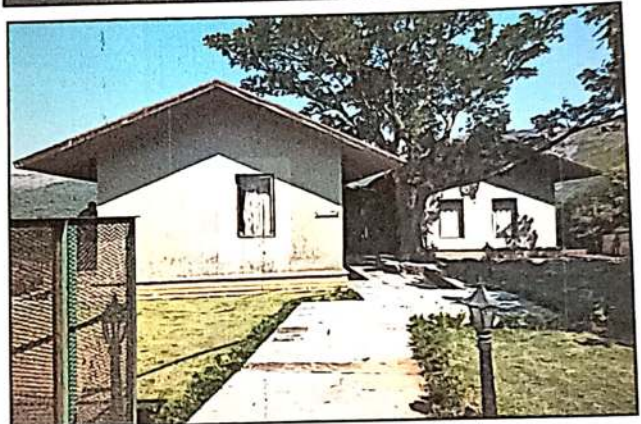
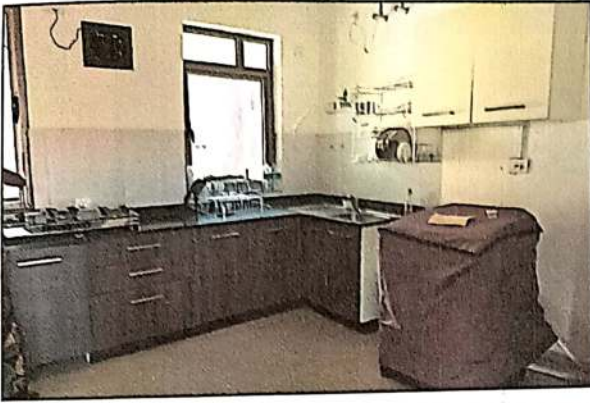






