ASTUTE
VALUERS
& CONSULTANTS
Total Valuation Solutions

Ref No.: AST/2122162/MVK **Date: 25/10/2021**

To,
Branch Manager,
State Bank of India
Branch: RACPC, Nashik.

Sub: Valuation Report of Flat for Recovery Purpose.

Client Name : Mr. Ramappa Maharudrappa Kittur
Mrs. Lata Ramappa Kittur.

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property	:	Flat No.13, 3rd Floor, **"Sai Nityanand - B"**, S. No.58/6C/2, Rokadoba Wadi, Off Artillery Center Road, Jai Bhavani Road, Mouje Deolali, Nashik Road, Nashik.
Fair Market Value [As on today]	:	**₹ 24,00,000.00** **(Rs. Twenty Four Lakh Only)**
Realizable Value	:	₹ 21,60,000.00 (Rs. Twenty One Lakh Sixty Thousand Only)
Distress Value	:	₹ 19,20,000.00 (Rs. Nineteen Lakh Twenty Thousand Only)

This report has 1 + 8 = 9 Pages

Thanking you,

Yours faithfully,

HAR-261

FOR ASTUTE VALUERS & CONSULTANTS

(AMIT H. GADNIS)
PANEL VALUER
STATE BANK OF INDIA

AMIT H. GADNIS
CAT-I-759
Govt. Regd. Valuer

Format-B

VALUATION REPORT [In Respect of Flats].
(To be filled in by the Approved Valuer)

I. GENERAL:

1.Purpose for which valuation is made			Recovery Purpose.	
2	A	Date of Inspection	22/10/2021.	
	B	Date on which the valuation is made	25/10/2021.	
3	**List of photocopies of the Document produced for perusal: (Obtained from Bank).**			
			Name of Approving Auth.	Approval No.
	Layout Plan	No	Not Submitted for perusal	--
	Building Plan	Yes	Exe. Eng.Town Planning, NMC, Nashik.	No.166/2455, Dtd:17/10/2014.
	Commencement Certificate	Yes.	Exe. Eng.Town Planning, NMC, Nashik.	LND/BP/C-3/166/2455, Dtd: 17/10/2014.
	Completion Certificate	No	Not Submitted for perusal	--
	Legal Documents	Yes	**Flat Kararnama**: Reg.No.3725-2016, Dtd:20/05/2016 at sub registrar office Nashik-2, Commencement Certificate, Building Plan etc.	
4	**Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)**		**Mr. Ramappa Maharudrappa Kittur & Mrs. Lata Ramappa Kittur.** Add: Nashik. Joint Ownership.	
5	**Brief description of the property (Including leasehold / freehold etc)**		Free Hold.	
6	**Location of Property**			
	A	**Plot No./Sy.No.**	S. No.58/6C/2.	
	B	**Door no. of the said asset**	--	
	C	**T.S. No./ Village**	Deolali.	
	D	**Ward/Taluka**	Nashik.	
	E	**Mandal/District**	Nashik.	
7	**Postal Address of the Property**		Flat No. 13, 3rd Floor, **"Sai Nityanand - B"**, S. No. 58/6C/2, Rokadoba Wadi, Off Artillery Center Road, Jai Bhavani Road, Mouje Deolali, Nashik Road, Nashik.	
8	**City Town**		Nashik.	
	Residential area		Yes	
	Commercial area		No.	
	Industrial area		No.	
9	**Classification of the area**			
	i.High/Middle/Poor		Middle Class.	
	ii.Urban/Semi Urban/Rural		Urban.	

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10	Coming under Corporation limit / Village Panchayat / Municipality	Nashik Municipal Corporation, Nashik.	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No.	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	NA.	
13	Boundaries of the property.	**[as per Flat Kararnama]**	
	North	Flat No.12 & Sai Nityanand - A.	
	South	Marginal space.	
	East	Marginal Space.	
	West	Flat No.14 & 11.	
14	1. Dimensions of the site	As per Flat Kararnama	As per actual.
		750 sft [69.70 sqm]	Measurement not done
15	2. Latitude/Longitude and co-ordinates of the property.	19.944842 N 73.825818 E	
16	Extent of the site	750 sft	
17	Extent of site considered for valuation (Least of 14a & 14b)	750 sft	
18	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner Possession.	
II. APRTMENT BUILDINGS.			
1	Nature of Apartment	Residential Building.	
2	Location	Flat No. 13, 3rd Floor, **"Sai Nityanand - B"**, S. No. 58/6C/2, Rokadoba Wadi, Off Artillery Center Road, Jai Bhavani Road, Mouje Deolali, Nashik Road, Nashik.	
	TS No.	–	
	Block No.	–	
	Ward No.	–	
	Village/Municipality/Corp.	Deolali.	

