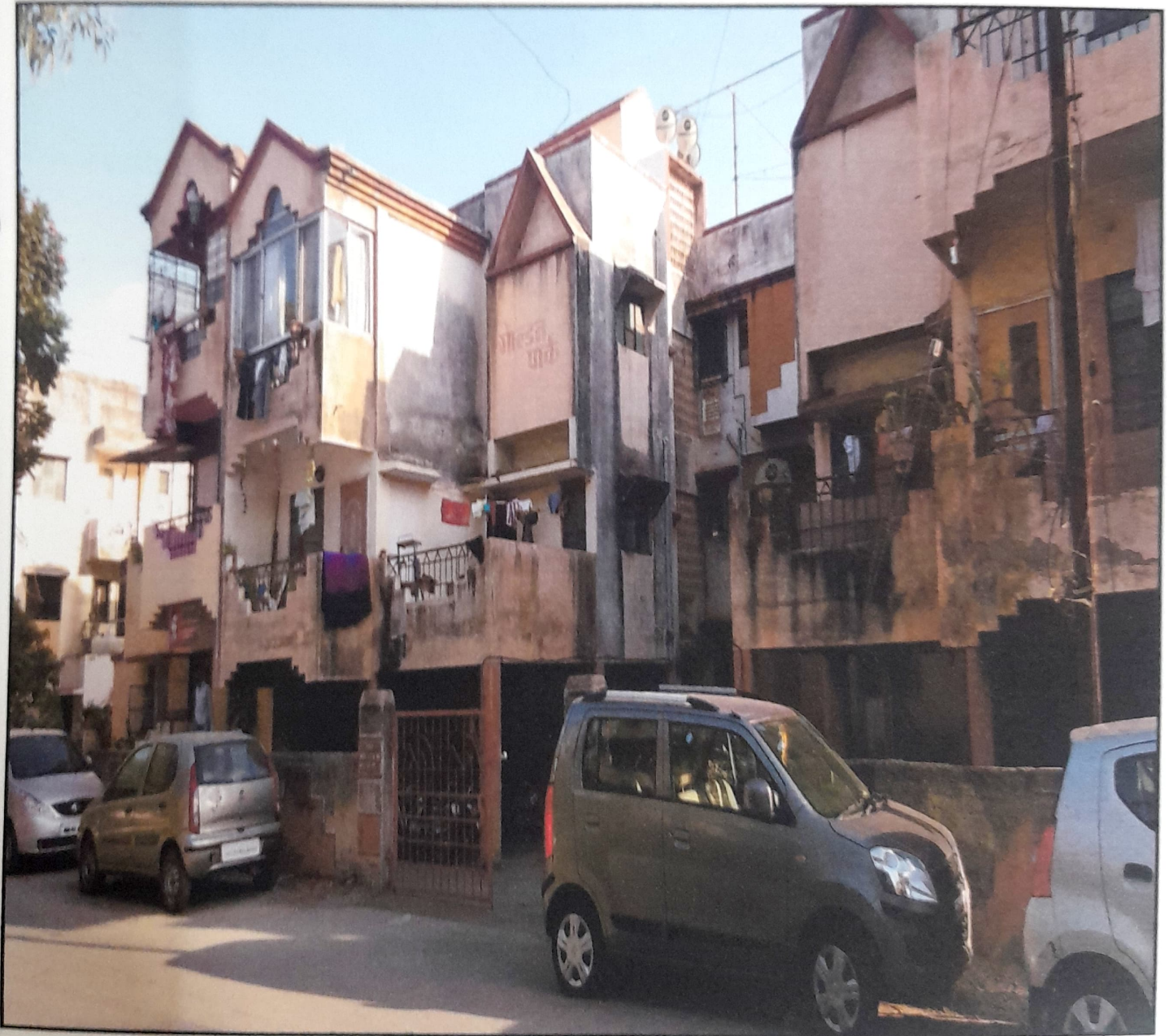


# Valuation Report of Flat

1 BHK Terrace Flat No. A-4 On First Floor in 'Golden Park Co- Op. Housing Society Ltd.', Shankar Nagar, Takali Road, Dwarka, Nashik-01.

