

Valuation Report For Flat

**Flat No. 102, On 1st Floor, In Shubh Apartment,
Rajendra Kathe Marg, Near Trikoni Garden, Kathe Galli, Nashik.**

**Joint Purchasers – Mr. Sumant Dinanath Dandwate &
Mrs. Chitrarekha Sumant Dandwate**

Builder – Mr. Vijay Lalji Patel



VALUATION REPORT

Valuation of Property Belonging to	:	<u>Joint Purchasers :</u> Mr. Sumant Dinanath Dandwate & Mrs. Chitrarekha Sumant Dandwate <u>Builder :</u> Mr. Vijay Lalji Patel
Valuation as on	:	16/04/2012
Address of the property	:	Flat No. 102, On 1st Floor, In Shubh Apartment, Rajendra Kathe Marg, Near Trikoni Garden, Kathe Galli, Nashik. Sy. No. 468/3/2
Built up area of Flat No. 102	:	810 Sq.ft. (75.25 Sq.m.)
Fair Market Value		Rs. 22,68,000/- In words (Rs. Twenty Two Lakh Sixty Eight Thousand Only)
Realizable Value		Rs. 20,00,000/- In words (Rs. Twenty Lakh Only)
Distress Value		Rs. 18,00,000/- In words (Rs. Eighteen Lakh Only)

Place : Nashik

Date of Issue : 17/04/2012

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FORM 0-1
(SEE RULE 8D)
REPORT OF VALUATION OF IMMOVABLE PROPERTY.
PART - 1: QUESTIONNAIRE.

GENERAL

1. Purpose for which valuation is made: To Asses fair market value of **Flat No. 102**
For **BOB, RLF Branch, Nashik.**
2. Date as on which valuation is made: 16/04/2012
3. Name of the Owner/Owners: **Joint Purchasers : Mr. Sumant Dinanath Dandwate
& Mrs. Chitrarekha Sumant Dandwate
Builder : Mr. Vijay Lalji Patel**
4. If the property is under joint Ownership / Co - Ownership, share of each such Owners are the shares undivids Ownership
5. Brief description of the property:
On the Instructions of **BOB, RLF Branch, Nashik**; I/We have visited **Flat No. 102, On 1st Floor, In Shubh Apartment, Rajendra Kathe Marg, Near Trikoni Garden, Kathe Galli, Nashik. Bearing Sy. No. 468/3/2, .** for valuation Purpose on dtd. 16/04/2012
Shubh Apartment Building is having Ground/ Parking + 04 Floors. The Building is Constructed in RCC Frame Structure with RCC Slab roofing. The walls are constructed in Brick masonry, Plastered inside-Outside & Painted & Lift is provided to the Building.
Built up area of the Flat No. 102 is 810 Sq.ft. (75.25 Sq.m.). The Flat consists of Two Bed Rooms + Hall + Kitchen +Terrace & 2 WC/Bath. Vitrified tiles flooring, Concealed wiring, Laminated Flush doors & Alu. Sliding windows with glass panels are provided.
The Property is located in developed Residential area. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available on walkable distance from the property.
Verified **Photocopy of Building Plan Approval Vide Letter No. LND/BP/A-4/217/2009** dtd 24/09/2009, **Building Completion Certificate vide letter No. TPD/A-2/8283/3354** dtd. 11/10/2011 & **Agreement to Sale of Flat No. 102** dtd. 12/04/2012
6. Location, street, ward no Rajendra Kathe Marg, Near Trikoni Garden, Kathe Galli, Nashik.
7. Survey / plot no. of land. Sy. No. 468/3/2
8. Is the property situated in residential /commercial/mixed area/industrial area Residential area
9. Classification of locality high class/ middle class/poor class. Mixed Class
10. Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc On Walkable Distance from the Property
11. Means and proximity to surface communication by which the locality is served By road

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LAND

12. Area of land supported by documentary proof, shape, dimension and physical features. Nearly Rectangular shaped
13. Road, street or lanes on which the land is abutting. On the **North** side road is Abutting
14. Is it freehold or leasehold land? Free Hold Property
15. If leasehold, the name of less or lessee, nature of lease, dates of commencement termination of lease and term of renewal of lease:
- Initial premium NA
 - Ground rent payable per annum. NA
 - Unearned increase payable to the less or in the event of sale or transfer . NA
16. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant? For Residential use
17. Are there any agreements of easements? If so, attach copies. No
18. Does the land fall in an area included in any town planning scheme or any Development Plan of government or any statutory body? If so, give particulars Falls within **NMC** Limit
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? All development charges paid.
20. Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification. Details not available
21. Attach a dimensioned site plan. Please obtain from Owner

