



- Project Management Consultant
- Approved Valuers
- Architectural Consultant
- Chartered Engineers
- Techno Economic Viability Consultant
- Lenders Engineering Consultant

Mobile - 94231-73435 / 92265-88604 ■ Email : ashvinghamandi@gmail.com | rachanavishwa@gmail.com

CERTIFICATE

This is to certify that based on the site visit investigation, actual observation, information, given xerox documents & particulars provided given from The Chief Manager, Janata Bank, Main Branch, Nashik and the said client. And on the perusal of document produced before me on detail assessment of the property i.e. residential flat for **Mr. Samadhan Ramdas Ahire & Mrs. Suvarna Samadhan Ahire** i.e. residential flat **No 7**, on Fourth Floor, Shivshakti Apartment, situated on Plot No 9, S. No 383/1/2/9, CTS No 7574, Narhari Nagar, Adjacent to Shankar Temple, Near J D Sawant College, Pathardi Phata, Pathardi Area, Nashik with subject to the existing condition, current status, market scenario, documented area of the said property, as per executed technical specification of the property & other various surrounding allied factors, today's estimated cost of the property as per my opinion

Fair Market Value of property = ₹ 18,00,400/-
(In word ₹ Eighteen Lakh Four Hundred Rupees Only)

Feasible / realizable value of property = ₹ 16,20,000/-
(In word ₹ Sixteen Lakh Twenty Thousand Rupees Only)

Distress sale value of property = ₹ 13,50,000/-
(In word ₹ Thirteen Lakh Fifty Thousand Rupees Only)

The detail regarding the above said property is as per report attached. The valuation is prepared considering the property is free from encumbrance, title is clear. The legal aspect of property & all original documents i.e. agreement, sanction building plan, corporation tax receipt, society dues, structural stability certificate from practicing structural engineer, other documents related to property must be check before loan disbursement separately through the legal consultant or competent authority, the value varies with the purpose. This report is for specific purpose, however if used otherwise for any other purpose partially or fully, it could be misleading.

For **Rachana Vishwa**

(Ashvin Ghamandi)

B.E (Civil), AMIE, AIIV, M.Sc(Rev)

Chief Executive Officer

Civil consultant & approved panel valuers



Place – Nashik

Date – June 11, 2022

- Encl . 1. Valuation Realities from page no 1 to 11
2. Site Visit Photograph (6 nos photographs)

Faith, Credibility, Transparency & Quality Work Service Is Our Motto

Flat No. C-13, C Wing, Punyanagari
Co-Hsg. Society, Near Ambrapali
Petrol Pump, S.V. Road, Bibvewadi Area,
Pune - 411 037.

Shriganesh Bungalow,
Near Rungatha High School,
Ashok Stambh Area
Nashik - 422 002.

Khanale Childern Hospital, Near New
Samarthnagar, Opp. Swatantra Sainik Colony,
Nageshwarwadi Area
Aurangabad - 431 001.

