

**VALUATION
REPORT
FOR**

**MR. VINEET VINOD GAUTAM
MRS. MAMTA VINEET GAUTAM
FLAT NO. 06, 2ND FLOOR, "SHREE YAMUNA
CO-OP. HOUSING SOCIETY", NEAR TARAN
TALAV, GHADAGE NAGAR, DEOLALI
SHIWAR, NASHIK-422101.**

- REPORTED BY -

Shinde & Gaikwad
ASSOCIATES

NASHIK

10, First Floor, Shivram Complex, Opp. Zilha Parishad, Trimbak Naka, Nashik - 422002.
Ph. : (0253) 2597555, Mo.: 9860572555, 9405308666, 08108618555
E - Mail : s.m.shinde.valuer@gmail.com

Shinde & Gaikwad ASSOCIATES

Registered Engineer
 Certified Approved Valuers
 Structural Engineers
 Planners & Designers

10, First Floor, Shivram Complex,
 Opp. Zilha Parishad, Trimbak Naka,
 Nashik - 422002. Ph. : (0253) 2597555,
 Mo.: 9860572555, 9405308666,
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REF NO.:S&G/NSK/BOB/2020/OCT- 67.

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Date: 28/10/2020

VALUATION REPORT

ANNEXURE-1

1.	This Valuation is done on Request of	:	BANK OF BARODA.
2.	Visit Date, Time & Mobile No.	:	27/10/2020
3.	Purpose for which Valuation is made	:	For assessment of present market value of the Property for Loan purpose of BANK OF BARODA . [Nashik Road Branch].
4.	Date as on which valuation is made	:	28/10/2020.
5.	Name of the owner / owners.	:	MR. VINEET VINOD GAUTAM MRS. MAMTA VINEET GAUTAM
6.	If the property is under joint ownership /ownership share of each such owner are the shares undivided?	:	Joint Ownership.
7.	Brief description of the property	:	THE SAID PROPERTY IS: FLAT NO. 06, 2ND FLOOR, "SHREE YAMUNA CO-OP. HOUSING SOCIETY", NEAR TARAN TALAV, GHADAGE NAGAR, DEOLALI SHIWAR, NASHIK-422101.
8.	Location street, ward no	:	NEAR TARAN TALAV, GHADAGE NAGAR, DEOLALI SHIWAR, NASHIK-422101.
9.	Survey/ Plot No. of land	:	PLOT NO. 01, S. NO. 28/2+4+6+7+9
10.	Is the property situated in residential/ Commercial/industrial/mixed are	:	Residential Area.
11.	Classification of locality high class/ middle Class/ poor class	:	Middle Class.
12.	Proximity to civic amenities like school	:	Within 0.8 KM. away from the property.

THE MARKET VALUE

Rs. 31,53,000/-

(In Words: Rupees. Thirty One Lacs Fifty Three Thousand Only)

The Realizable Value of the above property is **Rs. 28,37,700/-**

The Distressed Sale Value of the above property is **Rs. 26,80,050/-**



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13.	Means and proximity to surface Communication by which the	:	The Locality is well connected by road Nearest Nashik Road Railway Station Within 2.0 Km. & Bus Stop & Auto Rickshaws.
	[a] Boundaries of the Property	:	Flat No. 06. (Second Floor)

<i>East</i>	:	Colony Road
<i>West</i>	:	Side Margin
<i>South</i>	:	Side Margin & Flat No. 02
<i>North</i>	:	Entrance Door, Lobby, Staircase, Flat No. 04

LAND:

14.	Area of land supported by documentary proof shape Dimensions and physical features.	:	N.A.
15.	Roads, Streets or lanes on which the land is abutting.	:	It is abutting D. P. Road & Colony Road Front Building.
16.	Is it freehold or leasehold land?	:	Free Hold.
17.	If lease hold the name of lessor/ lessee, nature of Lease, dates of commencement and terminated of lease and terms of renewal of lease.	:	N. A
i)	Initial premium	:	N. A
ii)	Ground Rent payable per annum	:	N. A
iii)	Unearned increase payable to the lessor.	:	N. A
18.	Is there any restrictive covenant in regard to use of land? If so attach a copy of covenant.	:	N. A.
19.	Is there any agreement of easements? If so attach copies.	:	N. A.
20.	Does the land fall in area in any Town planning plan of Government or any Statutory body If so give particulars?	:	Nashik Municipal Corporation, Nashik.
21.	Has any contribution been made to wards development or is any demand for such contribution still outstanding.	:	N. A.
22.	Has the whole or part of the land been notified for acquisition by Government or any Statutory body? Give date of the notification.	:	N. A.