IMPROVEMENT

22. Attach plans and elevations of all structures standing on the land and a layout plan. Please obtain from Owner
23. Furnish technical details of the building on a separate sheet. Please refer Annexure to form 01 details.
24. (i) Is the building Owner – occupied /tenanted/both? : **Builder/ Owner Occupied**
(ii) If partly Owner – occupied, specific portion and : Fully extent of area under Owner- occupation.
25. What is the floor space index permissible and Percentage actually utilized? One + TDR

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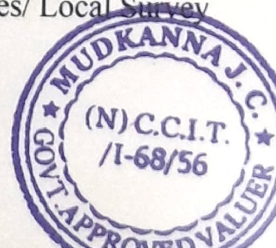
RENTS

- 26 • Name of tenant/lessees/licensees, etc. No Tenants
• Portion in their occupation.
• Monthly or annual rent/compensation/
license fee, etc. paid by each.
• 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 recovered for the use of fixtures, like fans, geysers, refrigeration, cooking range, built in Wardrobe etc. Or for service charges? If so, give details. No
29. Give details of water and electric charges, if any, to be borne by the Owner. Details not available
- 30 Has the tenant to bear the whole or part of cost of repairs and maintenance. Give particulars. No
- 31 If a lift is installed, who is to bear the cost of maintenance and operations, Owner or tenant? By Owner
- 32 If a pump is installed, who has to bear the cost of Maintenance and operation, Owner or tenant? By Owner
- 33 Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compounds etc. Owner or tenants? By Owner
- 34 What is the amount of property tax? Who is to bear it? Give details with documentary proof. Details not available
- 35 Is the building insured? If so, give the policy no. amount for which it is insured and the annual premium. No
- 36 Is any dispute between landlord and tenant regarding rent pending in a court of law. NA
- 37 Has any standard rent has been fixed for the premises under any law relating to the control of rent? No

SALES:

- 38 Give instances of sales of immovable property in the localities on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold. Rs. 2,800/- Rs. 3,000/- Sq.ft. (Flat Rate)
- 39 Rate adopted in this valuation Rs. 2,800/- Sq.ft. (Flat Rate Adopted)
- 40 If sale instances are not available or not relied upon, the basis of arriving at the land rate. Prevailing Market Rates/ Local Survey

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COST OF CONSTRUCTION

- 41 Year of commencement if construction and year of completion. In 2009-2011
- 42 What was the method of construction: by contract/ by employing labour directly/ both? By Contract.
- 43 For items of work done on contract, produce copies of agreement. Details are with Owner
- 44 For items of work done by engaging labour directly, Give basic rate of material and labour support by Documentary proof. NA
- 45 Flat No. 102 bounded by onwards
East : Open Space of the Building
West : Flat No. 101
South : Staircase & Lift
North : Colony Road & Open Space

Technical Details of - Flat No. 102, On 1st Floor, In Shubh Apartment, Rajendra Kathe Marg, Near Trikoni Garden, Kathe Galli, Nashik

- 1) No. of floors and height of each floor. Ground/ Parking + 04 Floors, 10 ft. ht. of each floor
- 2) Plinth Area floor wise 810 Sq.ft. (Built up area of the Flat No. 102)
- 3) Year of construction. In 2009-2011
- 4) Estimated future life. Around 59 years with regular maintenance
- 5) Type of construction. RCC Framed Structure
RCC walls/R.C.C. frame/Steel frame
- 6) Type of foundation Column Footing
- 7) Walls:
a) Basement and plinth. 6" brickwork
b) Ground floor. 6" bricks in cm
c) Superstructure above ground floor 6" thick brick work
- 8) Partitions 4.5" thick brick wall
- 9) Doors and Windows (Floorwise)
a) Ground floor Laminated /Flush doors & Alu. Sliding windows
b) 1st floor. with glass Panels are Provided
c) 2nd floor, etc.
- 10) Flooring (Floorwise)
a) Ground floor. Vitrified tiles flooring
b) 1st floor.
c) 2nd floor, etc.