"Nalini Shiipa",
Near Panchvati, Old Agra Road,
Deopur Area
Dhule - 424 002

Pune | Nashik | Satara | Aurangabad | Ahmadnagar | Dhule | Nandurbar | Jalgaon

RACHANA VISHWA

7	Title of property	Free Hold land
7a	Is it freehold or leasehold land?	Not applicable
7b	If not free hold what is unimpaired period of lease	Not applicable
7c	If leasehold, the name of lesser, nature of lease, date of commencement and termination of lease terms of renewal of lease	Not applicable
7d	Does the land fall in an area included in any Town planning schemes or any development plan of Government for any statutory body. So give particulars?	As per the revised DP plan of Nashik Municipal Corporation it is in residential zone
8	Type Of property	Residential flat
8a	Residential (Flat / Bungalow) or Commercial	
9	What is the	
9a	Year of acquisition / purchase of land and value / purchase price paid	Not applicable
9b	Year of construction / purchase of building and number of floor / stories	The commencement certificate is obtained on dated 4.9.2013 vide No 2375/13 is sanctioned from the competent authority of Nashik Municipal Corporation & completion certificate is obtained on dated 29.8.2017 vide No 4143 as reference to the discussion & given xerox documents from client.
9c	Cost of construction or purchase price	Not Applicable
9d	Additional / improvement carried out if any state briefly nature of additions/improvement, total cost thereof	Not Applicable
9e	Estimated Future Life	The estimated life of residential flat is @ 55 years subject to seismic condition or any natural defect and the maintenance of building is done on regular basis or when it is required.
10	State	As per the revised DP plan of Nashik Municipal Corporation it is in residential zone
10a	Has the whole or part of the land been notified for acquisition by government or any statutory bodies give date of the notification?	
10b	Area of land supported by documentary proof its physical features? (As per reference through the banks given document) Its physical features as per schedule I follows	<p>For Said Plot No -</p> <p>North - By Plot No 8</p> <p>South - By 9.0 M Road</p> <p>East - By 7.50 M Road</p> <p>West - By S. No 313/1/2/ 1 to 5</p> <p>For Said Flat -</p> <p>North - By Side margin</p> <p>South - By Side margin & Road</p> <p>East - By Side margin & Road</p> <p>West - By Staircase & Flat No 8</p> <p>Main Approach of this residential complex is Namhari Nagar. Adjacent to Shankar Temple, Near</p>
10c	Road, streets or lanes on which the land is abutting?	

RACHANA VISHWA

	J D Sawant College, Pathardi Phata, Pathardi Area, Nashik RCC structure
10d	Type / class of construction
10e	Service items available (list of all items to be provided such as lifts, bore well, canteen stores etc)
11	If the property is industrial
11a	State for what type of activity / Industry the premises is well suited and sanctioned /connected power load and type of activity presently going on at the premises
12	Whether the property is residential flat/ apartment – If so then state
12a	In which floor / story, flat is located
13	If the property is of a commercial type state
13a	For what purpose the same is well suited (office / business)
13b	The present activity/ business being conducted
14	If the property is agricultural state Whether dry or wet land and irrigation facilities available and type of crops grown and annual yield /income in the previous year
15	Whether the building / property is constructed strictly according to the sanctioned plan- Details of variation, noticed, if any and effect of the same on the valuation to be dealt with specifically.
16	Whether the property is self-occupied or tenant/let out. Give detail since how long and to how many tenants and what is the total monthly income and if partly owner occupied specify portion and extent of area under owner occupation
17	Whether the said property was valued earlier by you? Give this detail
18	Whether the building is insured, give detail
19	For valuation purpose following non attested documents paper are observed or given from client / borrower or bank - ONLY

J D Sawant College, Pathardi Phata, Pathardi Area, Nashik
 RCC structure
 Not applicable
 Not applicable
 Residential flat
 Residential flat no. 7, on Fourth floor
 Not applicable
 Not applicable
 Not Applicable
 As per the given copy of sanction plan done by Ar. M/s. Shardul Singh & Associates on dated 8.8.2017, is sanctioned from the competent authority of Nashik Municipal Corporation, the construction is as per the same & it's OK.
 At the time of visit the property was tenant occupied. Other details not known..
 No
 The documents related to this subject is not given from the client
 a. Xerox copy of sanction plan done by Ar. M/s. Shardul Singh & Associates on dated 8.8.2017 given from the client
 b. Xerox copy of deed of flat on dated 7.7.2021 vide no 6344/2021 given from the Client
 c. copy of commencement certificate is obtained on dated 4.9.2013. vide No 2375/13



