

Valuation Report For Flat

Address of Property : Flat No. 07, on 2nd floor, in Shubham Apartment in Ramkrushna Nagar, Near Shanti Nagar Makhamalabad Road, Plot No.-5, S. No. 8/3A+3B+4+5A+5B+61 to 4/6, of Makhamalabad, Nashik.

Name of Purchaser : Mr. Pavankumar Vitthalrao Narvade & Mrs. Sweeti Pavankumar Narvade .



Atul B. Wadkar

★ ATUL B. WADKAR ★
NSK/CCIT/
253/28/CAT-1
GOVT. APPROVED VALUER

DATE OF VALUATION : 28/01/2019
Nashik

Er. ATUL WADKAR.
APPROVED VALUER

- Chartered Engineer
- Consulting Engineer
- Govt. Approved Valuer

ATUL B. WADKAR

B.E. (Civil), A.M.I.E., A.I.V., C.E.,
Office : 404, Ishwar Pratik Apartment,
 Near Spring Valley, Tapovan Road,
 Nashik-422011 **Mob.:** 9422604011
Email id : atulwadkar1@rediffmail.com

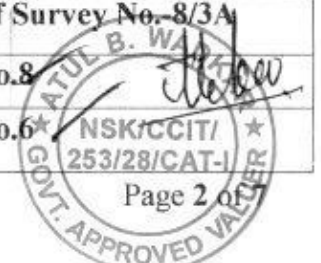
Ref: SBI/18-19/181

Date: - 29/01/2019

VALUATION REPORT OF IMMOVABLE PROPERTY

Name & Address of Branch : SBI RACPC Br. Nashik. ✓
Name of Customer(s)/Borrowal unit : Mr. Pavankumar Vitthalrao Narvade &
 (for which valuation report is sought) Mrs. Sweeti Pavankumar Narvade.

1	Customer Details			
	Name		Mr. Pavankumar Vitthalrao Narvade & Mrs. Sweeti Pavankumar Narvade . ✓	
	Apl. No.			
	Contact No			
	Date of Property Inspection		29/01/2019 ✓	
Date of Valuation Report		29/01/2019 ✓		
2	Property Details.			
	Address		Flat No. 07, on 2 nd floor, in Shubham Apartment in Ramkrushna Nagar, Near Shanti Nagar Makhamalabad Road, Plot No.-5, S. No. 8/3A+3B+4+5A+5B+61 to 4/6, of Makhamalabad, Nashik	
Near By Land Mark/Google Map Independent access to the Property		Located in Ramkrushna Nagar, Near Shanti Nagar Makhamalabad Road, ✓		
3	Documents Details		Name of Approving Auth.	
	Layout Plan	No	Town Planning Dept. Nashik NMC Municipal Corp.	Approval No. -----
	Building Plan & Commencement Certificate	Yes	Town Planning Dept. Nashik NMC Municipal Corp.	Approval No. LND/BP/C2/497/2753. Dtd. 29/08/2012. ✓
	Building Completion Certificate	Yes	Town Planing Dept. Nashik Municipal Corporation.	Approval No. TP/Panch/14446/1405. Dtd.18/06/2013 ✓
	Legal Documents - Copy of Deed of Apartment	Yes	Joint Sub Registrar Nashik-Class II	NSN3-8236-2014, Dtd.17/02/2014. ✓
Physical Details				
Plot Adjoining Properties Boundaries	East	Plot No.-06.	West	15.0M DP Road.
	South	9.0M wide Colony Road.	North	Part of Survey No. 8/3A
Flat Adjoining Properties Boundaries	East	Open Space ✓	West	Flat No.8
	South	Open Space ✓	North	Flat No.6



Matching of Boundaries	Yes ✓	Plot Demarcated	Yes ✓	Approved Land Use	For Residential use.	Type of Property	Flat
No of Room	Living Room	1	Bed Room	2	Toilet	1-WC 1-Bath	Kitchen
No. of Floor in the Building		Ground/Parking + 4 above floors.		Property Located On Which Floor.		2 nd floor ✓	
Approx. age of the Property.		5 Yr. ✓		Residual age of the Property.		55 Yrs. ✓	
Type of Construction.		RCC Frame Structure					

5 Tenure / Occupancy Details			
Status of Tenure	Owned/Rented.	No. of years of Occupancy.	Relationship of Tenant or Owner
Free Hold	Owned	5 yrs. ✓	NA

6 Stage of Construction.		
Stage of Construction.	100% Construction work complete.	If Under Construction, Extent of Completion.
Completed.	Yes.	Not Applicable.

7 Violations if any observed. - NA.		
Nature and extent of violation – NA.		

8 Area Details of the Property		
Plot Area		----
Carpet Area of Flat		58.90 Sq.Mt.
Built-up Area		73.85 Sq.Mt.
Salable Area		73.85 Sq.Mt.

