

S. K. SHRIVASTAVA

Prop. ADHARSHILA

ASSOCIATED ENGINEERS, ARCHITECTS & VALUER

At. Post. Tal. Akole - 422 601, Dist. Ahmednagar (Mah.)

Regd. No. 1927/4A

Ref. No.

Date : 24/12/2014

To,

**Sub : Valuation report of the property (~~COMMERCIAL & RESIDENTIAL~~
Building) belong to SHRI TANAJI KISAN LANDE
at RAJUR Tal. Akole, Dist. Ahmednagar.**

- 1) This is to certified that the property belongs to SHRI TANAJI KISAN LANDE
- 2) Estimated fair market value is Rs. 89,04,000/- (In words Rupees EIGHTY
NINE LAC FOUR THOUSAND only.)
- 3) In Survey No. Mil. No. 1033. the property exist.
- 4) The legal aspects are not considered and verified in this valuation report.
- 5) The details of above property is valuation are attached herewith.

DATE : 24/12/2014.

PLACE : AKOLE

SIGNATURE

For



**Prop. ADHARSHILA
Asso. Arch & Enag.**

Form Q.1
(See Rule 8D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY

1 Name of Valuar : S. K. SHRIVASTAVA,
ASSOCIATED ENGINEERS,
ARCHITECTS, LAND DEVELOPER &
VALUER,
R No 1927/4A

Part - A

All questions are answered by valuer if any particular question does not apply to the property he may not indicate so. If the space provided is sufficient details may be attached on separate sheet.

GENERAL

- 1 Purpose for which valuation is made : To find out the value of property for the financial purposes.
- 2 Date of valuation : Site Visit on : 10-12-2014
Valuation given on : 24-12-2014
- 3 Name of owner : SHRI TANAJI KISAN LANDE
- 4 If the property is under joint ownership/individual : INDIVIDUAL
- 5 Brief description of property : COMMERCIAL & RESIDENTIAL
- 6 Location, street, ward No. : OPPOSITE POLICE ST. RAJUR
- 7 Survey No. :
- 8 Is the property in residential / commercial / mixed area / industrial area : COMMERCIAL AREA
- 9 Classification of locality - High class / Middle class / Poor class : MIDDLE - CLASS
- 10 Proximity of civic amenities (like school/hospital/offices/market, etc.) : AVAILABLE WITHIN 300M. RADIUS

For



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- 11 Communication by which the locality is reserved. : PROPERTY IS ON MAIN ROAD - 200M. NEAR KOLHAR-GHAT-HIGHWAY SH-44
- 12 Area of land / plot supported by documentary proof, shape, dimensions & physical features. : Survey No.
Mil. No. - 1033
Plot area : 102.375 SQ.M. (1100 SQ.Ft.)
- 13 Roads, streets or lanes on which the land is abutting : RAJUR-DIGAMBAR ROAD
- 14 It is free hold or lease hold land : FREE - HOLD
- 15 If lease hold : Referred to latest legal option.
- 16 If there any restrictive covenanting regard to use of land ? If so attach a copy of the covenant : NO
- 17 Are there any agreements of easements ? If so attach copy. : NO
- 18 Does the land fall in an ares included in any Town planning plan of Government of any statutory body ? If so give particualr : RAJUR GRAMPANCHAYAT AREA
- 19 Has any contribution been made towards development or is any demand for. : NO
- 20 Has the whole part of the land been modified for acquisition by Government or statutory body. : NO
- 21 Attach a dimension site plan : Yes, attached separately.
- 22 Attach plan & Elavation of all structures on the land and a layout plan : YES.
- 23 Furnish technical details of the office building on separate sheet : Considered in this valuation.
- 24(a) Is the building owner occupied/ tenanted/both : OWNER'S OCCUPIED BLDG.
- (b) If partly owner occupied, specify the portion & extent of area under area under owner's occupation : No

For

[Signature]

T. P. S. D. H. ARSNIKA
10/11/2020

25 What is the floor space Index per missible and area acually utilised ? : FL. IND. 1 / ACTUALLY UTILIZED
BELOW 1

RENTS

- 26 (a) Name of tenant/lessees/ licensees : Not Applicable
- (b) Portion of their occupation : Not Applicable
- (c) Monthly or annual rent/ compensation license fee etc. paid by each. : Not Applicable
- (d) Gross amount received for the whole property : Not Applicable
- 27 Are any of the occupants related to, or business associates of the owner : Not Applicable
- 28 Is separate amount being recovered for the use of fixtures like fans, built, geysess, refrigerators, cooking ranges, buit in wardrobes etc. or for service charges ? If so give details : Not Applicable
- 29 Given details of water and electricity charges, if any to be born by the owner. : Not Applicable
- 30 Has the tenant to bear the whole as part or the cost of repairs and maintenance ? Give particulars. : Not applicable, Owner is responsible for such charges.
- 31 If the lift is intalled, who is to bear the cost of maintenance & operation ? Owner or tenant ? : Not Applicable
- 32 If the pump is installed, who to bear part of the cost of repairs and maintenance. : Owner is responsible for such charges.
- 33 Who has to bear the cost of electricity charges for lighting : Owner is responsible for such charges.