d. Copy of completion certificate on dated 29.8.2017 vide No 4143

20 Clause of limited liability of valuation report

- a. This valuation work has been carried out at the request of the client/ Borrower/ Bank. Also our valuation is only use of the party to whom its addressed and no responsibility is accepted to any third party for the whole or any part of its contents
- b. Our report is issued at specific request of the bank/ client for specific purpose and the said report is not valid if the purpose of the use is different
- c. Through every care, best effort, knowledge & belief has been taken during inspection, valuation and report preparation, any liability arising out of use of this report shall be limited to 50 % of the professional fees actually received by us. In no event shall valuer be held responsible or liable for special indirect or consequential damages after the assignment is completed
- d. The valuers' liability is limited only to use of this report for the purpose and financial institution mentioned in the valuation certificate
- e. If need arises, appearance in the court of law / statutory authority/ any other authority or committee, shall be duly compensated by the client/ borrower or Bank for actual / out of pocket expenses incurred and professional time spent
- f. The valuer shall not be responsible for matters of legal nature that affected the valuer, title, and opinion expressed by us. Our report does not cover verification of ownership, title clearance or legality & subject to adequacy of engineering / structural design
- g. Its assumed that the property is free of liens and encumbrances
- h. We consider the only area given in the agreement declared by the client & submitted for registration with government authorities as final for valuation purpose. Any area that is not stated in this agreement is not considered for valuation purpose.
- i. It is assumed that there is no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors
- j. Any legal matter is arises its subject to Pune jurisdiction only. Also if any legal or travelling expenses occurred it's to be totally paid by the bank / client / borrower
- k. The valuation is done with reference to the given non attested xerox document available at the time of assessment, before the disbursement of loan, check the all original documents related to the property. The responsibility/ liability of ownership the property is not on our or valuer its depends only on given documents
- l. This report should be read with notes & details along with the legal due diligence report. Value assigned here in is subject to this stipulation. Its presumed that the given Xerox documents are taken from the originals duly tested & verified as ultra violet lamp machine (UVL) about veracity
- m. This valuation report is purely an opinion and has no legal, contractual obligations on our part
- n. This report's format is the property of M/s. Rachana Vishwa only. If this report's format is stolen by someone partially or fully, it could be misleading.

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These assumption consider for this valuation details

- a. Present Government policies / micro finance economics / political issues will not change business specifically
- b. All buildings are estimated to have a salvage value of 10% but an equal amount is required to salvage this value, therefore for the purpose of valuation net salvage value of building is Nil
- c. Anticipated residual life of the structure left is assumed without conducting any technical engineering test but its only based on physical observation of the at the time of the inspection of the asset
- d. External market factors, unpredictable nature of market, market uncertainty, policy of surrounding, new law of land, new city development plan and environmental nuisance i.e. dumping ground / air pollution will not affect substantially.



RACHANA VISHWA

VALUATION APPROACH

Pursuant to the request from The Chief Manager, Janata Bank, Main Branch, Nashik the undersigned visited the property with the owner & bank official Mr. Tanmay as on June 10, 2022 to assess the fair market value of property i.e. residential flat for auction purpose only.

DESCRIPTION OF ASSETS (RESIDENTIAL FLAT)

Mr. Samadhan Ramdas Ahire & Mrs. Suvarna Samadhan Ahire have purchased the property i.e. residential flat No 7, on Fourth Floor, Shivshakti Apartment, situated on Plot No 9, S. No 383/1/2/9, CTS No 7574, Narhari Nagar, Adjacent to Shankar Temple, Near J O Sawant College, Pathardi Phata, Pathardi Area, Nashik from Mr. Jagdish Baniya & Others as per given Deed of residential flat done in registered office on dated 7.7.2021 vide No. 6344/2021, consideration cost is Rs. 25,00,000/- as per reference through the xerox copy of Deed given from bank / client document.

In this deed is written the said residential flat No - 7 on Fourth floor admeasuring of documented built up area of flat is i.e. **58.55 Sqm.**

Documented built up area of flat = 58.55 Sqm

Special Note : As per sanction plan it is one room + kitchen flat. But the builder is converted it into one BHK flat.

The executed technical specification for said residential flat no 7 are

- ✓ Flat Type = Hall + Kitchen + 1 Bed Room + 1 Toilet
- ✓ Floor = Fourth Floor
- ✓ Foundation = RCC
- ✓ Wall = Brick masonry in C.M.
- ✓ Roof = RCC slab
- ✓ Internal plaster = Neeru Plaster
- ✓ External plaster = Sand Faced plaster
- ✓ Flooring = Vitrified Tiles
- ✓ Electrification = Concealed Wiring
- ✓ Window = Aluminum Windows
- ✓ Door = Flush Door

SITE VISIT INSPECTION NOTE:-

At the time of visit the owner & bank official Mr. Tanmay were present. As per actual site condition & discussion with him the said flat is tenant occupied. Other details not known.

