



ARCHITECTS, ENGINEERS, SURVEYORS,  
INT. DESIGNERS, GOVT. REGD. VALUERS,  
ARBITRATORS & FIRE LOSS ASSESSORS.

# Vastukala

H.O.: ABOVE SHRIHARI MANGAL KARYALAYA,  
PANDURANG WADI, 1ST LANE, DOMBIVLI (E) 421 201  
Dist : Thane (O) 0251-2448371  
Fax : 0251-2801428 Mob.: 9870070121 / 9769442655 / 9821299221

FORT (MUMBAI) BRANCH : BUILDING NO.80-82, NARAYAN BHAVAN, 2ND FLOOR,  
PARIN NARIMAN STREET, (BAZAR GATE STREET), FORT, MUMBAI - 400 001.  
MOB.: 8080281401, 9821797577, 9769442655

PUNE BRANCH : FLAT NO. A-202, SANT GARNDEN, PIMPRI CHINCHWAD,  
LINK ROAD, CHINCHWAD - 411 033.  
MOB. : +91-9769442655, +91-9821299221, +91-9870070121, +91-9869527618

E-mail : vastukala1@rediffmail.com / accounts@vdbspl.com  
architecture@vdbspl.com / valuation@vdbspl.com  
Website : www.vdbspl.com

VAL/SBI/1672/O-12/11/2016

Date : 28.11.2016

To,  
The Branch Manager,  
State Bank of India,  
Mulund Goregaon Link Road Branch  
Mulund (W),  
Mumbai - 400 080

Sub : Valuation of Residential Flat No. 603 on Sixth Floor in the building known as  
"PARAMOS" - Building No. 4 of "VASANT LAWNS" on Plot bearing Survey No.  
35/4,5,8,9Pt 10Pt, 11, S. No. 51/4 Pt, 5Pt, S. No 52/1Pt, 2, S. No. 53Pt, S. No. 70/2, 3,  
9Pt, 10Pt, 11 and 13, S. No 71/1 Pt, 3 Pt, 4,5, S. No. 72/1Pt, 4Pt, 6, 7 Pt, 8Pt, 10  
Mouje : Panchpakhadi, at Eastern Express Highway, Pokhran Road No.2, Thane (W),  
For Mr. JAWAHAR S. SAROHA.

Respected Sir,

As per your request we have visited the above site, & we are submitting here with the Valuation  
report for your perusal. If you have any questions, regarding our valuation report or our findings  
then kindly clear the same within 15 days.

Thanking you in anticipation,



Sincerely Yours,

For Vastukala

Authorised Signatory

Encl : 1) Valuation Report  
2) Photos &  
3) Bill

**Vastukala**REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS**Valuation Report**

VAL/SBI/1672/2016

Dt : 28.11.2016

Name &amp; Address of Branch

: State Bank of India,  
Mulund - Goregaon Link Road,  
Mulund (W),  
Mumbai - 400080Name of Customer (s) Borrowal Unit  
Valuation report is sought

: Mr. JAWAHAR S. SAROHA.

<b>1</b>	<b>Customer Details</b>				
	<b>Name</b>	Mr. JAWAHAR S. SAROHA (A/c M/s. SOLOMETALS PVT LTD.)			
	<b>Apl No.</b>				
<b>2</b>	<b>Property Details</b>				
	<b>Address</b>	Residential Flat No. 603 on Sixth Floor in the building known as "PARAMOS" – Building No. 4 of "VASANT LAWNS" on Plot bearing Survey No. 35/4,5,8,9Pt 10Pt, 11, S. No. 51/4 Pt, 5Pt, S. No 52/1Pt, 2, S. No. 53Pt, S. No. 70/2, 3, 9Pt, 10Pt, 11 and 13, S. No 71/1 Pt, 3 Pt, 4,5, S. No. 72/1Pt, 4Pt, 6, 7 Pt, 8Pt, 10 Mouje : Panchpakhadi, at Eastern Express Highway, Pokhran Road No. 2, Thane (W).			
	<b>Nearby Landmark / Google Map Independent access to the property</b>	Eastern Express Highway Panchpakhadi Yes			
<b>3</b>	<b>Document Details</b>		<b>Name of Approving Auth</b>		
	<b>Layout Plan</b>	Yes / No	Not provided	Approval No.	Commencement Certificate No. TMC/TDD/2972 dtd 19.10.2005
	<b>Building Plan</b>	Yes / No	Not provided	Approval No.	
	<b>Construction Permission</b>	Yes / No	Allotment letter provided	Approval No.	
	<b>Legal Documents</b>	Yes / No			
1)	Agreement for sale between SHETH DEVELOPERS PVT LTD and Mr. JAWAHAR S.SAROHA., vide agreement vide No. 1904/2010 dtd. 24.02.2010 at Registrar's office Thane - 5				