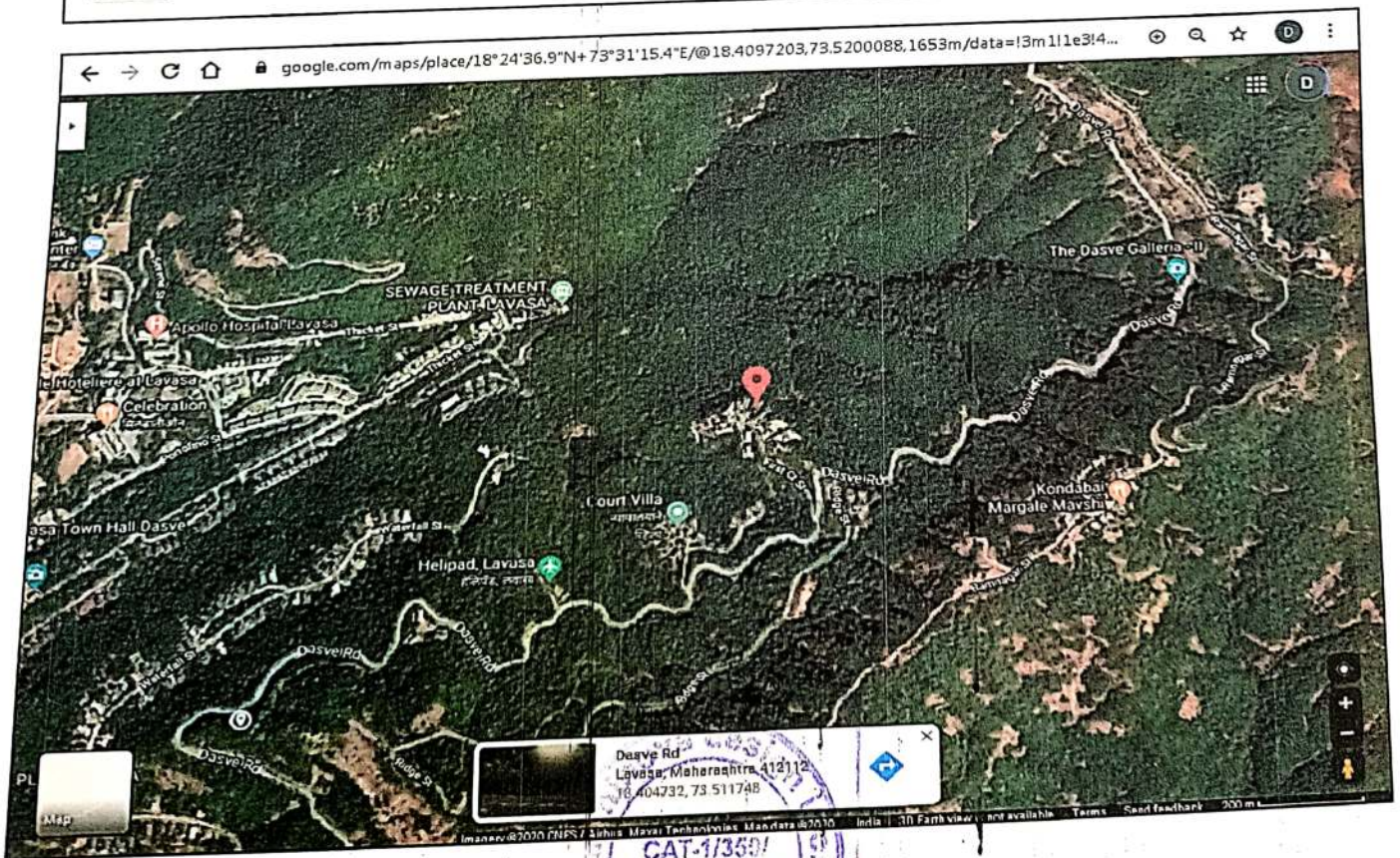
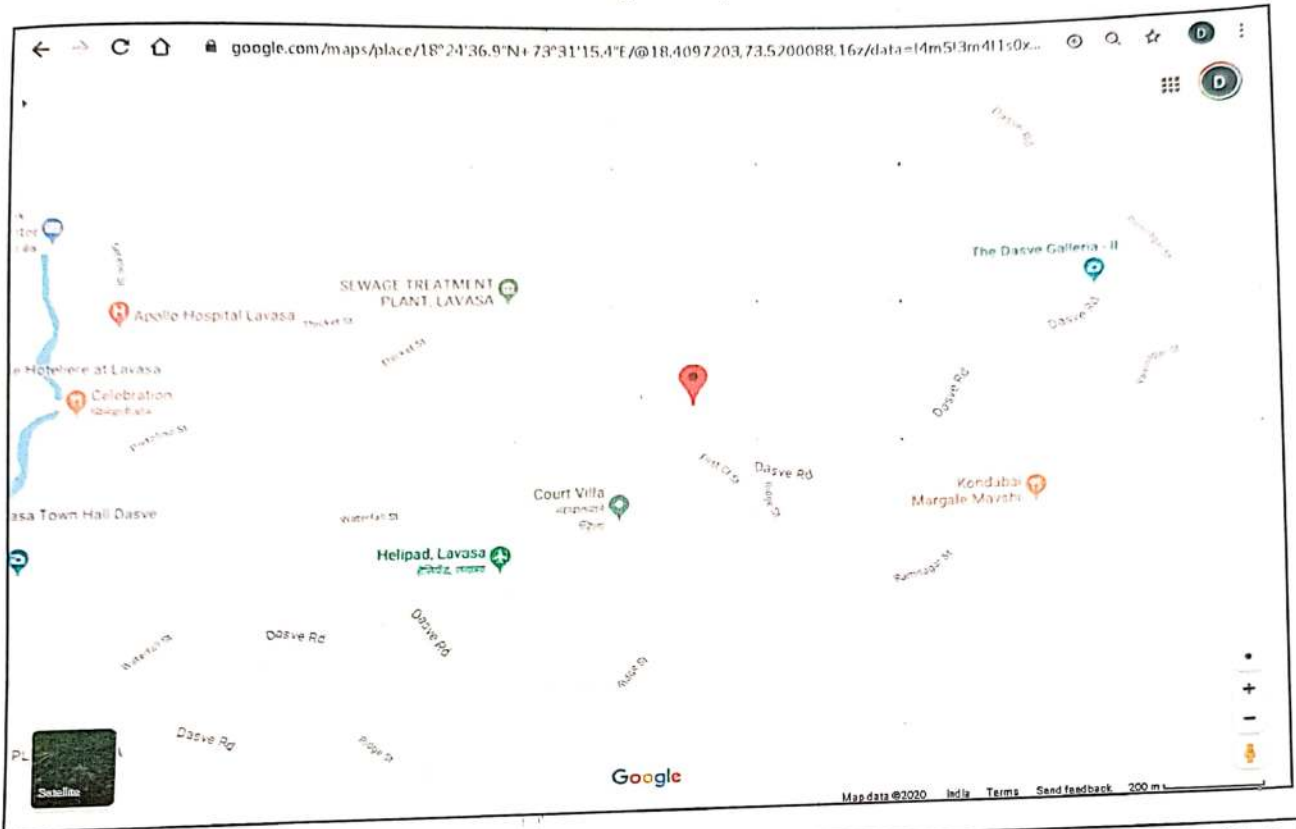
CAE-1/3  
1-30/2005-2006  
Cvt. Regd. Valer







# Google Map





# SDRR



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

20192020 ▼

Annual Statement of Rates

Language

English ▼

Selected District पुणे ▼

Select Taluka मुळशी ▼

Select Village मौजे : दासवे ▼

Search By ☒ Survey ☐ Location  
No

Enter Survey No 102 Search

विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs./)	Attribute
9/9.4	अधिकृत बिनशेती झालेल्या जमिनी	गावठाण परिचस्त क्षेत्राबाहेरील अधिकृत बिनशेती झालेल्या उर्वरीत जमिनी	4500	चौ. मीटर	सर्व्हे नंबर