Agreement of

- * Project Management Consultant
- * Approved Valuers
- * Architectural Consultant
- * Chartered Engineers
- * Techno Economic Viability Consultant
- * Lenders Engineering Consultant



RACHANA VISHWA

VALUATION DATA'S

The property is builder constructed and also rental income from this property is applicable in future. Therefore this valuation is based market value of residential flat ownership rate method

The reported age of building is @ 5 years as per reference through the discussion & given completion certificate. The building is RCC frame structure Considering the current quality and recent condition of building, it is my opinion that, the residual life of structure may be @ 55 years subject to structural stability certificate from practicing structural engineer & seismic condition or any natural defect also the maintenance of the property done on regular basis or when its required.

The documented built up area of **residential flat no. 7** is **58.55 Sqm** as reference through the given Xerox copy of documents, considering the location of residential flat Narhari Nagar, Adjacent to Shankar Temple, Near J O Sawant College, Pathardi Phata, Pathardi Area, Nashik. Also considering executed technical specification of residential flat, number of rooms in the flat, floor of the flat, also approach of this complex from the main road Narhari Nagar, Adjacent to Shankar Temple, Near J D Sawant College, Pathardi Phata, Pathardi Area, Nashik with its distance and size, availability of residential flat nearby.

And considering technical specification of said residential flat as per execution, market potential of sale or demand of residential flat the in this locality, documented area of property and value of land in the above said locality. Also consider the current Government policy, currency demonetization & its effect on real estate sector. On detailed survey / current transactions/ enquiry nearby through the adjacent flat owners, society's chairman, watchman and real estate brokers, online selling web portal i.e. magic bricks, 99 acres, OLX etc and inspection it is found that the prevailing market rates of the residential flat as per documented built up area wise calculation , it comes @ ₹ 30,750/-Sqm is quite reasonable or appropriate

Therefore,

For residential flat No – 7 on Fourth floor
(Documented built up area of flat = 58.55 Sqm.)

Cost Of Flat = 58.55 Sqm x 30,750/- per Sqm
 = 18,00,412/-
 = Say ₹ 18,00,400/-
 = (In word ₹ Eighteen Lakh Four Hundred Rupees Only)

Faith, Credibility, Transparency & Quality Work Service Is Our Motto

Fair Market Value of property

The term "Fair Market Value" as used herein, is defined as being the amount, in terms of money, at which the property would exchange in the current real estate market, allowing a reasonable time to find a purchaser, as between a willing buyer and a willing seller, both having reasonable knowledge of all relevant facts, and with equity to both.

This definition assumes that any transaction that may occur will be for cash or its equivalent consideration. The terms of sale, whether favorable or unfavorable, would undoubtedly influence the price of the property if it were offered for sale in the open market. It is further assumed that title to the property is good and marketable, and that it would be transferable without unreasonable restrictions. Thus, the characteristics of the 'Market Value's are

- ✓ It is a free will sale.
- ✓ It is an estimated amount and not a predetermined or an actual sale price.
- ✓ It is time-specific as on the given date.
- ✓ It depends on 'purpose of valuation.
- ✓ Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- ✓ Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

Fair market value of the property i.e. Residential flat for **Mr. Samadhan Ramdas Ahire & Mrs. Suvama Samadhan Ahire** i.e. residential flat No 7, on Fourth Floor, Shivshakti Apartment, situated on Plot No 9, S. No 383/1/2/9, CTS No 7574, Narhari Nagar, Adjacent to Shankar Temple, Near J D Sawant College, Pathardi Phata, Pathardi Area, Nashik ₹ 18,00,400/- (In word ₹ Eighteen Lakh Four Hundred Rupees Only)