**Vastukala**REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

VAL/SBI/1672/2016 Dt : 28.11.2016

This report is issued to SBI, Mulund - Goregaon Link Road, Mulund (W)

<b>4 Physical Details</b>									
Adjoining Properties	East	Flat No. 602							
	West	Open Space							
	North	Flat No. 604 – Building No. 7							
	South	Building No.3							
Matching of Boundaries		Yes / No	Plot demarcated	Yes / No					
No. of rooms	N.A.								
Residential Flat	Hall	2 Bed	Kitchen	Bath	W.C.				
Commercial Shop	N.A.								
Total No of Floors	Stilt + 18 Upper floor.	Floor on which the property is located	Sixth floor	Approx. age of the property	6 yrs. (constructed in 2009-10)	Residual Age of the property	44 years - (Except Natural Calamities & provided proper maintenance is carried out)	Type of structure – RCC framed / Stone / BB-masonry	
<b>5 Tenure / Occupancy Details</b>									
Status of Tenure		<del>Owned / Rented- Vacant</del>		Occupied by tenant – Name of the tenant – ILA SHAH		Relationship of tenant or owner		Relevant document was not provided	
<b>6 Stage of Construction</b>									
Stage of construction		<del>Under construction</del> / completed				If under construction, extent of completion			
Constructed in the year 2009 –10 approx		N.A.				N.A			
<b>7 Violations if any observed</b>									
Nature and extent of violations		N.A.							
<b>8 Area Details of the Property</b>									
Site Area	N.A	Plinth Area	N.A	Carpet area	Saleable area- Built-up-area	Remarks			
As per Agreement the carpet area of the Flat is 830 sq.ft. & hence the built –up area is 996 sq.ft.						N.A.			



# Vastukala

REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

VAL/SBI/1672/2016 Dt : 28.11.2016

This report is issued to SBI, Mulund - Goregaon Link Road, Mulund (W)

## 9 Valuation

We have visited the Residential Flat No. 603 on Sixth Floor in the building known as "PARAMOS" Building No. 4 of "VASANT LAWNS" on Plot bearing Survey No. 35/4,5,8,9Pt 10Pt, 11, S. No. 51/4 Pt, 5Pt, S. No. 52/1Pt, 2, S. No. 53Pt, S. No. 70/2, 3, 9Pt, 10Pt, 11 and 13, S. No. 71/1 Pt, 3 Pt, 4,5, S. No. 72/1Pt, 4Pt, 6, 7 Pt, 8Pt, 10 Mouje : Panchpakhadi, at Eastern Express Highway, Pokhran Road No.2, Thane (W), For Mr. JAWAHAR S. SAROHA.

The above building is constructed in RCC frame structure with RCC columns, beams and slab and bounded brick wall plastered on both sides. The above property is situated at 2- 3 km distance from Thane (W) Rly Station. The building is Stilt + 18 upper floors. The above Flat consists of Hall, 2 Bed, Kitchen with Bath & W.C.. Marbonite flooring is provided in all rooms. Kitchen Platform is covered with Granite with glazed tiles upto full height. Bath & W.C. are covered with glazed tiles upto full height. Wooden Flush doors and Aluminium glazed sliding windows are provided. **As per agreement the Carpet area of the flat is 830 sq.ft. Hence the built up area of the flat is 996 sq.ft.**

As per the market enquires made by us, the on- going rate in this particular area for the said type of property considering the purpose of valuation, age of the structure, location of the building, demand & supply, type of construction, specification of building, average maintenance of property & market survey is around Rs. 13,000/- to Rs. 17,000 /- per sq.ft. Hence we have considered rate Rs. 15,000/- per sq. ft. for the Valuation of the said property.