Owner: -1. Mr. Chandrapal Chhakodilal Prajapati.  
2. Mr. Atul Chandrapal Prajapati Alias  
Mr. Atul Chandrapal Singh.



DATE OF VALUATION: 11/03/2017.

PLACE: NASHIK.

**PRASHANT H. PATIL**

Govt Regd. Valuer  
Reg No CCIT (N) I-35

## Valuation Report

Valuation of property belonging to : 1. Mr. Chandrapal Chhakodilal Prajapati.  
2. Mr. Atul Chandrapal Prajapati Alias  
Mr. Atul Chandrapal Singh.

Valuation as on : Dt. 11/03/2017.

Purpose of Valuation : Loan purpose to [Bank of Baroda,  
Specialized Mortgage Store, Nashik]

Address of the property : 1 BHK Terrace Flat No. A-4 On First Floor  
in 'Golden Park Co-Op. Housing Society  
Ltd.', Shankar Nagar, Takali Road, Dwarka,  
Nashik-01.

Area of the Flat No. A-4 : 58.55 Sq.m. (630.00 Sq.ft.)

Fair Market Value : Rs. 15,80,800/-  
(In Words: Rupees Fifteen Lakh Eighty  
Thousand Eight Hundred Only.)

Realizable Value : Rs. 14,23,000/-  
(In Words: Rupees Fourteen Lakh Twenty  
Three Thousand Only.)

Distress Value : Rs. 12,65,000/-  
(In Words: Rupees Twelve Lakh Sixty  
Five Thousand Only.)



Ref: PHP\VAL\BOB\2016-2017

(1)

Date: 11/03/2017

**VALUATION REPORT**  
**PRIVATE & CONFIDENTIAL REPORT OF VALUATION OF IMMOVABLE**  
**PROPERTY**  
**PART-I QUESTIONNAIRE GENERAL**

Ref: This valuation is done on request of Bank Manager, SMS, Nashik, Dt. 10/03/2017.

1. Purpose for which Valuation is made : For assessment of fair market value of the Property for loan purpose of Bank of Baroda. [Specilized Mortgae Store] Nashik.
2. Date as on which valuation is made : 11/03/2017.
3. Name of the owner / owners : 1. Mr. Chandrapal Chhakodilal Prajapati.  
2. Mr. Atul Chandrapal Prajapati Alias Mr. Atul Chandrapal Singh.  
As per Reg. Transfer Deed No. 7564, Dt. 19/11/2015.
4. If the property is under joint ownership/ ownership share of each such owner. are the shares undivided? : Joint ownership.
5. Brief description of the property : The property under valuation is Flat No. A-4 Consisting of Hall + Kitchen + Bed + Bath + WC + Terrace On First Floor in 'Golden Park Co-Op. Housing Society Ltd.', The said building is constructed in Year 1996. Average maintained building, Parking area is available, situated within 1.50 km from Dwarka Circle, Surrounding area is good residential & commercial developed.
- Location, Street, ward no. : Shankar Nagar, Takali Road, Dwarka, Nashik- 422001.
- Survey /Plot No. of land : Plot No. 19 & 20, S. No. 438/2+3+4+5/18 & 438/2+3+4+5/19, Nashik shiwar, Nashik.
- Is the property situated in residential / Commercial/ industrial / mixed area. : Residential area.
- Classification of locality - high class / middle Class / poor class. : Higher Middle class.
- Proximity to civic amenities like schools. : All amenities are within 2.00 km.



**Valuation Report**

11. Means and proximity to surface communication by which the locality is served

: The locality is well connected by roads. Local vehicles & Public transport facilities are available

11. (a) Boundaries of the property.

: Flat No. A-4

On or towards the East : By Flat No. A-5  
 On or towards the West : By Marginal Distance.  
 On or towards the North : By 9.00 mtr wide Colony Road.  
 On or towards the South : By Staircase.

**Land:**

12. Area of land supported by documentary proof  
 Shape. Dimensions and physical features. : N.A.

13. Roads, Streets or lanes on which the land is abutting. : It is abutting 9.00 mtr wide Colony Road on northern side and 6.00 mtr wide Colony Road on eastern side.

