

Valuation Report of Flat

2 BHK Flat No. 8 on Stilt Second (First) floor in 'Shevanta Residency Apartment', Behind HP Petrol Pump, Near Ashapuri Mini Mall, Jagtap Nagar, Untawadi, Nashik - 422009.

Owner - Mr. Vikas Gangadhar Tanpaure & Other 1.



DATE OF VALUATION: 11/04/2016.

PLACE: NASHIK.

PRASHANT H. PATIL
Govt. Regd. Valuer
Reg No CCIT (N) 1-35

Valuation Report

Valuation of property belonging to	: 1. Mr. Vikas Gangadhar Tanpaure. 2. Mrs. Sangita Vikas Tanpaure.
Valuation as on	: Dt. 11/04/2016.
Purpose of Valuation	: Loan purpose to [Bank of Baroda, Retail Loan Factory, Nashik]
Address of the property	: Flat No. 8 on Stilt Second (First) floor in 'Shevanta Residency Apartment", Behind HP Petrol Pump, Near Ashapuri Mini Mall, Jagtap Nagar, Untawadi, Nashik - 422009.
Area of the Flat No. 08	: 65.61 Sq.m. (706.00 Sq.ft.)
Fair Market Value	: Rs. 21,89,400/- (In Words Rupees: Twenty One Lacks Eighty Nine Hundred Four Hundred Only.)
Realizable Value	: Rs. 20,80,000/- (In Words Rupees: Twenty Lacks Eighty Thousand Only.)
Distress Value	: Rs. 18,61,000/- (In Words Rupees: Eighteen Lacks Sixty One Thousand Only.)



PRASHANT PATIL ASSOCIATES

Govt. Regd. Valuer [Regd. No. CCIT-(N)/I-35]
Chartered Engineer

PRASHANT H. PATIL
B.E.(CIVIL), M.I.E., F.I.V., C.E., PVA II

Regd. Office :

1, 2, Audumber Appt., Patil Lane No.4, College Road, Nashik - 422 005.

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Ref: PHP\VAL\BOB\2016-2017

(1)

Date: 11/04/2016

VALUATION REPORT PRIVATE & CONFIDENTIAL REPORT OF VALUATION OF IMMOVABLE PROPERTY PART-I QUESTIONNAIRE GENERAL

Ref: This valuation is done on request of **Bank Manager, RLF, Nashik, Dt. 07/04/2016.**

1. Purpose for which Valuation is made : For assessment of fair market value of the property for loan purpose of **Bank of Baroda [Retail Loan Factory] Nashik.**
2. Date as on which valuation is made : 11/04/2016.
3. Name of the owner / owners : **1. Mr. Vikas Gangadhar Tanpaure.**
2. Mrs. Sangita Vikas Tanpaure.
As per Reg. Agreement of Sale No. 2392, Dt. 21/03/2016.
4. If the property is under joint ownership/ ownership share of each such owner. are the shares undivided? : Joint ownership.
5. Brief description of the property : The property under valuation is **Flat No. 8** consisting of Hall + Kitchen + Dinning + 1 Bed + 1 Balcony + W.C. + Bath, on Stilt Second (First) floor in '**Shevanta Residency Apartment**', Behind HP Petrol Pump, Near Ashapuri Mini Mall, Jagtap Nagar, Untawadi, Nashik - 422009.
6. Location Street, ward no. : Behind HP Petrol Pump, Near Ashapuri Mini Mall, Jagtap Nagar, Untawadi, Nashik - 422009.
7. Survey /Plot No. of land : Plot No. 4 & 5, S. No. 761/6/3/1+3/2/A, Nashik shiwar, Nashik.
8. Is the property situated in residential / Commercial/ industrial / mixed area. : Residential area.
9. Classification of locality - high class / middle Class / poor class. : Higher - Middle class.
10. Proximity to civic amenities like schools. : All amenities are within 1.00 km.