For

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Prop. ADHARSHILA

- 34 What is the amount of property tax ? : Owners is responsible for such charges.
Who is to bear it ? Give details of documentary proof ?
- 35 Is the buildings is insured ? If so give : Not applicable
policy No., amount for which it is issued and the annual premium
- 36 If any dispute between landlord and : Not Applicable
tenant regarding rent pending in a court law
- 37 Has any standard rent been fixed for : Not Applicable
the premises under any law relating to the control of rent ?

SALES

- 38 Gives instances of sales of immovable : Recent sales are observed nearby on
property in the locality on a separate general market value.
sheet indicating the name and the address of the property registration No. Sale price and land sold.
- 39 Plot rate adopted in this valuation : Rs. 24500' 00/- per Sq.M. for this plot.
- 40 If the sale instance are not available : According to current market survey of
relied upon the basis of arriving at the surrounding locality and inquiry with
land rate. real Estate Dealers as plot is having good potential in devolving commercial zone.
- 41 Document for referance : 7/12 extract, Grampanchayat extract,
N.A. order & actual condition.
- Location of property : East : SHRI VARADE
West : SHRI AROTE
North : DIGAMBAR - ROAD
South : GURUDUTT - SAW - MILL

**ANNEXURE TO FORM 1
TECHNICAL DETAILS OF CONSTRUCTION
(ANNEXURE - A)**

UNIT	AREA	DESCRIPTION
A	Residential Building (6' 10 X 13' 725) X 2 Sq.M. with R.C.C. Slab	F.FL + S.FL (RCC STRUCTURED)
B	COMMERCIAL AREA (6' 10 X 13' 725) X 2	GR + BASEMENT (R.C.C. STRUCTURED)

- 1 Compound wall : N.A.
- 2 Electric connection : Available

**Part - II Valuation Details
Valuation Consideration**

- (a) Said property had market value since it is situated in commercial zone of Akole, On two main roads within Grampanchayat limits of RAJUR.
- (b) Said property is situated in prime locality surrounded by commercial complex, shops, banks and hotels.
- (c) Size and shape of open plot is suitable for any commercial purposes having good potential.
- (d) Civil amenities such as hospitals, offices, banks are available within vicinity.
- (d) Facilities such as roads, water supply, electricity available on site.

For




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**VALUATION OF THE PROPERTY
(Land & Building method)**

Sr. No.	Description	Area	Rates	Per	Amount
1.	COMMERCIAL PART BASEMENT + GR. FL. (83.73) + (83.73)	167.46 M ²	18950.00	M ²	3173367.00
2.	FIRST FL + SECOND FL. (83.73) + (83.73) RESID	167.46 M ²	16.800.00	M ²	2813328.00
3.	LAND IN COMMERCIAL AREA	102.37 M ²	28500.00	M ²	2917545.00
				Total...	89,04,240.00
				Say Rs...	89,04,240.00

(Rupees EIGHTY NINE LAC FOUR THOSAND - _____ only.)

The above mentioned valuation is fair & Reasonable and as per prevailing market rates.



VALUATION CERTIFICATE

- a) It is hereby certified that considering various parameters recorded herein above, existing economic scenario and the information i.e. available to the reference to the development of neighborhood and method selected for valuation we are of the opinion that the property premises can be assessed and valued for this particular purpose at -
Estimated fair market Value is Rs. 89,04,000/- (Rupees EIGHTY NINE LAC FOUR THOUSAND only.)

Belongs to SHRI TANAJI KISAN LANDE situated in Survey No. , 1033, Tal. Akole, Dist. Ahmednagar.

- b) This value certified is as on the date of inspection. The value of any items added after this date not fall in the scope of the estimated valuation report.
- c) The certificate is a part of report is to be referred only in the context which is mentioned in this report.
- d) This valuation is without consideration any encumbrances on this property.
- e) End users of this certificate & the report is

For



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PART - III DECLARATION

I hereby declare that -

- a) The information furnished here in Part I, is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the property valued. We have not been found guilty of misconduct in my professional capacity.
- b) The property is physically inspected on : alongwith SHRI
TANAJI KISAN LANDE who identified the property.
- c) Value varies with the purpose and date. This report is not to be referred if the purpose is anything other than mentioned in the report.
- d) If any financial assistance is sought producing this property as collateral security the concern Financial Institution is requested to verify the extent shown in this Valuation Report with respect to latest legal opinion.
- e) The ownership and land boundries are considered on the basis of documents and informations provided by the assesses.
- f) Initial financial liabilities, taxes, duties, royalties etc. if any on the assets is not taken in to consideration by us.
- g) The valuer shall not be responsible the matter of legal nature that affects the value and opinion expressed by us.
- h) Issuing this report shtrictly without prejudice.
- i) This report contains **9** pages.

Place :

Date :

Signature



VALUER
ASSOCIATES