Feasible / realizable value, its a value less than the fair market value, it depends on various factor i.e. mode of payment, marketing strategy of the flat for sale, transfer fee of society, cost involved in the process of the sale and current real estate market condition, location, age of the property etc. Due to this reference, we are adopting a discounting factor of 10% with reset to the fair market value of the property. So that as per my considered opinion that the value of the property its around ₹ 16,20,000/- (In word Sixteen Lakh Twenty Thousand Rupees Only)

Distress / Forced sale value, its value may reasonably be expected to be obtained from the sale of the property in which one or many factors of the definition of the current market value are not satisfied. At that time the seller may be unwilling seller the property and the buyer may be motivated by the knowledge of the disadvantage of the seller suffers from. Due to this reference we are adopting a discounting factor of 25% with reset to the fair market value of the Property. So that, as per my considered opinion that; in case the value of the property its around ₹ 13,50,000/- (In word ₹ Thirteen Lakh Fifty Thousand Rupees Only)

DETAILS CONCLUSION

Details of Property Area = Residential flat No - 7 on Fourth Floor
 = Documented built up area = 58.55 Sqm

Fair Market Value of property = ₹18,00,400/-
 (In word ₹Eighteen Lakh Four Hundred Rupees Only)

Feasible / realizable value of property = ₹ 16,20,000/-
 (In word ₹ Sixteen Lakh Twenty Thousand Rupees Only)

Distress / Forced sale value of property = ₹ 13,50,000/-
 (In word ₹Thirteen Lakh Fifty Thousand Rupees Only)

Replacement cost of property for insurance purpose is ₹ 10,85,000/-
 (In word ₹ Ten Lakh Eighty Five Thousand Only)

SELF DECLARATION

- The inspection and process of the valuation of the property has been carried out by me or our trained & qualified persons of our team
- I have no direct and indirect interest in the property.
- This valuation report is valid only for the purpose and intended user mentioned above
- This valuation report is based on the which document given in above mentioned list from the client / borrower or Bank
- Past Performance of Real Estate Market need not necessarily indicate the future trends.
- The valuation is subject to clear and marketable title and adequacy of Engineering / Structural design, Deed of declaration for common areas etc
- The valuation is based on that the building / bungalow plan is already sanctioned from competent authority
- The original copy of this report is to be treated as valid for further process
- The information furnished is true and correct to the best of my knowledge and belief.

For **Rachana Vishwa,**

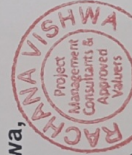
(Signature)

(Ashvin Ghamandi)

B.E (Civil), AMIE, AIV, M.Sc (Rev)

Chief Executive Officer

Civil consultant & approved panel valuers



Place – Nashik
Date – June 11, 2022

DETAILS CONCLUSION

Details of Property Area = Residential flat No – 7 on Fourth Floor
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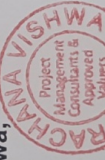
Distress / Forced sale value of property = ₹ 13,50,000/-
 (In word ₹ Thirteen Lakh Fifty Thousand Rupees Only)

Replacement cost of property for insurance purpose is ₹ 10,85,000/-
 (In word ₹ Ten Lakh Eighty Five Thousand Only)

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For **Rachana Vishwa,**



(Ashvin Ghamandi)

B.E (Civil) AMIE, AIV, M.Sc (Rev)
 Chief Executive Officer
 Civil consultant & approved panel valuers

Place – Nashik
 Date – June 11, 2022

- Project Management Consultant
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- Lenders Engineering Consultant



RACHANA VISHWA

SITE INSPECTION PHOTOGRAPH

property for

Mr. Samadhan Ramdas Ahire & Mrs. Suvarna Samadhan Ahire

residential flat No 7, on Fourth Floor, Shivshakti Apartment, situated on Plot No 9, S. No 383/1/2/9, CTS No 7574, Mahanagar, Adjacent to Shankar Temple, Near J D Sawant College, Pathardi Phata, Nashik



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 NASHIK | PUNE | SATARA | SOLAPUR | AURANGABAD | AHMADNAGAR | DHULE
 Janata Bank, Main Branch, Nashik's Copy Only | Bank Confidential Bank Documents | Page 10