

**BeLe ARCHITECTS.**

Architects, Interior & Landscape Designers & Valuers.  
Govt. & Income Tax Reg. Valuers.

Ar. SAMEER D. J. M. Arch., F.I.V.

mail id :belearchitects@gmail.com

1, BeLe Park, Pumping Station, Gangapur Rd., Nashik - 5, Ph.No.-2582401

**VALUATION OF IMMOVABLE PROPERTY**

**For Housing Loan Purpose**

For State Bank of India, RACPC (Nashik City) Branch, Nashik  
AT

**Property Address**

Row House No.07, Ground + First Floor "GOKUL DNYAN ROW HOUSES APARTMENT" Plot  
no.15 to 18, S No. 170/2/15+16+17+18, Gunjal Baba Nagar, Near Bhagawati Devi Mandir, Hirawadi,  
Panchawati, Nashik Shiwar, Tal. Dist. Nashik



In the Case of **Mr. MAHENDRA VILAS PATIL &  
Mrs. VAISHNAVI MAHENDRA PATIL**

Prepared By  
**BeLe Architects**

Office Address:- BeLe Park, Pumping Station, Gangapur Road, Nashik-5,  
M. No. 9326614399 - Ph.No- 2582401, M. No. 94222 50197.



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To  
The Branch Manager,  
State Bank of India,  
RACPC Branch, Nashik

**Valuation Report**

1 Customer Detail		
Name of Applicant/ Borrower/ Purchaser	Mr. MAHENDRA VILAS PATIL & Mrs. VAISHNAVI MAHENDRA PATIL	
Application No.		
Contact No.	Mr. Patil	
Date of Property Inspection	27/09/2017	
Date Valuation Report	27/09/2017	
2 Property Detail		
Property Address	Row House No.07, Ground + First Floor " GOKUL DNYAN ROW HOUSES APARTMENT " Plot no.15 to 18, S No. 170/2/15+16+17+18, Gunjal Baba Nagar, Near Bhagawati Devi Mandir , Hirawadi, Panchawati , Nashik Shiwar, Tal. Dist. Nashik	
Near By Landmark/Google Map Independent Access to the Property	Gunjal Baba Nagar, Near Bhagawati Devi Mandir , Hirawadi, Panchawati , Nashik Shiwar.	
3 Document Details		
	Name of Approving Authority	Approval No.
NA Order No.	MC Nasik	NASR/129/02 Dated :- 02/08/2002
Layout No.	NMC Nasik	--
Bldg Plan / Commencement Certificate No.	Nashik Municipal Corporation	LND/BP/WS/Panchavati/337/709 Date -02/09/2006
Building Completion Certificate No.	NMC	Javak No. Naravi/Panchavati /008693 Dated:-31/07/2007
Legal Document	Agreement of Sale Copy - No. 6857-2008 Date:- 05/08/2008	





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<b>Physical Details:- Plot Boundaries Plot No. 15 to 18</b>	East	<b>7.5mtr Colony Road</b>		West	Plot 23 to 29
	North	Plot No. 14		South	Plot No. 19
<b>Row House No. 07 Adj. Properties Boundaries</b>	East	7.50mtr		West	Margin Space
	South	Row House No. 069		North	Row House No. 08
<b>Matching of Boundaries</b>	Yes/ No	Yes	Yes/No	Approved Land Use	Residential
<b>No. of Rooms</b>	<b>02 BHK</b>		<b>Type of Property</b>	<b>Row House</b>	
<b>No. of Floor in the Building</b>	<b>Ground + First Floor</b>		<b>Property Located on which Floor</b>	<b>Ground + First Floor</b>	
<b>Approx. age of the Property</b>	<b>10 Year</b>		<b>Residual Age of the Property</b>	<b>50 Years</b>	
<b>5. Building Technical Details &amp; Amenities Specifications of the Said Asset:</b>					
<b>Type of Foundation/Structure</b>	RCC Frame				
<b>Type of Roof</b>	RCC Roofing				
<b>Super Structure :Wall</b>	Brick Work				
<b>Floor Height</b>	3 mtr				
<b>No. of Row Bungalow in the Building</b>	09 Nos				
<b>Finishing</b>	Internal Plaster	Cement Plaster to walls & Ceiling			
	Internal Colour	Asian paint to Entire Flat.			
	Flooring	Vitrified Tiles Flooring & Skirting in Entire Flat			
	POP etc	Yes			
<b>Doors &amp; Windows</b>	Aluminium Powder Coating Sliding Windows with Stainless Steel Mosquito Net Night Latch to main Doors & Decorative Laminated Flush.				
<b>Kitchen</b>	Kitchen & Platform With Green Marble top with S.S Sink & Windows Level Glazed tiles				
<b>Toilets</b>	Nos 6 <sup>th</sup> Glazed Tiles of Bath 4ft Ht. Glazed tiles for W.C.				
<b>Electrical</b>	Council Electrification & Concealed Plumbing				
<b>Lift</b>	NA				
<b>Lat/Bath Detail</b>	Type of WC	6ft Glazed Tiles for bath.4ft Glazed tiles for WC.			
	Bath Tub	6ft Glazed tiles for bath .6ft Glazed tiles for Bath Room.			