14. Is it freehold or leasehold land? : Free Hold.

15. If lease hold the name of lessor / lessee, nature of Lease, dates of commencement and termination of lease and terms of renewal of lease : N.A.  
 (i) Initial premium.  
 (ii) Ground Rent payable per annum  
 (iii) Unearned increase payable to the lessor

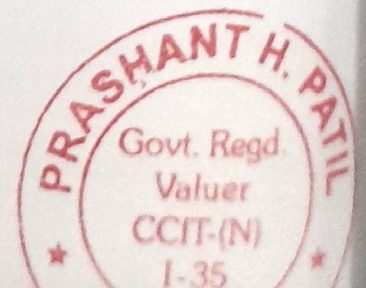
16. Is there any restrictive covenant in regard to use of land? If so attach a copy of covenant. : Yes, the land shall be used for residential purpose only.

17. Are there any agreements of easements? If so attach copies. : No.

18. Does the landfall in area in any Town planning plan of Government or any Statutory body? If so give particulars. : Nashik Municipal Corporation, Nashik.

19. Has any contribution been made towards development or is any demand for such contribution still outstanding. : No.

20. Has the whole or part of the land been notified for acquisition by Government or any Statutory body? Give date of the notification. : No.



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(3)

Date: 11/03/2017

**Valuation Report****Improvements:**

21. Attach a dimensional site plan. : Owner may attach on demand, if required.
22. Attach plans and elevations of all structures standing on the land and a lay out plan. : Owner may attach on demand, if required.
23. Furnish technical details of all the building on a separate annexure. : As per annexure enclosed.
24. (i) Is the building owner - occupied / tenanted / both? : Owner Occupied.  
(ii) If partly owner - occupied. Specify portion And extend of area under owner - occupied. : Fully occupied.
25. What is the floor space index permissible and percentage actually utilized. : As permissible according to NMC Nashik  
F.S.I. = 1, Actually Consumed 0.99%
26. (i) Names of tenants/ lessees/Licen-sees ect. : N.A.  
(ii) Portions of their occupation.  
(iii) Monthly or annual rent/compensation/ license fee, etc. paid by each.  
(iv) Gross amount received for the whole property.
27. Are any of the occupants related to or close business associates of the owner. : No.
28. Is separate amount being received for the use of fixtures like fans, geysers, refrigerators, Cooking ranges. Built-in-wardrobes etc. or for service charges. If so give details. : N.A.
29. Give details for water and electricity charges. If any to be borne by owner. : Details are not produced.
30. Has the tenant to bear whole or part of the cost of repairs and maintenance? : N.A.
31. If a lift is installed who is to bear the cost of maintenance and operations-owner or tenant? : N.A.
32. If a pump is installed who has to bear the cost of Maintenance and operations-owner or tenant? : Owner through Apartment.

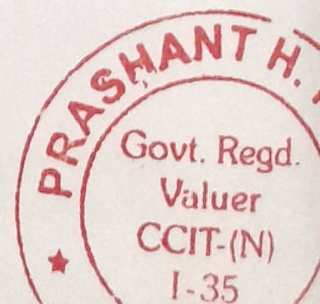


**Valuation Report**

33. Who has to bear the cost of electricity charges : Owner through Apartment.  
For lighting of common space like entrance hall,  
Stairs passages compound etc. – owner of Tenant?
34. What is the amount of Property tax? Who is to : Details are not produced.  
Bear it? Give details of documentary proof.
35. Is the building insured? If so give the policy no. : Not known.  
amount for which it is insured and the annual  
Premium.
36. Is any dispute between landlord and tenant : No.  
regarding rent pending in a Court of Law?
37. Has any standard rent been fixed for the premises : N.A.  
under any relating to the controlled of Rent.