Improvements:

23.	Attach a dimensional site plan	:	Approved Building Plan No. LND/BP/409/903, Dated: 10/12/2002
24.	Attach plans and elevations of all structures standing on the land and a layout plan.	:	Owner may attach on demand, if required
25.	Furnish technical details of all the Building on a separate annexure	:	As per annexure enclosed.
26.	[i] Is the building owner-occupied/tenanted both?	:	Owner Occupied
	[ii] If partly owner-occupied. Specify portion And extend of area under owner-occupied.	:	Fully Owner occupied
27.	What is the floor space index permissible and percentage actually utilized	:	Yes, In the limits of Nashik Municipal Corporation.
28.	[i] Names of tenants/ lessees/ Licensees etc.	:	N.A.
	[ii] Portions of their occupation	:	N.A.
	[iii] Monthly or annual/ rent/ compensation/license fee, etc paid by each	:	N.A.
	[iv] Gross amount received for the Whole property.	:	N.A.
29.	Are any of the occupants related to or close business associates of the owner.	:	N.A.
30.	Is separate amount being received for the use of fixtures like fans, geysers refrigerators, Cooking ranges? Built-in-wardrobes etc. or for service charges. If so give details.	:	N.A.
31.	Give details for water and electricity charges. If any to be borne by owner.	:	N.A.
32.	Has the tenant to bear whole or part of the cost of repairs and maintenance?	:	N.A.
33.	If a lift is installed who is to bear the cost of maintenance and operations owner or tenant.	:	N.A.
34.	If a pump is installed who has to bear the cost of Maintenance and operations owner or tenant?	:	---



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35.	Who has to bear the cost of electricity Charges for lighting of common space like entrance hall Stairs passages compound etc- Owner of Tenant?	:	---
36.	What is the amount of Property tax? Who is to Bear it? Give details of documentary proof.	:	Details are not produced
37.	Is the building insured? If so give the policy no. amount for which its is insured and the annual Premium.	:	Could not be ascertained during inspection.
38.	Is any dispute between landlord and tenant regarding rent pending in a Court of Law?	:	N. A.
39.	Has any standard rent been fixed for the premises under any relating to the controlled of Rent?	:	N. A.

Sales:

40.	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address if the property registration no. sale price and area of land sold.	:	On oral inquiry and survey done, the present market rates are found to be varying anything around Rs. 2800/- to Rs. 3200/- per Sq. Ft. For Flat Built up Area rate and around the locality for similar type of Residential Premises mainly due to the proximity to civic amenities.
41.	Rate adopted in this valuation	:	Rate adopted is Rs. 3000/- Per Sq. Ft. for Flat Built up Area.
42.	If sale instances are not available or not related Upon the basis of arriving at the land rate.	:	By Local Survey & Inquiry.
43.	Year of commencement of construction and year of completion.	:	Commencement Certificate is Not Provided. Completion Certificate No. 1868 Dated.: 20/09/2003
44.	What was the method of construction by Contract/by employing labour directly/both	:	By Contract.
45.	For items of work done on contract produce Copies of agreements. For Items of small work done by engaging Labour directly give basic of materials and Labour supported by documentary proof.	:	N.A.



PART II- VALUATION

In our opinion, after having considered all the aforesaid factors, real estate market Conditions, Residential utility, goods locality, proximity to civic amenities, D.P. Road Colony Road Front Building, Year of Construction of the Building is 2003. Physical condition/ life of Building Finishing & amenities provided at Ground +03rd Floor, Built up Area of technical details of the Building and various other information gathered in this regard, we as certain the present market Rate of the aforesaid premises is as follows:

As per present Market Rate:

Sr. No	Flat No.	Salable Area	Rate Per Sq. Ft.	Market Value
1.	Flat No. 06 (Second Floor)	1051.00 Sq. Ft. [97.64 Sq. Mt.]	Rs. 3000/-	Rs. 31,53,000/-
Total				Rs. 31,53,000/-
THE MARKET VALUE			Rs. 31,53,000/-	
(In Words: Rupees. Thirty One Lacs Fifty Three Thousand Only)				
The Realizable Value of the above property is			Rs. 28,37,700/-	
The Distressed Sale Value of the above property			Rs. 26,80,050/-	

As on Date : 28/10/2020.

Documents Verified:

[a] Old Valuation Report of Er. D.R Harkal. Dated. 08/09/2017.

Guideline Value (Government Value) of Property:

The Government Value Rs. 23,12,115/-

Note: 1] This Valuation Report is submitted as per Old Valuation Report of Er. D.R Harkal. Dated. 08/09/2017.



