



Ref No.: AST/1920447/MVK

Date: 20/03/2020.

To,
Branch Manager,
State Bank of India
Branch: SARGC III
Nariman Point, Mumbai.

Sub: Desktop Valuation Report of Flat for Recovery purpose.

**Client Name: "M/s. Universal Industrial Equipment & Technical Services Pvt. Ltd", through it's
Director Mr. Narendra Seomalji Sabnani.**

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property : Flat No.112, First Floor, "Sunderjeevan Apartment", Block-A, Plot No.3/2,
13/3, 12 & 14/2, NMC House No.896, City Sy.No.83, Ward No.63, Gowan
Square, Clarke Town, Mouje Wadpakhad, Tal. & Dist. Nagpur.

**Fair Market Value : ₹ 40,64,000.00
(Rupees Forty Lakh Sixty Four Thousand Only)**

**Realizable Value : ₹ 36,58,000.00
(Rupees Thirty Six Lakh Fifty Eight Thousand Only)**

**Distress Value : ₹ 32,51,000.00
(Rupees Thirty Two Lakh Fifty One Thousand Only)**

This report has 1 + 5 = 6 Pages

Thanking you,

Yours faithfully,

FOR ASTUTE VALUERS & CONSULTANTS

(AMIT H. GADNIS)
PANEL VALUER
STATE BANK OF INDIA



Valuers, Engineers & TEV Consultants

Nashik :
1, Yash Co-Op Hsg. Soc.,
Dhamankar Corner, Tidke Colony,
Trimbak Road, Nashik - 02

Mumbai :
Balaji Darshan, B Wing,
Opp Railway Station, Kulgaon,
Badlapur (W) - 421 503

Pune :
1002/3, Rajyog,
Nr. Dattawadi Bridge,
Rajendra Nagar, Pune - 30

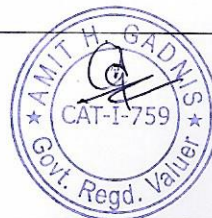
Cell:
9822420131, 9822033757
email:
astvaluer@gmail.com

ANNEXURE-I

FORMAT OF VALUATION REPORT



(to be used for all properties of value upto Rs.5 crores)

Name & Address of Branch		SBI, SARGC III, Mumbai.	
Name of Customer (s)/ Borrowal unit (for which valuation report is sought)		"M/s. Universal Industrial Equipment & Technical Services Pvt. Ltd", through it's Director Mr. Narendra Seomalji Sabnani.	
1	<u>Customer Details.</u>		
	Name of owner	Mr. Narendra Seomal Sabnani. Mrs. Anita Narendra Sabnani.	
	Apl no.	---	
2	<u>Property Details.</u>		
	Address.	Flat No.112, First Floor, "Sunderjeevan Apartment", Block-A, Plot No.3/2, 13/3, 12 & 14/2, NMC House No.896, City Sy.No.83, Ward No.63, Gowan Square, Clarke Town, Mouje Wadpakhad, Tal. & Dist. Nagpur.	
	Nearby Landmark/Google Map Independent access to the property.	Gowan Square, Clarke Town, Mouje Wadpakhad, Tal. & Dist. Nagpur.	
3	<u>Document Details</u>		
		Name of Approving Auth.	Approval No.
	Layout Plan	No	Not Submitted for perusal --
	Building Plan	Yes	--
	Completion Certificate	No	Not Submitted for perusal --
	Legal Documents	Yes	Sale Deed Reg. No.2302, Dtd: 28/05/2009 Sub Registrar Office Nagpur-6, small Building Plan etc.
4	<u>Physical Details</u> [As per Sale Deed].		
	Adjoining Properties		
	East: Side margin space. West: Lobby & Lift. North: Open space. South: Side margin space & Nallah.		



Matching of Boundaries: Yes.		Plot Demarcated: Yes.	
Approved land use: Residential.		Type of Property: Residential Flat.	
No of rooms:	As per Building Plan		
Total No of Floors: G+7.		Floor on which the property is located: First floor.	
Approx age of the Property: 27 Yrs. [1993-As informed by Customer]		Residual age of the Property: 33 Yrs.	
Type of structure:		RCC framed structure with standard specification.	
5	<u>Tenure / Occupancy Details.</u>		
Status of Tenure:- Free Hold.		No of years of Occupancy:- 11 Yrs.	
Relationship of Tenant or owner:-		Owner Occupied.	
6	<u>Stage of Construction.</u>		
Complete.		If under construction, extent of completion: NA.	
7	Violations if any observed:	NA.	
Nature and extent of violations:		NA.	
8	<u>Area Details of the property</u>		
Site Area: NA.		Plinth area: NA.	
Carpet area		NA.	
<u>Super Built Up area:- (As per Sale Deed)</u>			
Flat No.112		91.54 sqm. [985.32 sft]	
<u>Remark:</u> We have taken the Reference of our Valuation Report Dtd:23/02/2017.			
9	<u>Valuation.</u>		
i. Mention the value as per Government Approved Rates also.			
ii. 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.			
<u>Summary of Valuation.</u>			
* Guideline Value:- A] Land: NA		B] Building[Flat]: ₹ 58400/sqm.	
i) <u>Fair Market Value:</u>			
* Flat No.112= 985.32 sft x ₹ 5500/sft x 75% [25% Depreciation Considered] = ₹ 40,64,445.00 Say ₹ 40,64,000.00			
ii) Realizable Value = ₹ 36,58,000.00			
iii) Forced/ Distress Sale value. = ₹ 32,51,000.00			



10	<u>Assumptions/Remarks.</u>
	<p>i. Qualifications in TIR/Mitigation suggested, if any (TIR not submitted)</p> <p>ii. Property is SARFAESI compliant: Yes.</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. (No)</p> <p>iv. Whether entire piece of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged. (Reportedly Yes)</p> <p>v. Details of last two transactions in the locality/area to be provided, if available. Any other aspect which has relevance on the value or marketability of the property.</p>
11	<u>Declaration</u>
	<p>i. The undersigned does not have any direct/indirect interest in the above property.</p> <p>ii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iii. I have submitted Valuation report directly to the Bank.</p> <p>iv. The Said Built up property is strictly as per sanctioned plan and building by law.</p>
	Name address & signature of valuer with Wealth Tax Registration No.
	<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  Signature of the Valuer. </div> <div style="text-align: center;">  </div> <div style="text-align: right;"> Date of Valuation: 20th Mar.2020 </div> </div>
	Enclosures Documents & Photographs (Geo- stamping with date) etc.



Photographs of the Property



Location Map