**Sales:**

38. Give instances of sales of immovable property in : On oral inquiry and survey done, the present  
the locality on a separate sheet, indicating the market rates are found to be varying anything  
name and address if the property registration around Rs. 26500/- to Rs. 35000/- per Sq.m.  
no. sale price and area of land sold. for flat in and around the locality.
39. Land rate adopted in this valuation : Land rate is not considered separately.
40. If sale instances are not available or not related : To enquire by local estate agent & builders.  
Upon the basis of arriving at the land rate.
41. Year of commencement of construction and year : Commencement No. LND/BP/524, Dt. 30/09/19  
of completion. Completion No. Nagarrachana/00681, Dt. 07/11/
42. What was the method of construction by : By contract.  
Contract /by employing labour directly/both.
43. For items of work done on contract produce : N.A.  
Copies of agreements.
44. For items of small work done by engaging : N.A.  
Labour directly give basic of materials and  
Labour supported by documentary proof.



### Valuation Report

#### PART II - VALUATION

The property under valuation is Flat No. A-4 Consisting of Hall + Kitchen + Bed + Bath + WC + Terrace On First Floor in 'Golden Park Co-Op. Housing Society Ltd.', Shankar Nagar, Takali Road, Dwarka, Nashik. As per real estate market conditions, locality, 9.00 mtr wide & 6.00 mtr wide Colony Road front building, residential utility, proximity to civic amenities and year of construction of the building, physical condition, life of the building, parking facility is available, finishing and amenities provided at **First floor**, built up area of **Flat**, consideration for valuation and various other information gathered in this regard, we ascertain the present market rate of the aforesaid premises **by calculating depreciation** is as follows:

#### As per present market rate:

Valuation of Flat No. A-4 = 58.55 Sq.m X Rs. 27000/- = Rs. 15,80,850/-

1] Fair Market Value Say Rs. 15,80,800/-  
 (In Words: Rupees Fifteen Lakh Eighty Thousand Eight Hundred Only.)

2] Realizable Value Rs. 14,23,000/-  
 (In Words: Rupees Fourteen Lakh Twenty Three Thousand Only.)

3] Distress Value Rs. 12,65,000/-  
 (In Words: Rupees Twelve Lakh Sixty Five Thousand Only.)

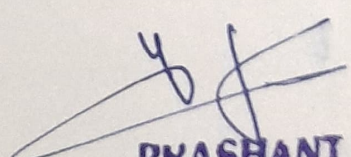
**As on date 11/03/2017.**

**Document Verified:** (1) Reg. Transfer Deed (2) Approved building plan (3) Completion Certificate.

#### PART III - DECLARATION

I hereby also declare that:

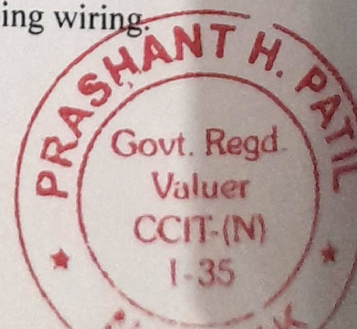
- (a) The information furnished in the enclosed paper is true and correct to the best of my knowledge and belief.
- (b) I have no direct or indirect interest in the property valued.
- (c) I have not been convicted of any offence & sentenced to a term of imprisonment.
- (d) This report is prepared for specific purpose & specific intended user.
- (e) The property was inspected on 10/03/2017 in presence of Mr. Atul Prajapati.
- (f) Legal aspects are not considered for valuation.