S. No.	Description	Rate per sq.ft. Depreciated rate	Market Value
1	Built up area of the flat – 996 sq.ft.	Rs. 15,000/- per sq.ft.	Rs. 1,49,40,000 /-

Say : Rs. 1,49,40,000/-

### Conclusion:

Considering all the factors enumerated above, to the best of our knowledge & ability, we are of the opinion that the market value of the above mentioned property as on today's market condition is **Rs. 1,49,40,000/-** (Rs. One Crore Forty Nine Lakhs Forty Thousand Only) as on valuation date **28.11.2016**

Realizable value of the above property would be Rs. 1,27,00,000/- (Rs. One Crore Twenty Seven Lakhs Only).

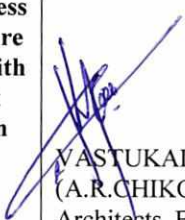
In case of distress sale value as per today's market condition as on date is Rs. 1,12,00,000/- (Rs One Crore Twelve Lakhs Only), however higher prices can be realised if needy buyer is found.

This report is based on actual inspection carried out by us and reflects the findings at the time and place of Inspection and to the best of our knowledge and ability and is without prejudice.

**Vastukala**REGD ARCHITECT,  
GOVT. REGD. VALUERS & ENGINEERS

VAL/SBI/1672/2016 Dt : 28.11.2016

This report is issued to SBI, Mulund - Goregaon Link Road, Mulund (W)

10	<b>Assumptions/ Remarks</b>	<ul style="list-style-type: none"><li>i. Qualifications in TIR/Mitigation suggested if any</li><li>ii. Property is SARFAESI Compliant : Y / N – Please conform with the legal experts.</li><li>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.</li><li>iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.</li><li>v. Details of last two transactions in the locality / area to be provided, if available.</li><li>vi. Any other aspect which has relevance on the value or marketability of the Property.</li></ul>
11	<b>Declaration</b>	<ul style="list-style-type: none"><li>i. The property was inspected by the undersigned on 25/11/2016</li><li>ii. The undersigned does not have any direct/indirect interest in the above Property.</li><li>iii. The information furnished herein is true and correct to the best of our Knowledge.</li><li>iv. I have submitted valuation report directly to the Bank</li></ul>
12	<b>Name address and signature of valuer with Wealth Tax Registration No.</b>	<div> VASTUKALA (A.R.CHIKODI) Architects, Engineers &amp; Govt. Reg. Valuers Reg. No. CAT-I/285/1988 101/A, Hari Kripa, First Floor, Above Shrihari Mangal Karyalaya, Pandurangwadi, First Lane, Manpada Road, Dombivli (E), Dist : Thane.</div> <div>Signature of the valuer</div> <div>Date: 28.11.2016</div>
13	<b>Enclosures Documents &amp; Photographs (Geo- stamping with date etc.)</b>	<b>Photographs &amp; Bill</b>
	<b>Remark</b>	----





VAL/SBI/1672/2016

Dt : 28.11.2016

Residential Flat No. 603 on Sixth Floor in "PARAMOS" Building No. 4 of "VASANT LAWNS"  
Mouje : Panchpakhadi, at Eastern Express Highway, Pokhran Road No.2, Thane (W),  
For Mr. JAWAHAR S. SAROHA.





VAL/SBI/1672/2016

Dt : 28.11.2016

Residential Flat No. 603 on Sixth Floor in "PARAMOS" Building No. 4 of "VASANT LAWNS"  
Mouje : Panchpakhadi, at Eastern Express Highway, Pokhran Road No.2, Thane (W),  
For Mr. JAWAHAR S. SAROHA.