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|--|------------------------------------|
| 11) Finishing (Floor wise) | |
| a) Ground floor. | |
| b) 1 st floor. | Outside sand faced. |
| c) 2 nd floor, etc. | |
| 12) Roofing and terracing. | RCC Slab Roofing |
| 13) Special architectural or decorative Features, if any. | Good Elevation Treatment |
| 14) I) Internal wiring surface or Conduct. | Concealed Wiring |
| ii) Class of fitting: superior/ Ordinary/poor. | Superior Quality |
| 15) Sanitary Installation. | |
| a) i) No. of water closets. | Two |
| ii) No. of urinals. | Nil |
| iii) No. of lavatory basins | Two |
| iv) No. of sinks. | One |
| v) No. of bath tubs | Nil |
| vi) No. of bidets. | Two |
| vii) No. of geysers. | One |
| b) Class of fitting: Superior white/ Ordinary. | Superior Quality |
| 16) Compound Wall | |
| i) Height and length. | 1.5 mtr. Height |
| ii) Type of construction. | B.B. Masonry |
| 17) No. of lift and capacity. | Lift is Provided |
| 18) Underground sump capacity and type of construction. | Around 8000 ltr.
RCC |
| 19) Overhead tank. | |
| i) Where located | On terrace |
| ii) Capacity | Around 5000 ltr. |
| 20) Pumps – No. and there horse power | 2 HP |
| 21) Roads and paving within the compound, approximate area and type of paving. | Paver Blocks |
| 22) Sewage disposal – whether connected to public sewer. If septic tank provided No. and Capacity. | Septic tank and soak pit provided. |

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PART-II VALUATION

Fair Market Value of - Flat No. 102, On 1st Floor, In Shubh Apartment, Rajendra Kathe Marg, Near Trikoni Garden, Kathe Galli, Nashik. Sy. No. 468/3/2

Belonging To - Joint Purchasers : Mr. Sumant Dinanath Dandwate & Mrs. Chitrarekha Sumant Dandwate
Builder : Mr. Vijay Lalji Patel

Flat No. 102 is situated On 1st Floor, In Shubh Apartment, Rajendra Kathe Marg, Near Trikoni Garden, Kathe Galli, Nashik. It is well developed Residential area. Infrastructure Facilities such as roads, electricity, water, etc., are available. Civic amenities are on walkable distance from the property.

In view of situation, location, construction quality & demand, I determine the fair market value of the property is as under:

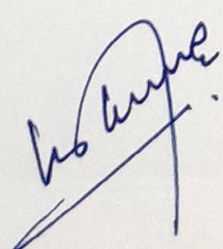

Valuation of Flat No. 102	810 Sq.ft. X Rs. 2,800/- Sq.ft.	= Rs. 22,68,000/-
Fair Market Value	Say	Rs. 22,68,000/-
In words (Rs. Twenty Two Lakh Sixty Eight Thousand Only)		
Realizable Value		Rs. 20,00,000/-
In words (Rs. Twenty Lakh Only)		
Distress Value		Rs. 18,00,000/-
In words (Rs. Eighteen Lakh Only)		

PART-III DECLARATION

I HEREBY DECLARE THAT :

1. I/ We have inspected the property on- 16/04/2012 in presence of Mr. Jayant Dandwate
2. I have no direct or indirect interest in property valued.
3. The information furnished in part I is true and correct to the best of my knowledge and belief.

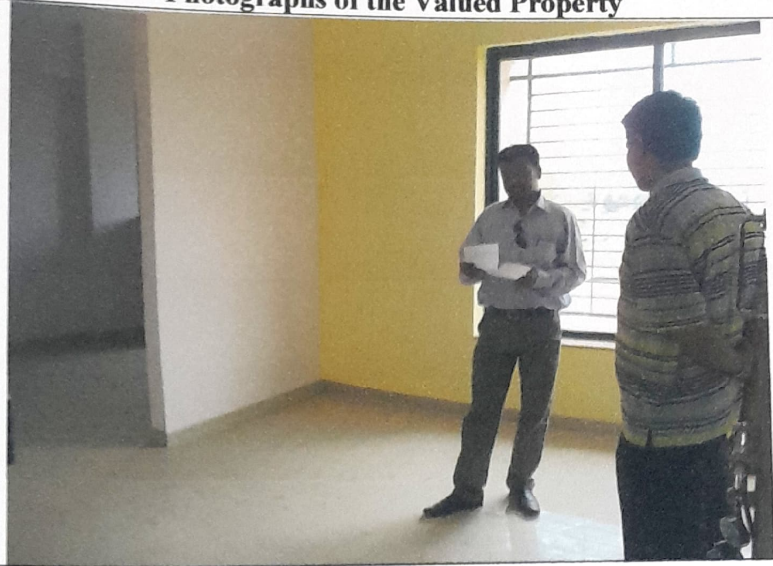
Remark: - This Valuation Report should be read with latest Title Clearance Report and Search Report of Advocate with legal aspects.



SIGNATURE OF THE VALUER

DATE OF ISSUE : 17/04/2012

PLACE: NASHIK

Photographs of the Valued Property



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Photographs of the Valued Property