Valuation Report

11. Means and proximity to surface communication by which the locality is served : The locality is well connected by roads, vehicles & Public transport facilities are available.
11. (a) Boundaries of the Property. : Flat No. 08.
- On or towards the East : By Duct & Flat No. 07.
 On or towards the West : By Marginal Distance & 7.50 mtr colony Road.
 On or towards the North : By Marginal Distance.
 On or towards the South : By Open to Sky.
- Land:**
12. Area of land supported by documentary proof Shape. Dimensions and physical features. : N.A.
13. Roads, Streets or lanes on which the land is abutting. : It is abutting 7.50 mtr colony Road on western side.
14. Is it freehold or leasehold land? : Free hold.
15. If lease hold the name of lessor / lessee, nature of Lease, dates of commencement and termination of lease and terms of renewal of lease : N.A.
 (i) Initial premium.
 (ii) Ground Rent payable per annum
 (iii) Unearned increase payable to the lessor
16. Is there any restrictive covenant in regard to use of land? If so attach a copy of covenant. : Yes the land shall be used for residential purpose only.
17. Are there any agreements of easements? If so attach copies. : No.
18. Does the landfall in area in any Town planning plan of Government or any Statutory body? If so give particulars. : Nashik Municipal Corporation, Nashik.
19. Has any contribution been made towards development or is any demand for such contribution still outstanding. : No.
20. Has the whole or part of the land been notified for acquisition by Government or any Statutory body? Give date of the notification. : No.



Date: 11/04/2016

SHANT PATIL & ASSOCIATES

CONTINUATION SHEET

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Date: 11/04/2016

Valuation Report**Improvements:**

21. Attach a dimensional site plan. : Owner may attach on demand, if required.
22. Attach plans and elevations of all structures standing on the land and a lay out plan. : Owner may attach on demand if required.
23. Furnish technical details of all the building on a separate annexure. : As per annexure enclosed.
24. (i) Is the building owner - occupied / tenanted / both? : Owner occupied.
(ii) If partly owner - occupied. Specify portion And extend of area under owner - occupied. : N.A.
25. What is the floor space index permissible and percentage actually utilized. : As permissible according to N.M.C. Nashik
F.S.I. = 1, Actually Consumed 0.99%
26. (i) Names of tenants/ lessees/Licen-sees ect. : N.A.
(ii) Portions of their occupation.
(iii) Monthly or annual rent/compensation/ license fee, etc. paid by each.
(iv) Gross amount received for the whole property.
27. Are any of the occupants related to or close business associates of the owner. : No.
28. 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.
29. Give details for water and electricity charges. If any to be borne by owner. : Details are not produced.
30. Has the tenant to bear whole or part of the cost of repairs and maintenance? : N.A.
31. If a lift is installed who is to bear the cost of maintenance and operations-owner or tenant? : N.A.
32. If a pump is installed who has to bear the cost of Maintenance and operations-owner or tenant? : Owner through apartment



Valuation Report

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

Sales:

38. Give instances of sales of immovable property in : On oral inquiry and survey done, the present
the locality on a separate sheet, indicating the
name and address if the property registration
no. sale price and area of land sold. market rates are found to be varying anything
around Rs. 32500/- to Rs. 36000/- per sq.m.
for flat in and around the locality. For similar
type of residential premises mainly due to the
proximity to civic amenities.
39. Land rate adopted in this valuation : Not considered separately of land rates
40. If sale instances are not available or not related : To enquire by local estate agent & builders.
Upon the basis of arriving at the land rate.
41. Year of commencement of construction and year : Commencement No. B3/275, Dt. 21/07/2003.
of completion. Part Completion No. Cidco/089, Dt. 29/07/2003.
Full Completion No. Cidco/137, Dt. 20/10/2003.
42. What was the method of construction by : By contract.
Contract /by employing labour directly/both.
43. For items of work done on contract produce : N.A.
Copies of agreements.
44. For items of small work done by engaging : N.A.
Labour directly give basic of materials and
Labour supported by documentary proof.



Date: 11/04/2016

PRASHANT PATIL & ASSOCIATES

CONTINUATION SHEET

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Date: 11/04/2016

Valuation Report
PART II - VALUATION

The property under valuation is 2 BHK Flat No. 8 on Stilt Second (First) floor in 'Shevanta Residency Apartment', Behind HP Petrol Pump, Near Ashapuri Mini Mall, Jagtap Nagar, Untawadi, Nashik - 422009. As per real estate market conditions, good locality, 7.50 mtr colony Road front building, proximity to civic amenities and year of construction of the building, parking facility is available, physical condition, good maintained building, life of the building, finishing and amenities provided at **Stilt Second (First) floor**, built up area of Flat, consideration for valuation and various other information gathered in this regard, we ascertain the present market rate of the aforesaid premises by calculating depreciation is as follows:

As per present market rate:

Valuation of Flat No. 08 = 65.61 Sq.m X Rs. 33370/- = Rs. 21,89,405.70/-

1] Fair Market Value

Say Rs. 21,89,400/-

(In Words Rupees: Twenty One Lacks Eighty Nine Hundred Four Hundred Only.)

