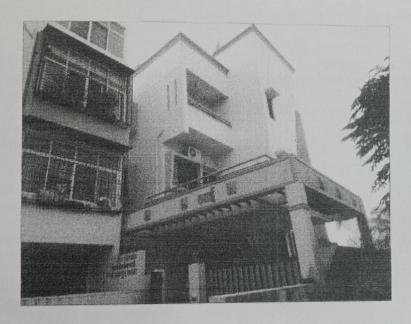
Valuation Report Of Bungalow

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	Near Nash	Aai Bungalow, On Ground + 2nd Floor, Plot No. 13. S. No Near Amrut Ratna Bar, Gosavi Nagar, Canal Road, Dasak Nashik Road, Nashik, Tal. & Dist, Nashik - 422101.						sak 5	Shiwar, 1	Jail Road,	
	Nearby Landmark/Goo Map Independe access to the property	gle Nash	Near Amrut Ratna Bar, Gosavi Nagar, Canal Road, Dasak Shiwar, Jail Road, Nashik Road, Nashik								ad,	
3	Document Det	ails	Name of Approving Auth				The second second					
	Layout Plan Co	py No	ADTP, Nashik				Approval No			Not Provided		
	Building P Copy	lan Yes	Nashik Municipal Corporation.			oal	Approv	al No			Dt.22/10/2008	
	Construction Permission Cop	Yes	Nashik Municipal Corporation.			Dt.22/10/20			0/20	P/Nashik/C4/137, 008.		
	Completion Certificate Cop	Yes	Nashik Municipal Corporation.			Approval No. 03175, Dt. 30/09/2			09/2	2009.		
	Legal Documer		C I Dad Can Approved Plan CODY Completion									
4	Physical Detai	ls			,	the house the same that the sa		1			. 1	mn 1 1 0
		est Plot & 6.	No. 12 West 00Mtr. oad		West	S No.41	South	Plo			0	SEB Land & open Space
	11.0	Yes	Yes Plot		Yes	Approved		Residen	tial	Type of Property		
	Matching of		Demarcated		ated		land use				Bungalow	
	Boundaries					Kitchen-03	Bed		Rooms-06		Bath & w. c07	
	No. of Rooms	Living	g-03		Kitchen-0.							
	Total No of Floors. Ground + 2nd Floor	Floor or Which properly located	the 2nd Floor		Approx age of the Property	09 Years		-	Residual 51 years age of the Property		Type of RCC structure stone B	

2

			apancy Deta	ils	- 1		7-07	D-Later 1	6 1 200			
	Status	tatus of Self-Occupied enure				No of years of Occupancy N/A Relationship of tenant or own						
5	Stage of Construction											
		tage 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 Remark										
		and Area Plinth Area		Carpet Area					able Area	Remarks		
	222.19Sqm				210.90Sqm							
9	Valuation											
		Government Value / Guideline Value 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)											
	(1)	Deprecation 05 to 10 Years 90% - Rs 19.800 00/- Sam										
		Valuation Of B/Up Area- 210.90Sqm X Rs. 19,800.00 = Rs.41,75,820.00										
	(C)	Preser	nt Govt. Rate	For-Flat	(As per re	ady Reckor	ier Chart	No)				
		Total Value - A+B Rs.55,40,066,00										
			Market Val									
	(D)	Present Market Rate For Land 222 105 cm										
	100	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)											
	(1)											
	Total Value - F Rs.71,62,920,00											
		Summary of Valuation										
	1	Guideline Value, Rs 55 40 066 00										
		Rs Fifty Five Lacks Fourteen Thousand Sixty Six Only.										
	2											
		Rs. Seventy One Lacks Sixty Two Thousand Nine Hundred Twenty Only. Realizable Value - Rs.68,04,774 00										
	3	Reali	zable Value	- KS.08,	r Thousan	d Seven Hu	indred Se	eventy Four On	ly.			
		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 Thus Thousand One Hundred Ninety Only.										
		Forced/ Distress Sale value - Rs. 53,72,190,00 Rs. Fifty Three Lacks Seventy Two Thousand One Hundred Ninety Only.										
10	Assu	mption	S		And the second s	controlled of the Annal of the				As Per TIR		
-	1.	Qualifications in TIR/Mitigation suggested, it any										
		13	in CADE	AFSLCO	mpliant: Y	oliant:: Y/N						
	11.	Proper	Ty IS SAKE	WEARI COL		the description like hospital school, old age						
	iii.	Wheth	er property	belongs	to social i	social infrastructure like hospital, school, old age						
	1	home etc.								As Per TIR		
	iv.	Whether entire piece of land on which the unit is set up property is Situated has been mortgaged or to be mortgaged.										
		AND DESCRIPTION OF STREET	The second secon	A	inno in the	locality/ar	ea to be	provided, if		Details not		
	V.	Details of last two transactions in the locality/area to be provided, if								Available		
		Availa	ible.							Good		
	VI.	Any o	other aspect which has relevance on the value or marketability							Location		
		. Calin	property									

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.









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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Remarks: 1) The Govt. rate for Plot is Rs.06,140.00/sqm but at actual rate of the said property/Plot Rs.17, 000.00 to Rs.19,000.00/sqm.in that area, as per local market enquiry & considering the prevailing market rate, we consider Plot rate is Rs.18,000.00/- Sqm.

2) Location is good & easy Approach to School & Market / Transport Facility Easley Available.

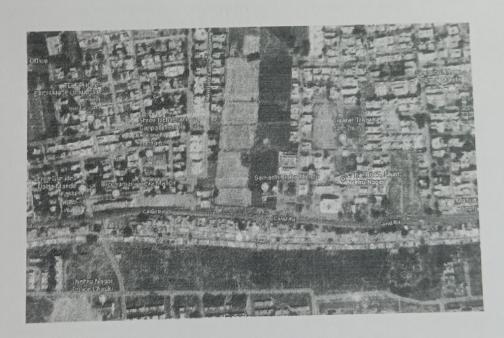
3) Plot & B/up Area Considered From Approved Building Plan.

11 Declaration

- i. The property was inspected by the undersigned on Dt. 10/01/2019.
- ii. The undersigned does not have any direct/indirect interest in the above property
- iii. The information furnished herein is true and correct to the best of our knowledge.
- iv. I have submitted Valuation report directly to the Bank.
 - The said built up property is strictly as per sanctioned plan & building by laws.

Note This valuation Report Should Be Read With Latest Title Search Repot (TIR) Obtained From Panel Advocate Of Bank

13 Enclosures Documents & Photographs (Geo-stamping with date) etc.



Date of Valuation 11/01/2019.

Name address & signature of valuer with Wealth Tax Registration No.

Ar, Vilas K Sanap
B arch, aiia, fiv, apva, mca
Regd architects &
Govt approved valuers
Regd. No. CCIT/1/37/55/08-09

Signature of the valuer

U) JAKI