

Valuation Report Of Bungalow

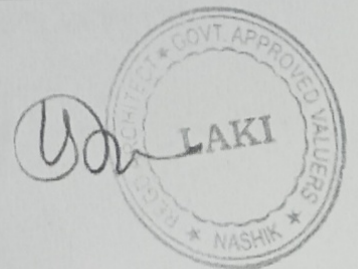
Aai Bungalow , On Ground + 2nd Floor, Plot No. 13, S. No. 37/1A+2A/37B/2, Near Amrut Ratna Bar
Gosavi Nagar, Canal Road, Dasak Shiwar, Jail Road, Nashik Road,
Nashik, Tal. & Dist. Nashik - 422101.

Mr. Shekhar Nathuram Jadhav, Mr. Kiran Nathuram Jadhav & Mrs. Savita Sunil Wagh



Date Of Valuation: 11/01/2019

Place: Nashik.



Laki Architects

Regd architects & Govt approved valuers
 Shop No 6 & 7 A Niwas Plaza B/H HDFC House, Saharanpur Trimbak Link Road Nashik 422002
 Ph. 0253-2576807, Mob. 9822055985, Mail - vilas_ved@yahoo.co.in

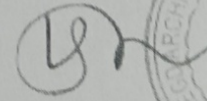
VALUATION REPORT

(to be used for all properties of value up to Rs 5 crores)

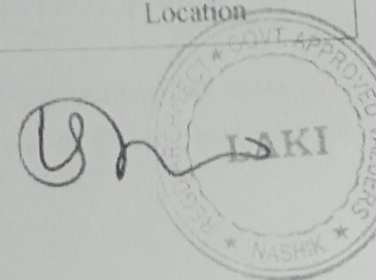
Name & Address of Branch: State Bank of India RACPC, Nashik.
 Name of Customer (s)/ Borrowal unit: Mr. Shekhar Nathuram Jadhav,
 Mr. Kiran Nathuram Jadhav &
 Mrs. Savita Sunil Wagh.

(For which valuation report is sought)

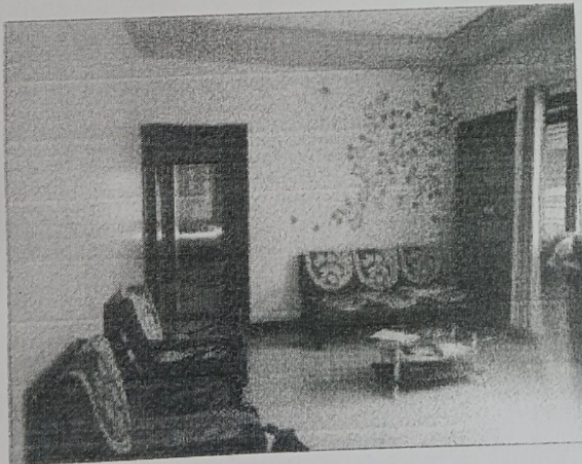
1 Customer Details										
Name		Mr. Shekhar Nathuram Jadhav, Mr. Kiran Nathuram Jadhav & Mrs. Savita Sunil Wagh								
Apl No.		---								
2 Property Details										
Address		Aai Bungalow , On Ground + 2nd Floor, Plot No. 13. S. No. 37/1A+2A/37B/2, Near Amrut Ratna Bar, Gosavi Nagar, Canal Road, Dasak Shiwar, Jail Road, Nashik Road, Nashik, Tal. & Dist. Nashik - 422101.								
Nearby Landmark/Google Map Independent access to the property		Near Amrut Ratna Bar, Gosavi Nagar, Canal Road, Dasak Shiwar, Jail Road, Nashik Road, Nashik.								
3 Document Details										
Layout Plan Copy		No	Name of Approving Auth			ADTP, Nashik		Approval No		Not Provided
Building Plan Copy		Yes	Nashik Municipal Corporation.			Approval No		No.137, Dt.22/10/2008		
Construction Permission Copy		Yes	Nashik Municipal Corporation.			Approval No		No. LND/BP/Nashik/C4/137, Dt.22/10/2008.		
Completion Certificate Copy		Yes	Nashik Municipal Corporation.			Approval No		No.03175, Dt. 30/09/2009.		
Legal Documents		Yes	List of Documents - Sale Deed Copy, Approved Plan Copy, Completion Certificate Copy.							
4 Physical Details										
Adjoining Properties		East	Plot No. 12 & 6.00Mtr. Road		West	S No 41		South	Plot No. 06 North MSEB Land & Open Space	
Matching of Boundaries		Yes	Plot Demarcated		Yes	Approved land use		Residential		Type of Property
No. of Rooms		Living-03			Kitchen-03		Bed Rooms-06		Bath & w. c -07	
Total No of Floors. Ground + 2nd Floor		Floor on Which the property is located		Ground + 2nd Floor		Approx age of the Property		09 Years		Residual age of the Property
								51 years		Type of RCC structure stone masonry