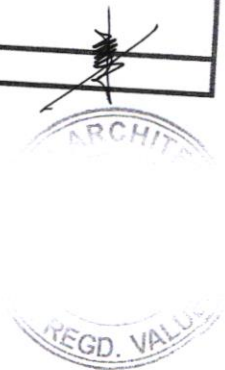


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Nearest Railway Station & Bus Stop		Nasik Road Railway Station & , Kamal Nagar BusStop.		
<b>6. Tenure / Occupancy Detail:-</b>				
Status of Tenure	Self Occupied	No of Years Occupancy	Relationship of Tenant or Owner	NA
<b>7. Stage of Construction:-</b>				
Stage of Construction		All work Completed	100 % Work Complete	
<b>8. Violation if Any Observed</b>				
No				
<b>9. Area Details of the Property:-</b>				
Row House		Built up area	79.65sqmt	i.e. 857.35sqft
		Plot Area	69.79sqmt	i.e. 751.21sqft
<b>10 Summary of Valuation:-</b>				
Particular	Area	rate Adopted	Fair market Rate	
Built-up Area	857.35Sqft	Rs.1700.00	Rs.14,57,500.00	
Plot area	751.21sqft	Rs. 3100.00	Rs. 23,28,750.00	
Total Fair market Value of Property Row Bungalow No. 01 As on Date 100% completed Rs. 37,86,250.00				
Add Fix Furniture Kitchen Trolleys, POP & Etc Rs. 8,50,000.00				
Fair Market value	:	Rs. 46,36,250.00		
Distress Sale Value is 80% of F.M.V	:	Rs.37,09,000.00		
Realizable Value (95%)	:	Rs. 44,04,437.00		
Guideline Value/Govt. Value	:	Rs. 10,470.00sqmt (Plot) Rs. 7,30,700.00 Rs. 22,000.00sqmt (Built-up)*90% Rs. 15,77,070.00 Rs. 23,07,770.00		
<b>11. Assumptions / Remarks :-</b>				
➤ NA				





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I)	Qualifications in TIR/Mitigation suggested, if any.NA
II)	Property is SARFAESI compliant:-Yes/No: <b>Yes</b>
III)	Whether property belongs to Social Infrastructure like Hospital, School, Old age homes, etc : NO
IV)	Details of last two transaction in the locality/Area to be provided, if available:---
V)	Any other aspect which has relevance on the value or marketability of Property: NO
<b>12.</b>	<b>Declaration:-</b>
(I)	The Property was inspected by the undersigned on 27/09/2017 Undersigned does not have any Direct /indirect Interest in the Above Property.
(II)	The Information furnished herein is true and correct to the best of our Knowledge
(III)	I have Submitted Valuation report Directly to the Bank.
(IV)	The Valuation is Made for Present Market Value of Property.

**Government Rate**

Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home Valuation Rates User Manual Close

Year 20172018

Annual Statement of Rates

Selected District नाशिक  
Select Taluka नाशिक  
Select Village नोंडे नाशिक - मावडाग, न. र. को. क्र. - 1 व 2 बगळता उत्

Search By  Survey  Location  
No  Location

Enter Survey No 170 Search

उपविभाग	सूची क्रमीत	निवासी संदर्भिक	अंकीय दूजने	वै. मं. दर	सामं. दर
1.3.43 - नवीन मुंबई काठा मार्गाच्या उत्तरेकडील अंकीय मिळकती	10470	29900	32900 40200	0	वी. मं. दर सामं. दर

Date: 27/09/2017

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Handwritten notes in Marathi: 'सर्वोत्कृष्ट', 'सर्वोत्कृष्ट', 'सर्वोत्कृष्ट'.

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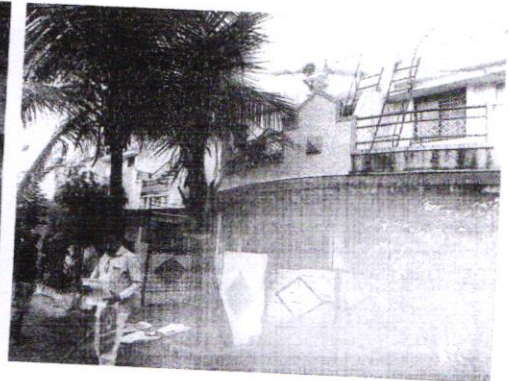
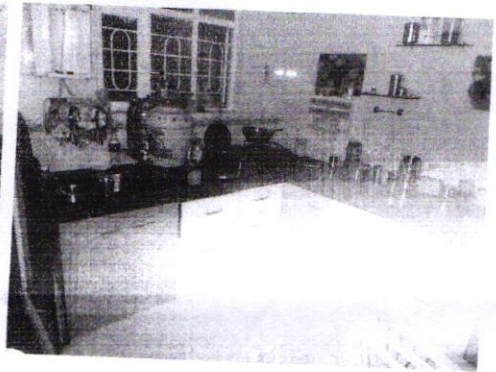
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**Place: Nashik**



Name of the Applicant	Mr. MAHENDRA VILAS PATIL & Mrs. VAISHNAVI MAHENDRA PATIL
Property Address	Hirawadi, Panchavati, Nashik Shiwar, Tal. Dist. Nashik



9021337843

Shiv krupa Sweets

Jatra Hotel

Nandur Nahka Road.