  
**PRASHANT H. PATIL**  
 Govt Regd. Valuer  
 Reg. No. CCIT (N) I-34

## Valuation Report ANNEXURE

### Technical details:

- |  |   |
|--|---|
| 1. No. of floors and height of each floor.   | : Ground + 2 floors only,<br>Each floor height is 3.00 mtr.                                   |
| 2. Plinth area floor wise<br>(As per IS: 3861-1966)                                    | : <b>Built up area - 58.55 Sq.m.</b> (As per Reg. Transfer Deed)<br>Carpet area - 46.84 Sq.m. |
| 3. Year of construction  | : Commencement Year - 1994.<br>Completion Year - 1996.  |
| 4. Estimated future life   | : 40 Years. or thereabout<br>(with proper maintenance and care)                               |
| 5. Type of construction<br>(Load-bearing walls/R.C.C. frame/<br>Steel frame structure) | : R.C.C. frame structure.   |
| 6. Type of foundations   | : R.C.C. foundation.  |
| 7. Walls   |   |
| (a) Ground + 2 floors  | : 150 mm thick burnt brick masonry walls in cement<br>mortar.                                 |
| 8. Partitions  | : 100 mm thick burnt brick masonry wall in cement<br>mortar.                                  |
| 9. Doors & windows   | : Flush Doors & M.S. Grill with sliding glass windows.  |
| 10. Flooring   | : Mosaic tiles flooring & Kadappa kitchen platform.   |
| 11. Finishing  | : Cement plaster with Plastic paint.  |
| 12. Roofing & Terracing  | : R.C.C. Slab.  |
| 13. Special architectural or decorative features<br>if any.                            | : Good elevation.   |
| 14. (i) Internal wiring -  | : Concealed & Open casing capping wiring.   |
| (ii) Class of fitting (Superior /Ordinary /poor)                                       | : Superior/Ordinary.  |





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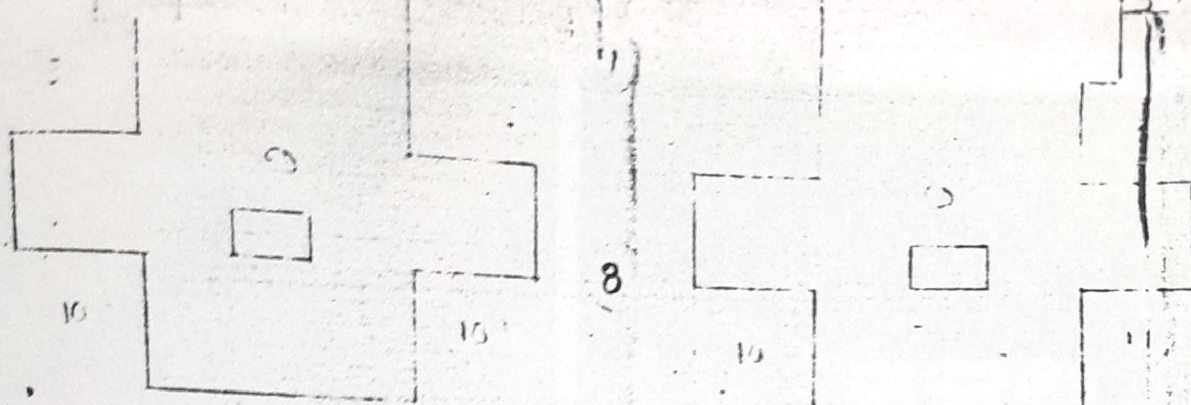
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Date: 11/03/2017