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 NASHIK

5	Tenure /Occupancy Details					
	Status of Tenure	Self - Occupied	No of years of Occupancy	N/A	Relationship of tenant or owner	N/A
6	Stage of Construction					
	Stage of Construction	100 % work Completed	If under construction, extent of completion.			
7	Violations if any observed -No					
	Nature and extent of violations - No					
8	Area Details of the property					
	Land Area	Plinth Area	Carpet Area	B/up Area Sqm.	Saleable Area	Remarks
	222.19Sqm	---	---	210.90Sqm	---	---
9	Valuation					
	• Government Value / Guideline Value					
(A)	Present Govt. Rate For Land: (As per ready Reckoner Chart No.10.3) Rs.6140.00/Sqm Valuation Of Land Area- 222.19Sqm X Rs.6140.00 = Rs.13,64,246.00					
(B)	Present Govt. Rate For Construction: (As per ready Reckoner Chart No. ---) Rs.22,000.00 Deprecation 05 to 10 Years 90% - Rs.19,800.00/- Sqm Valuation Of B/Up Area- 210.90Sqm X Rs. 19,800.00 = Rs.41,75,820.00					
(C)	Present Govt. Rate For-Flat (As per ready Reckoner Chart No. ---) Total Value - A+B Rs.55,40,066.00					
	• Fair Market Value					
(D)	Present Market Rate For Land Valuation Of Land Area - 222.19Sqm X Rs.18000.00Sqm = Rs.39,99,420.00					
(E)	Present Market Rate For Construction Valuation Of B/Up Area - 210.90Sqm X Rs.15,000.00Sqm = Rs.31,63,500.00					
(F)	Present Market Rate For Flat Total Value - F <u>Rs.71,62,920.00</u>					
	Summary of Valuation					
1	Guideline Value- Rs.55,40,066.00 Rs. Fifty Five Lacks Fourteen Thousand Sixty Six Only.					
2	Fair Market Value - Rs.71,62,920.00 Rs. Seventy One Lacks Sixty Two Thousand Nine Hundred Twenty Only.					
3	Realizable Value - Rs.68,04,774.00 Rs. Sixty Eight Lacks Four Thousand Seven Hundred Seventy Four Only.					
4	Forced/ Distress Sale value - Rs.53,72,190.00 Rs. Fifty Three Lacks Seventy Two Thousand One Hundred Ninety Only.					
10	Assumptions					As Per TIR
i.	Qualifications in TIR/Mitigation suggested, if any					As Per TIR
ii.	Property is SARFAESI compliant:: Y/N					Yes
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.					No
iv.	Whether entire piece of land on which the unit is set up / property is Situated has been mortgaged or to be mortgaged.					As Per TIR
v.	Details of last two transactions in the locality/area to be provided, if Available					Details not Available
vi.	Any other aspect which has relevance on the value or marketability of the property					Good Location



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Nashik, Tal. & Dist. Nashik - 422101.



The Site Visited By Er. Kiran Devkar Along With Mr. Shubham Wagh, Mob No. 9665439222, & Valua
Report Prepared By Er. Kiran Devkar

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ARCHITECT & GOVT
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