2] Realizable Value

Rs. 20,80,000/-

(In Words Rupees: Twenty Lacks Eighty Thousand Only.)

3] Distress Value

Rs. 18,61,000/-

(In Words Rupees: Eighteen Lacks Sixty One Thousand Only.)

As on date 11/04/2016.

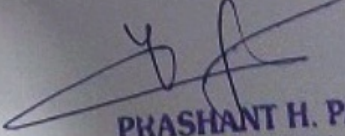
Document Verified: (1) Reg. Agreement of Sale (2) Approved Building Plan
(3) Completion Certificate.

Remark : As per Reg. Agreement of Sale Flat No. 08 on stilt second floor & As per approved building plan & actual on site Flat No. 08 on stilt (first) floor.

PART III - DECLARATION

I hereby also declare that:

- The information furnished in the enclosed paper is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the property valued.
- I have not been convicted of any offence & sentenced to a term of imprisonment.
- This report is prepared for specific purpose & specific intended user.
- The property was inspected on 07/04/2016 in presence of Mr. Vikas Tanpure.
- Legal aspects are not considered for valuation.


PRASHANT H. PATIL.
Govt Regd. Valuer
Reg No CCIT (N) 1-35

Valuation Report ANNEXURE

Technical details:

- | | |
|--|---|
| 1. No. of floors and height of each floor. | : Parking+ Stilt + 3 floors only,
Each floor height is 3.00 mtr. |
| 2. Plinth area floor wise
(As per IS: 3861-1966) | : Built up area - 65.61 Sq.m.
Carpet area - 52.48 Sq.m. |
| 3. Year of construction | : Commencement Year - 2003.
Completion Year - 20103. |
| 4. Estimated future life | : 48 years or thereabout.
(With proper maintenance and care) |
| 5. Type of construction
(Load-bearing walls/R.C.C. frame/
Steel frame structure) | : R.C.C. frame structure. |
| 6. Type of foundations | : R.C.C. foundation. |
| 7. Walls | |
| (a) Parking + Stilt + 3 floors | : 150 mm thick burnt brick masonry walls in cement
mortar. |
| 8. Partitions | : 100 mm thick burnt brick masonry wall in cement
mortar. |
| 9. Doors & windows | : Flush doors & M.S. grill with sliding glass windows. |
| 10. Flooring | : Kota tiles flooring & Granite kitchen platform. |
| 11. Finishing | : Cement plaster with plastic paints. |
| 12. Roofing & Terracing | : R.C.C. slab. |
| 13. Special architectural or decorative features
if any. | : General elevation. |
| 14. (i) Internal wiring - | : Hall for concealed & other rooms for open casing
capping wiring. |
| (ii) Class of fitting (Superior /Ordinary /poor) | : Superior & Ordinary. |



Date: 11/04/2016

Valuation Report

15. Sanitary Installation :

- (a) (i) No. of W.C. : 1 Nos.
- (ii) No. of lavatory basins : 1 Nos.
- (iii) No. of Sink : 1 Nos.
- (iv) No. of Bath : 1 Nos.
- (v) No. of Toilet : 0 No.

- (b) Class of fittings : Superior.
(Superior colored /
Superior white / ordinary.)

16. Compound Wall

- (a) Height and length : 1.50 mtr height compound wall.
- (b) Type of construction : Brick masonry wall.

- 17. No. of lifts and capacity. : No.

- 18. Underground pump capacity and type of construction. : Approx. 8000 Ltr.
: Brick masonry Type.

19. Overhead tank :

- (i) Where Located : On Terrace.
- (ii) Capacity. : Approx. 6000 Ltr.
- (iii) Type of construction : R.C.C. Type.

- 20. Pumps No. their H. P. : 1 Bore well.