## Valuation Report

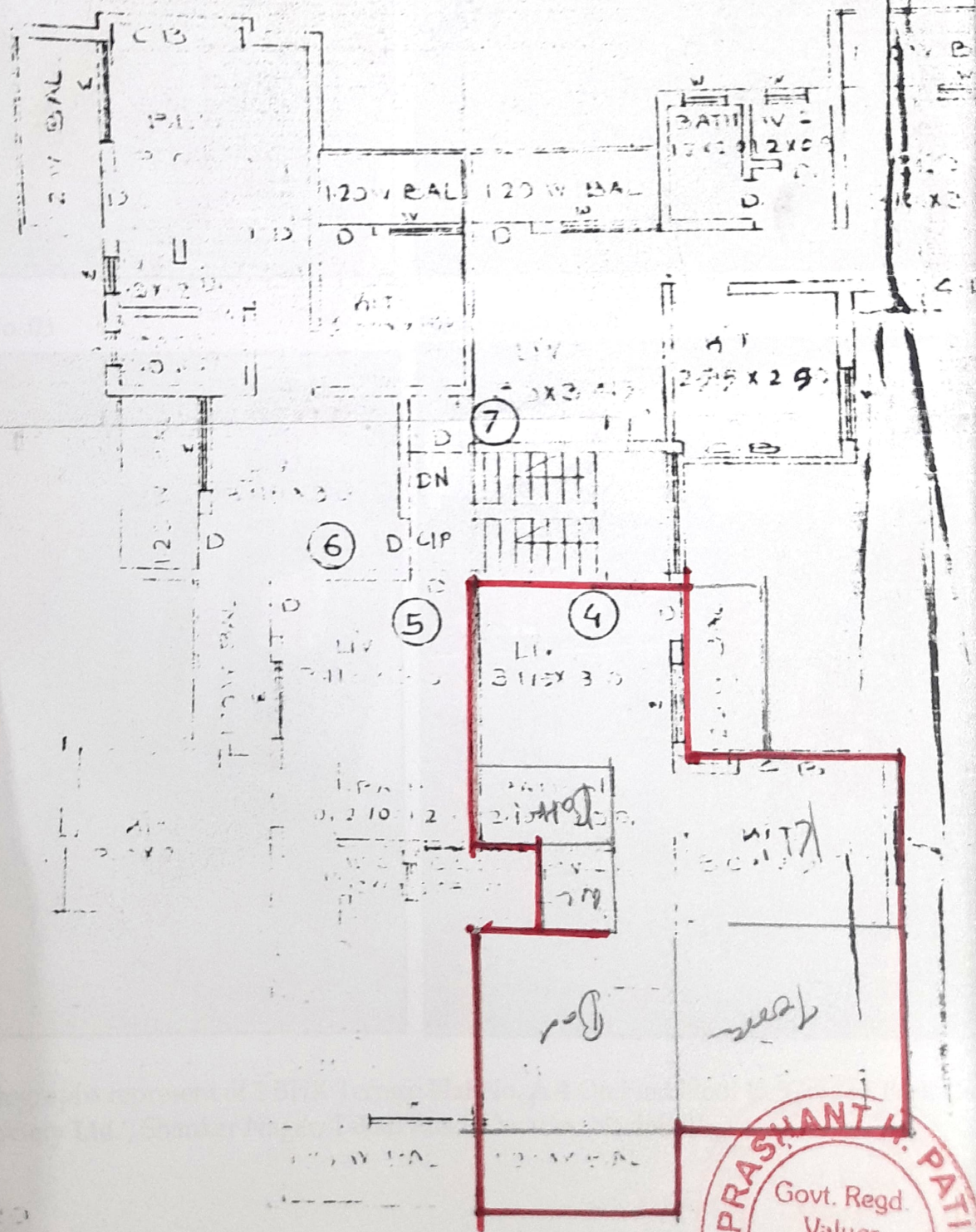
15. Sanitary Installation :
- (a) (i) No. of W.C. : 1 Nos.  
(ii) No. of lavatory basins : 1 Nos.  
(iii) No. of Sink : 1 Nos.  
(iv) No. of Bath : 1 Nos.  
(v) No. of Toilet : No.
- (b) Class of fittings : Superior.  
(Superior colored /  
Superior white / ordinary.)
16. Compound Wall  
(a) Height and length : 1.50 mtr Height Compound wall.  
(b) Type of construction : Brick masonry wall.
17. No. of lifts and capacity. : No.
18. Underground pump capacity and type of construction. : Approximate 20000 Ltr  
: R.C.C. Type.
19. Overhead tank :  
(i) Where Located : On Terrace  
(ii) Capacity. : Approximate 15000 Ltr  
(iii) Type of construction : R.C.C. Type.
20. Pumps No. their H. P. : As per requirement.
21. Road & paving within the Compound. Approximate area and type of Paving. : P.C.C. flooring.
22. Sewage disposal whether connected to Public sewers. : Septic tank to soak pit.





PLAN

AREA DINGRAN ON FIRST FLOOR





Photograph No. 02



Photograph No. 03



Photograph No. 04



These photographs represent of 1 BHK Terrace Flat No. A-4 On First Floor in 'Golden Park Co-Op. Housing Society Ltd.', Shankar Nagar, Takali Road, Dwarka, Nashik-01.

PRASHANT H. PATIL  
Govt. Regd.  
Valuer  
CCIT-(N)  
1-35