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PART III – DECLARATION

I hereby declare that,

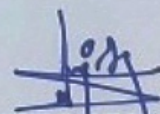
- [a] The information furnished in the enclosed paper is true and correct to the best of my Knowledge and belief.
- [b] I have no direct or indirect interest in the property valued.
- [c] I have not been convicted of any offence & sentenced to a term of imprisonment.
- [d] The Property was inspected by the undersigned on Dated. 27/10/2020, Visited

By the Mr. Aftab Beg.

Date : 28/10/2020.

Place: Nashik.




SIGNATURE OF VALUER
[SHINDE & GAIKWAD ASSOCIATE]
[B.E. (Civil), MIE, FIV, CE]

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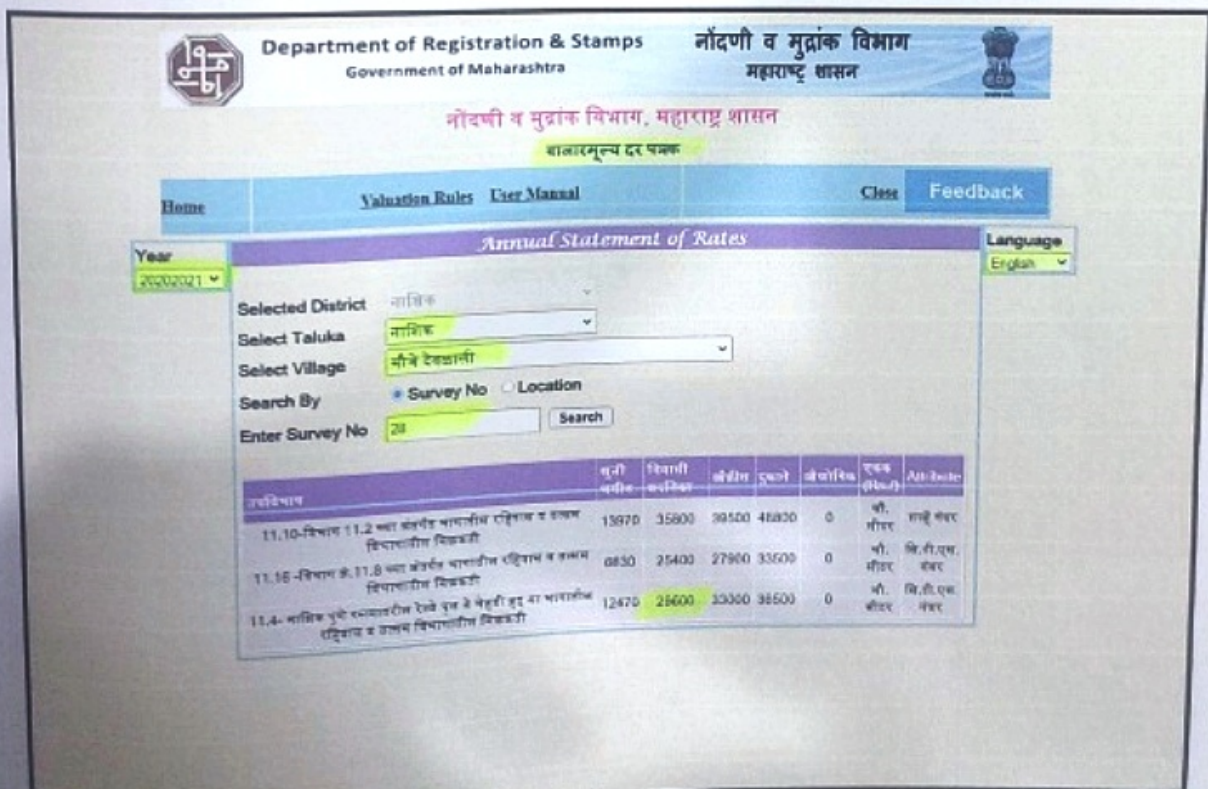
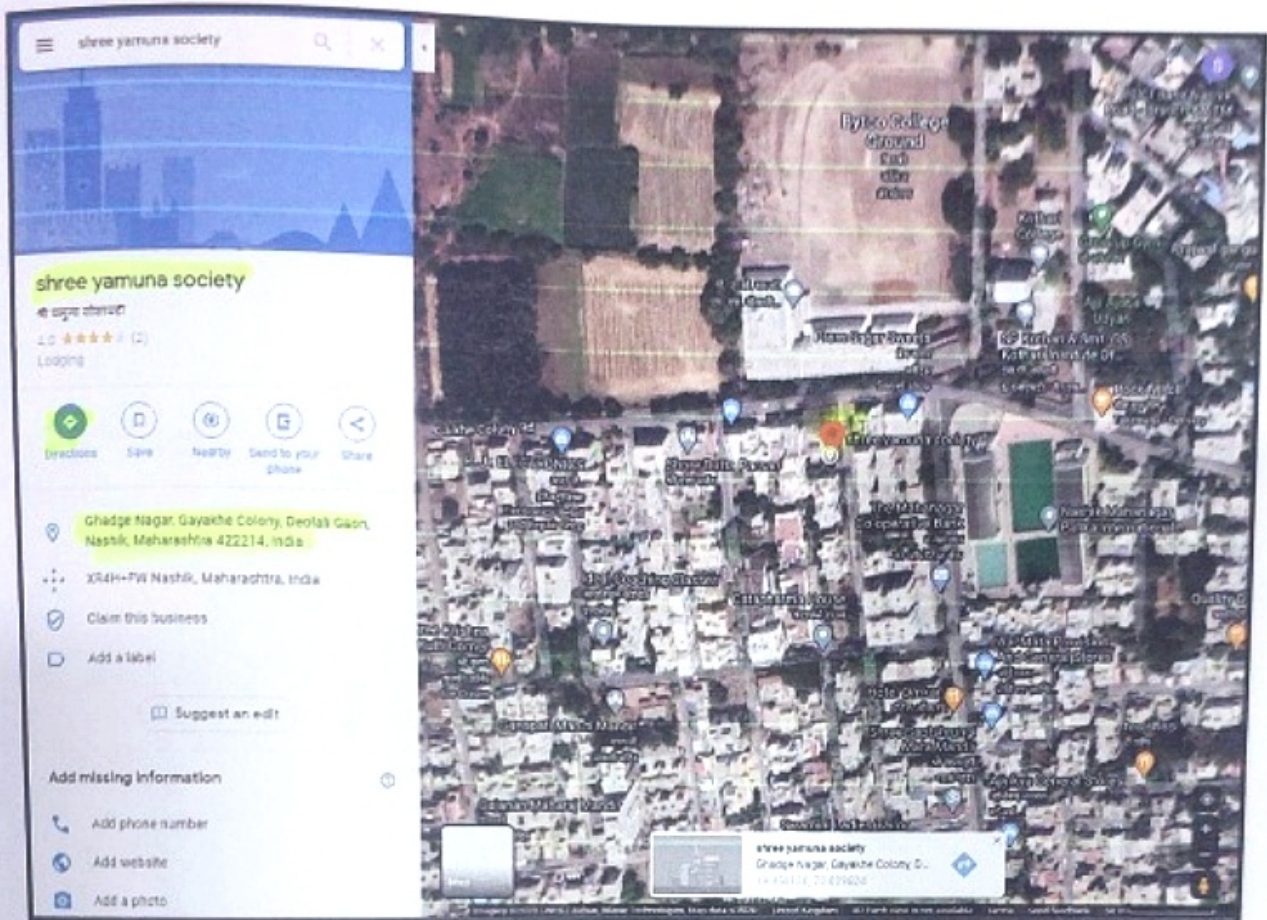
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ANNEXURE-2**Technical details:**