9. Summary of Valuation :		
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(Pls .Refer annexure I)

No.	Particulars	Value in Rs.
i	Value of Flat as per Government Rates.	✓ 17,61,000.00
ii	Fair Market Value .	✓ 21,45,000.00
iii	Realizable Value	✓ 19,30,000.00
iv	Forced/Distress Sale value.	✓ 17,10,000.00



Justification on variation :-

The Rates are considered as per Present Market rates in the vicinity & considering the construction, specification of the material used, Locality & amenities Provided. Hence there is a Variation in the Government Value to Market Value.

Amenities Provided :-

1	Plaster	Neru finish inside and Sand face outside
2	Colour	Painted inside & Outside.
3	Flooring	Ceramic tiles Flooring.
4	Windows	Aluminum sliding 2 track Windows.
5	Kitchen	Granite stone for Kitchen Otta.
6	Electrical fittings	Casin Caping



10 Assumptions /Remarks		
i	Qualifications in TIR/Mitigation suggested, if any -	No.
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. -	Not Known
v	Details of last two transactions in the locality/area to be provided, if available	Not available
vi	Any other aspect which has relevance on the value or marketability of the Property.	No.
11 Declaration		
<p>1. The Property was inspected by the undersigned on. 29/01/2019. Undersigned does not have any direct / indirect interest in the Above property.</p> <p>2. The information furnished herein is true and correct to the best of Our knowledge.</p> <p>3. I have submitted Valuation report directly to the Bank.</p> <p>4. The Valuation is Made for Present Market Value of Property. The Rate Worked out are on the basis of Market Survey.</p>		
12	<p>Name, Address & Signature of Valuer with the Wealth Tax Registration No.</p>	<p>Er. ATUL B. WADKAR. 404,Ishwar Pratik Apartment, Near Spring Valley, Tapovan Road, Nashik – 422 011.</p> <p><u>Wealth Tax Regi.No.-</u> NSK/CCIT/34AB/253/28/Cat-I</p>
		<p></p> <p></p> <p>Signature of Valuer:</p>
13 Document Verified:-		
<p>1. Xerox Copy of Deed of Apartment vide Reg.No. NSN3-8236-2014, Dtd.17/02/2014..</p> <p>2.Copy of Commencement Certificate No.- LND/BP/C2/497/2753,Dtd. 29/08/2012.</p>		
<u>List of Enclosures.-</u>		
<p>1. Annexure –I (Valuation)</p> <p>2. Photographs of Property visited.</p> <p>3. Government Ready Recknor Rate list.</p>		

VALUATION				
Fair Market Value of	Flat No. 07, on 2 nd floor, in Shubham Apartment in Ramkrushna Nagar, Near Shanti Nagar Makhmalabad Road, Plot No.-5, S. No. 8/3A+3B+4+5A+5B+61 to 4/6, of Makhmalabad, Nashik			
Name of Purchaser.	Mr. Pavankumar Vitthalrao Narvade & Mrs. Sweeti Pavankumar Narvade .			
In View of the location, availability of Market, water, means of communication & Prevailing Market Rates, Valuation of the Property is carried out as under.				
Built Up Area	Built up area of Flat No.-07	73.85 Sq.Mt. = 795.00 Sq.Ft.		
Government Rates of Valuation	Flat Built Up Rate Rate with 5 % Depreciation	Rs.25,100/- per Sq.Mt. Rs.23,845/- per Sq.Mt.		
Market Rate Considered for Valuation purpose	Flat Built Up Rate	Rs.2,700/- per Sq.Ft.		
Valuation Details.				
Sr.No.	Particulars	Area in sq.mt.	Rate/Sq.Mt.	Value in Rs.
01	Government Value of Property			
	Flat No.-07	73.85 Sq.Mt.	23,845.00	17,60,953.00
	Total			17,60,953.00
02	Fair Market Value of Property	Area in Sq.Ft	Rate/Sq.Ft.	Value in Rs.
	Flat No.-07	795.00 Sq.Ft.	2,700.00	21,46,500.00
	Total			21,46,500.00
Fair Market Value	Say	Rs.21,45,000/-		
In words Rs. Twenty One Lakh Forty Five Thousand Only.				
Realizable Value		Rs.19,30,000/-		
In words Rs. Nineteen Lakh Thirty Thousand Only.				
Distress Value		Rs. 17,10,000/-		
In words Rs. Seventeen Lakh Ten Thousand only.				