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	Door No., Street or Road (Pin Code)	--
3	Description of the locality Residential / Commercial / Mixed	Residential area.
4	Year of Construction	2014.
5	Number of Floors	G+3.
6	Type of Structure	RCC framed structure
7	Number of Dwelling units in the building	Details are not avalibale.
8	Quality of Construction	Good.
9	Appearance of the Building	Good.
10	Maintenance of the Building	Good.
11	Facilities Available	NA.
	Lift	No.
	Protected Water Supply	Nashik Municipal Corporation, water supply
	Underground Sewerage	Nashik Municipal Corporation, drainage systems
	Car Parking - Open/ Covered	No.
	Is Compound wall existing?	Yes.
	Is pavement laid around the Building	Yes.
III. FLATS.		
1	The floor on which the flat is situated	Third floor.
2	Door No. of the flat	Flat No.13.
3	Specifications of the flat	
	Roof	RCC slab.
	Flooring	--
	Door	Flush Doors.
	Window	M.S. Sliding windows fully Glazed shutters.
	Fitting	--
	Finishing	--
4	House Tax	Not submitted for perusal.
	Assessment No.	--.
	Tax paid in the name of	--
	Tax amount	--
5	Electricity Service Connection no.	Not submitted for perusal.
	Meter Card is in the name of	--.
6	How is the maintenance of flat?	Good.

7	Sale Deed executed in the name of	Mr. Surendra Raghunath Arigale & Others.
8	What is the undivided area of land as per Sale Deed?	NA.
9	What is the plinth area of the flat?	750 sft
10	What is the floor space index (app.)	NA.
11	What is the Carpet Area of the flat?	Details area not avalibale.
12	Is it Posh/ I class / Medium / Ordinary?	Medium.
13	Is it being used for Residential or Commercial purpose?	Residential Purpose.
14	Is it Owner-occupied or let out?	Owner Possession.
15	If rented, what is the monthly rent?	Details are not avalibale.
IV. MARKETABILITY		
1	How is the marketability?	Residential area.
2	What are the factors favouring for an extra Potential Value?	NA
3	Any negative factors are observed which affect the market value in general?	NA.
V. RATE		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	
3	Break - up for the rate	₹ 3200/sft [Depreciated Rate]
	i. Building + Services	NA.

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	ii. Land & Others.	NA.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	₹ 34010/ sqm Value = ₹ 23,70,497.00
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	NA.
	Replacement cost of flat with Services {V (3)i}	750 sft X ₹ 3200/sqm = ₹ 24,00,000.00
	Age of the building	07 Years.
	Life of the building estimated	53 Years.
	Depreciation percentage assuming the salvage value as 00%	Depreciated Rate adopted.
	Depreciated Ratio of the building	Depreciated Rate adopted.
b	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	₹ 3200/ sft
	Rate for Land & other V (3)ii	NA
	Total Composite Rate	₹ 3200/ sft

Details of Valuation

Sr. no	Description	Qty.	Rate per Unit ₹	Estimated value ₹
1	Present value of the flat (incl. car parking, if provided)	1	₹ 3200/ sft	₹ 24,00,000.00
2	Wardrobes	--		
3	Showcases	--		
4	Kitchen Arrangements	--		
5	Superfine Finish	--		
6	Interior Decorations	--		
7	Electricity deposits / electrical fittings, etc.,	--		
8	Extra collapsible gates / grill works etc.,	--		
9	Potential value, if any	--		
10	Others	--		
	Total	--	--	₹ 24,00,000.00

(Valuation: We have used market approach for deriving valuation as well as considered the condition of flat).

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Remark: During visit the property under valuation was locked, so could not be inspected from inside. We are doing valuation on the basis of rates prevailing in the area which may vary depending on the internal condition of the Flat.	
As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is ₹ 21,60,000.00 (Rupees Twenty one Lakh Sixty Thousand only).	
*	**Assumptions /Remarks.**
	i. Qualifications in TIR/Mitigation suggested, if any (TIR not submitted) ii. Property is SARFAESI compliant: 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. (Reportedly Yes) v. Details of last two transactions in the locality/area to be provided, if available. Any other aspect which has relevance on the value or marketability of the property.
*	**Declaration**
	i. The Property was inspected by me on 22/10/2021. 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.
	Name address & signature of valuer with Wealth Tax Registration No.
	Signature of the Valuer. AMIT H. GADNIS CAT-I-759 Govt. Regd. Valuer Date of Valuation: 25 Oct. 2021
	Enclosures Documents & Photographs (Geo- stamping with date) etc.