1.	No. of floors and height of each floor	:	Ground + 02 nd Floor.			
2.	Plinth area floor wise [As per IS: 3861-1966]	:	Total Built up Area : Flat No. 06 : 1051.00 Sq. Ft. [Second Floor] [97.64 Sq. Mt.]			
	No. of Rooms	Living/Hall	Bed Rooms	Toilets	Kitchen	
	03BHK	01	03	02	01	
3.	Year of construction	:	Construction Year 2003.			
4.	Estimated future life	:	Building Age is 17 Year Building Future Estimated Life 43 Years.			
5.	Type of construction [Load- bearing walls/R.C.C. frame/ Steel frame structure]	:	R.C.C. Framed Structure.			
6.	Type of foundations	:	R.C.C. Foundation.			
7.	Walls	:	R.C.C.			
	[a] Second Floor	:	150 mm thick burnt brick masonry walls in cement mortar			
8.	Partitions	:	150 mm thick burnt brick masonry walls in cement mortar			
9.	Doors & Windows	:	Provided MS Grill, T. W. Door & Al. Glazed Windows			
10.	Flooring [floor wise]	:	Kota Stones			
11.	Finishing [Floor wise]	:	Cement Plaster Finish & Plastic Paint.			
12.	Roofing & Terracing.	:	R.C.C. Slabs.			
13.	Special architectural or decorative features if any	:	Good Elevation.			
14.	[i] Internal wiring -surface conduit	:	Concealed Fitting			
	[ii] Class of fitting Superior/ Ordinary Poor	:	Good			





-VALUATION REPORT-

-PHOTOGRAPHS-

MR. VINEET V. GAUTAM.