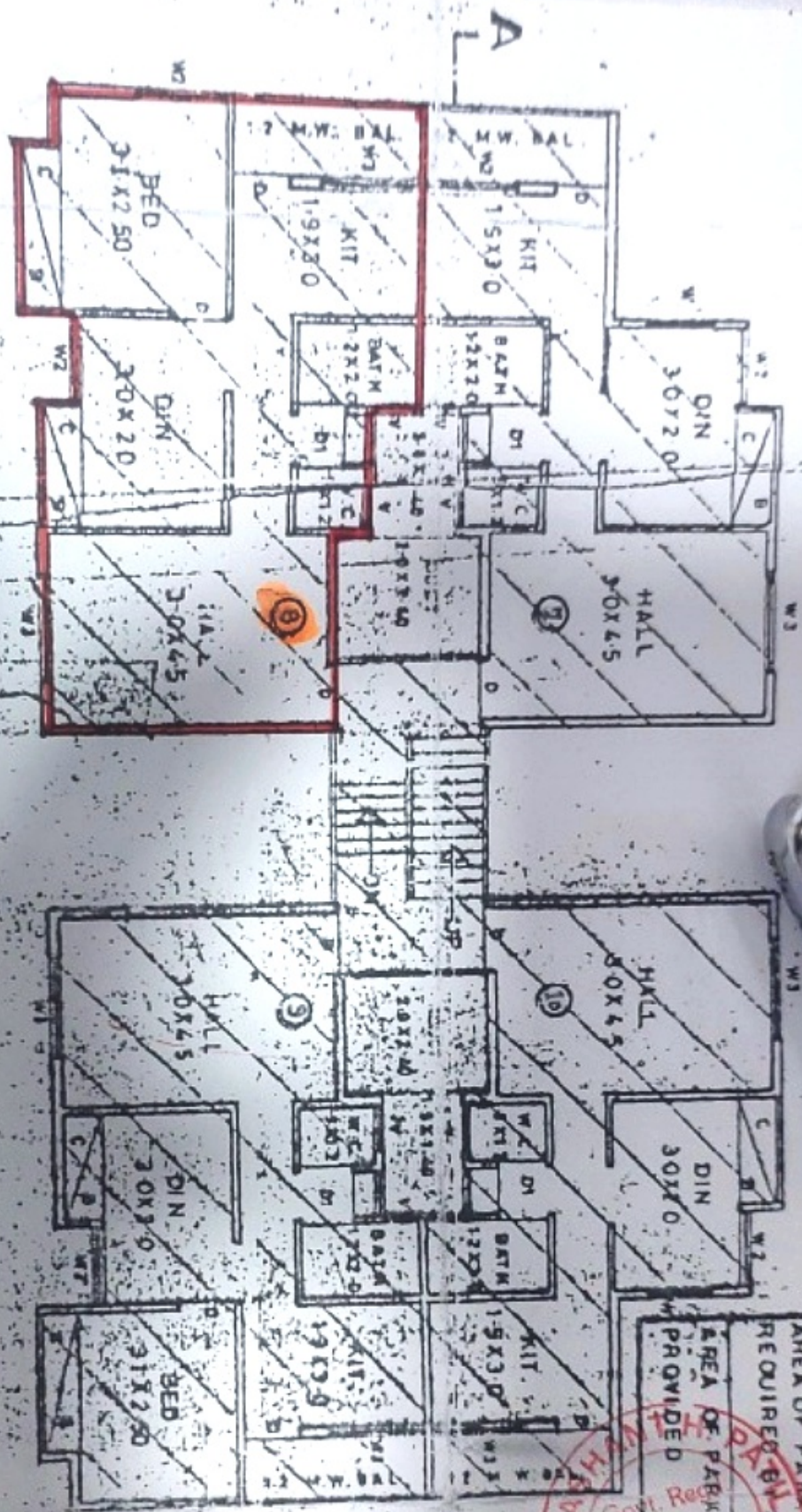
- 21. Road & paving within the Compound. Approximate area and type of Paving. : Rough Shahabad flooring.

- 22. Sewage disposal whether connected to Public sewers. : Septic Tank to Soak Pit.



STILT FIRST & SECOND FLOOR PLAN

SCALE - 1:1000



PROVIDED
 AREA OF PARKING
 REQUIRED BY ALL
 AREA OF PARKING
 PROVIDED
 Govt. Revenue
 Office
 Nashik
 1-35

Ref: PHP\VAL\BOB\2016-2017
Photograph No. 01



(8) Date: 11/04/2016
Photograph No. 02



Photograph No. 03



Photograph No. 04



These photographs represent of 2 BHK Flat No. 8 on Stilt Second (First) floor in "Shevanta Residency Apartment", Behind HP Petrol Pump, Near Ashapuri Mini Mall, Jagtap Nagar, Untawadi, Nashik - 422009.

