

VALUATION REPORT FOR IMMOVABLE PROPERTY

For State Bank of India, RACPC Branch, ND Patel Road, Nashik,

At

Unit C-3, "ARC Paradise Apartment", Sansari Lane No.3

Survey No. 29A/1A/2-1, 29-A/1A Sansari Shivar, Deolali Nashik



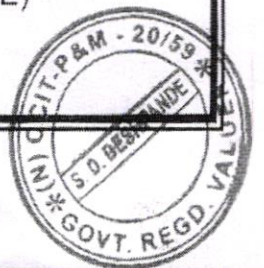
**In the case of
Mr. ERPAN SHAIKH AMIN &
Mrs. AASMA ERPAN AMIN**

**Prepared By
S.D.DESHPANDE**

**Office Add:- Flat No. 6, Vishawanath Plaza, Near Water Tank Mahatmanagar,
Nashik- 422 007.**

**Head Off:- 7, 1st Floor, Shantaram Smruti, Joshi Wadi, Thakurli (E)
Thane - 400 601.**

Mobile :- 94222 58807/ 0253 2355475.





S. D. DESHPANDE B.E.(Mech.) FIE FIV MICA

■ Chartered Engineer ■ Valuer ■ Competent Person ■ Arbitrator

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ANNEXURE-I
VALUATION REPORT

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

Ref. No.SDD/SBP/SBI/72

Dt. 18/06/2018

Name & Address of Branch:- State Bank of India, RACPC Branch, ND Patel Road, Nashik

Customer /Borrower /Unit:-Mr. Erpan Shaikh Amin & Mrs. Aasma Erpan Amin

1	Customer Details								
	Name:- Mr. Erpan Shaikh Amin & Mrs. Aasma Erpan Amin								
	Application No: / LOS No. -				Contact No:-				
	Property Details								
	Address:- C-3, ARC Paradise Apartment, Sansari Lane No.3, Lam Road Deolali Camp, Nashik								
	Survey no. 29A/1A/2-1/, 29-A/1A Sansari Shivar, Deolali Camp, Nashik								
	Near by Landmark		Opp. Singh Cycle lam Road Deolali Camp, Nashik Survey no. 29A/1A/2-1/, 29-A/1A Sansari Shivar, Deolali Camp, Nashik						
3	Document Details		Name of Approving Auth.		Approval No.				
	NA Permission	Yes	Collector of Nashik		-				
	Layout Plan	Yes	-		-				
	Commencement Certificate	Yes	Ex. Officer Deolali Cantonment Board, Deolali, Nashik		Certi. No. 30 Dt. 13/05/2004				
	Building Completion Certificate	Yes	Ex. Officer Deolali Cantonment Board, Deolali, Nashik		Certi. No. 558/BLD/EB/550 Dt. 31/03/2006				
	Legal Documents	Yes	Agreement to Sale Regd. Sr. No. -0598/2018 Dt.07/03/2018						
4	Physical Detail								
	Adjoining Properties	East	Open Garden with R.S No.30-B	West	Open Garden with R.S. No C-2	North	Open Garden Space	South	Row Unit A-4
	Matching of Boundaries	Yes	Plot Demarcated	Yes	Approved land use	For Residential use	Type of Property	Residential Bungalow	
	No of rooms	As per Plan							
	Total No of Floors	Ground Floor + First Floor	Floor on Which the property is located	Ground Floor + First Floor	Approx. age of the property	12 Years	Residual age of the property	48 Years Future Life	
-5	Tenure / Occupancy Details								
	Status of Tenure	Owned	No of years of occupancy- NA			Relationship of tenant or owner		N/A	
6	Stage of Construction								
	Stage of Construction	100% Work Completed, Completion Certi. No. . 558/BLD/EB/550 Dt. 31/03/2006							
7	Type of Construction	RCC Frame Structure							
8	Violations if any observed								
	Nature and extent of violation				(Bldg. Const. as per Sanction Plan)				