Photographs of the property :

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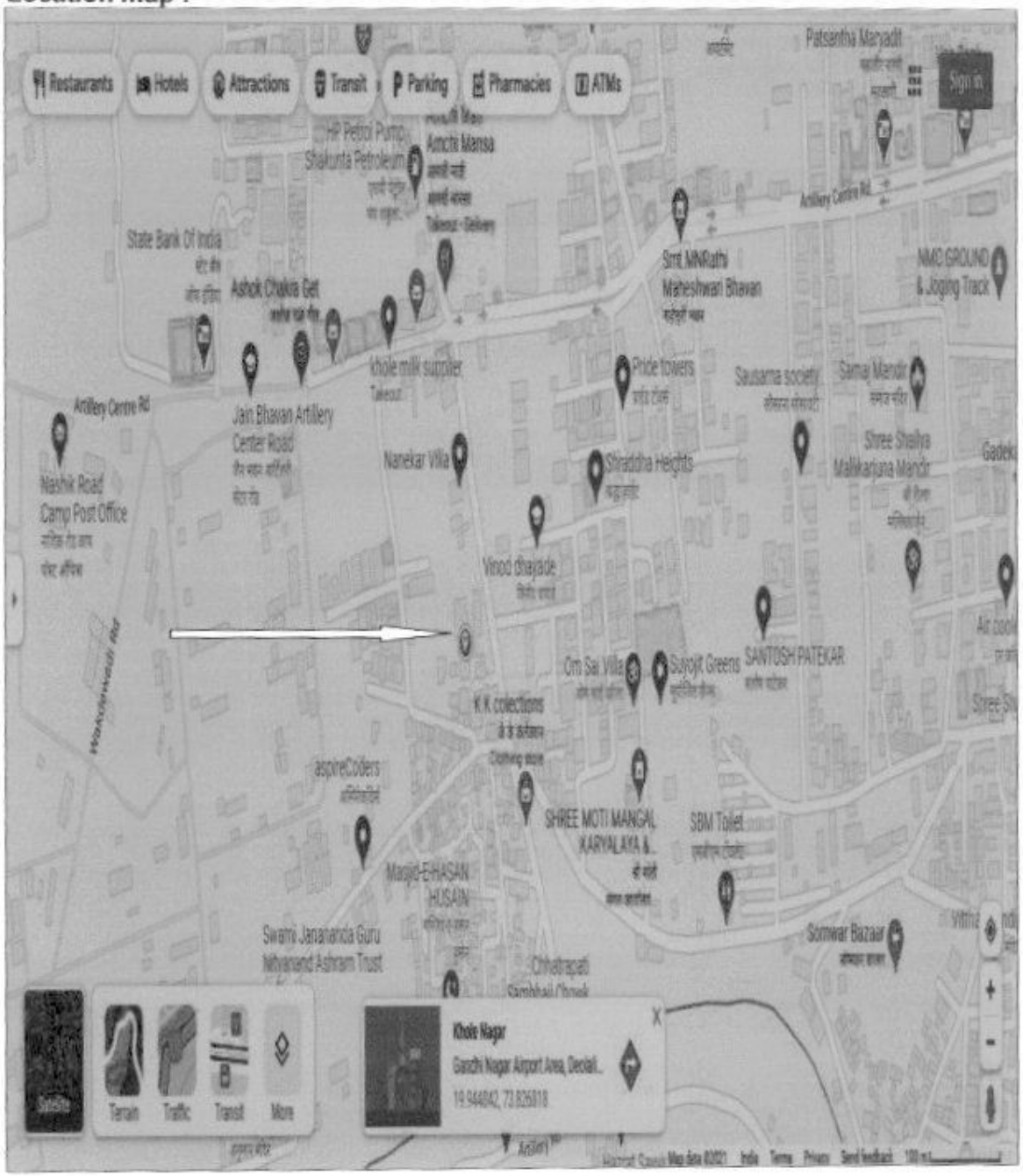
Location map :



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