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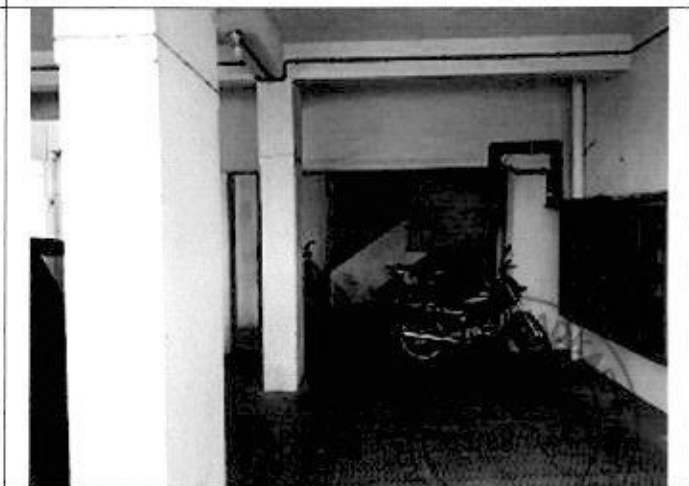
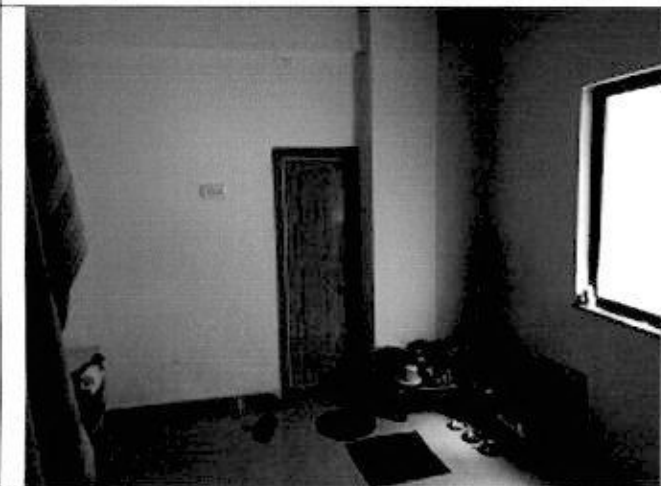
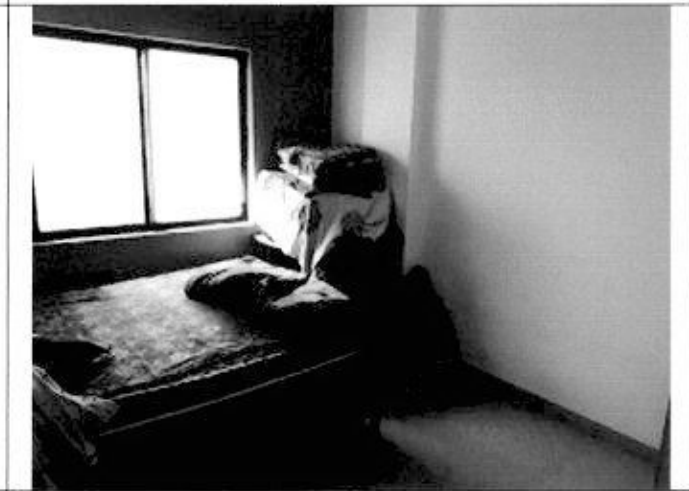
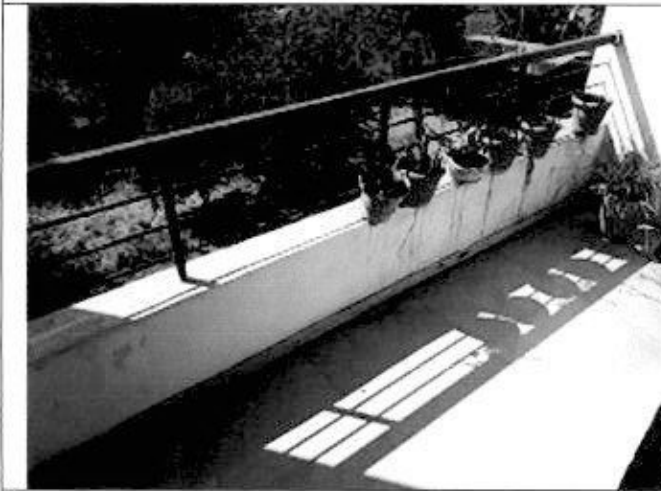
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DATE OF ISSUE : 29/01/2019
PLACE: NASHIK

SIGNATURE OF THE VALUER

PHOTOGRAPHS OF PROPERTY VISITED.





GOVT. READY RECKNOR RATES



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close

Year: 20182019 Annual Statement of Rates Language: English

Selected District: नाशिक
 Select Taluka: नाशिक
 Select Village: मोजे मखमनावाड
 Search By: Survey No Location
 Enter Survey No: 8

उपविभाग	सुनी चनीन	निवासी सदनिका	ऑडीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
14.8 - मखमनावाड म्हसणळ निक रम्याच्या दक्षिणेकडील रम्या विभाग दगळता अंतर्गत मिळकती	7200	25100	27600	33200	0	चौ. मीटर	मळें नंबर

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