

Valuation Report For Flat (Under Construction)

**Flat No.17, On 3rd Floor, In Golden River Apartment, Saraswati Nagar,
B/h. NMC Hospital, Panchak Shiwar, Nashik Road. 422 102**

Purchaser – Mr. Ramesh Damodhar Katare

**Owner - Marvel Constructions Through
Mr. Abhijit Santosh Jopulkar & Other Two**



DATE OF VALUATION : 06/04/2013

NASHIK

Mudkanna J. C.
Mudkanna J. C.
CHARTERED ENGINEER /
PANEL VALUER



Chartered Engineer & Govt. Registered Valuer

Panel Valuer : State Bank of India, Bank of Baroda, Bank of Maharashtra, Bank of India, State Bank of Hyderabad, Dena Bank, Central Bank of India, State Bank of Bikaner & Jaipur, IDBI Bank, Karnataka Bank, LIC HFL, Ichalkaranji Janata Sahakari Bank, Shamrao Vitthal Co-op. Bank, MSFC, NAMCO, NDCC Bank, Kotak Mahindra.

Approvals of Plans & Machinery Layouts & Issue of Stability Certificate as per Factory Act.

MUDKANNA J. C.

B.E. (Civil), M.I.E., F.I.V., C.E., P.V.A. (I), M.I.C.A.
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MICO Circle, On Trimbak Road, Nashik.
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VALUATION REPORT

Valuation of Property Belonging to	:	Purchaser – Mr. Ramesh Damodhar Katare Owner - Marvel Constructions Through Mr. Abhijit Santosh Jopulkar & Other Two
Valuation as on	:	06/04/2013
Address of the property	:	Flat No. 17, On 3rd Floor, Golden River Apartment In Saraswati Nagar, B/h. NMC Hospital, Panchak Shiwar, Nashik Road. Sy.No. 95, Plot No. 1 & 2
Built up area of Flat No. 17	:	550.00 Sq.ft. (51.11 Sq.m)
Fair Market Value (After Completion of Flat in all Respects)		Rs. 12,65,000/- In words (Rs. Twelve Lakh Sixty Five Thousand Only)
Fair Market Value as on date (Considering Stage of Work)		Rs. 10,12,000/- In words (Rs. Ten Lakh Twelve Thousand Only)

Place : Nashik

Date of Issue : 06/04/2013

Mudkanna J. C.



FORM 0-1
(SEE RULE 8D)
REPORT OF VALUATION OF IMMOVABLE PROPERTY,
PART - 1: QUESTIONNAIRE.

GENERAL

- 1 Purpose for which valuation is made: To Assess fair market value of Flat No. 17
For BOB, RLF Branch, Nashik.
For Purchase of New Flat
2. Date as on which valuation is made: 06/04/2013
3. Name of the Owner/Owners: Purchaser - Mr. Ramesh Damodhar Katare
Owner - Marvel Constructions Through
Mr. Abhijit Santosh Jopulkar & Other Two
4. If the property is under joint Ownership / Co - Ownership, share of each such Owners are the shares undivids Ownership
- 5 Brief description of the property:
On the Instructions of BOB, RLF Branch, Nashik. I/ We have visited Flat No. 17, On 3rd Floor, In Golden River Apartment, Saraswati Nagar, B/h. NMC Hospital, In Panchak Shiwar, Nashik Road. Bearing Sy.No. 95, Plot No. 1 & 2. for valuation Purpose on dtd. 06/04/2013
Golden River Apartment Building is having Parking + 04 Floors & Constructed in RCC Framed Structure with RCC Slab roofing, The walls are in B.B. Masonry, Inside & outside Plastering, Vitrified Tiles Flooring & Outside coloring is completed. The work such as Doors/ windows, Electrical fixtures, Sanitary/ Plumbing fittings, Internal Colouring, Lift etc. is Incomplete, i.e. around 80 % of total work is completed.
Built up area of the Flat No. 17 admeasures 550.00 Sq.ft.(51.11 Sq.m) & Consists One Bed Room + Hall + Kitchen + Balcony & WC/Bath.
The Property is located in developing area. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available on ½ to 1 km. distance from the property.
Verified Photocopy of Plan Approval vide letter No. LND/BP/207/4865 dtd. 31/12/2011 & Agreement to Sale of Flat No.17 dtd. 31/12/2012
6. Location, street, ward no In Saraswati Nagar, B/h. NMC Hospital, Panchak Shiwar, Nashik Road.
7. Survey / plot no. of land. Sy.No. 95, Plot No. 1 & 2
8. Is the property situated in residential /commercial/mixed area/industrial area Residential area
9. Classification of locality high class/ middle class/poor class. Middle Class
10. Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc on ½ to 1 km. distance from the property
11. Means and proximity to surface communication by which the locality is served By road



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LAND

12. Area of land supported by documentary proof, shape, dimension and physical features. Rectangular shaped
13. Road, street or lanes on which the land is abutting. On the East side road is abutting
14. Is it freehold or leasehold land? Free Hold Property
15. If leasehold, the name of less or lessee, nature of lease, dates of commencement termination of lease and term of renewal of lease:
• Initial premium NA
• Ground rent payable per annum. NA
• Unearned increase payable to the less or in the event of sale or transfer. NA
16. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant? For Residential use
17. Are there any agreements of easements? If so, attach copies. No
18. Does the land fall in an area included in any town planning scheme or any Development Plan of government or any statutory body? If so, give particulars Falls in Panchak Shiwar, NMC Limit
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? All development charges paid.
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 Such Notification Seen on the Site
21. Attach a dimensioned site plan. Please obtain from Owner

IMPROVEMENT

22. Attach plans and elevations of all structures standing on the land and a layout plan. Please obtain from Owner
23. Furnish technical details of the building on a separate sheet. Please refer Annexure to form 01, details.
24. (i) Is the building Owner – occupied /tenanted/both? :
(ii) If partly Owner – occupied, specific portion and : extent of area under Owner- occupation. **Building Under Construction**
Fully
25. What is the Floor space index permissible and Percentage actually utilized? One + TDR



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RENTS

- 26 • Name of tenant/lessees/licensees, etc. NA
- Portion in their occupation. -----
- Monthly or annual rent/compensation/ license fee, etc. paid by each. -----
- 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 recovered for the use of fixtures, like fans, geysers, refrigeration, cooking range, built in Wardrobe etc. Or for service charges? If so, give details. No
- 29. Give details of water and electric charges, if any, to be borne by the Owner. NA, Building under construction to be provided to independent flats
- 30 Has the tenant to bear the whole or part of cost of repairs and maintenance. Give particulars. NA
- 31 If a lift is installed, who is to bear the cost of maintenance and operations, Owner or tenant? Lift is to be provided
- 32 If a pump is installed, who has to bear the cost of Maintenance and operation, Owner or tenant? By Owner
- 33 Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compounds etc. Owner or tenants? Building is under construction to be provided to independent flats
- 34 What is the amount of property tax? Who is to bear it? Give details with documentary proof. Not Applicable, Building is under construction
- 35 Is the building insured? If so, give the policy no. amount for which it is insured and the annual premium. No Insurance
- 36 Is any dispute between landlord and tenant regarding rent pending in a court of law. No
- 37 Has any standard rent has been fixed for the premises under any law relating to the control of rent? No

SALES:

- 38 Give instances of sales of immovable property in the localities on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold. Rs. 2,300/- to Rs. 2,400/- Sq.ft. (Flat Rate) (After completion of Flat in all respects)
- 39 Rate adopted in this valuation Rs. 2,300/- Sq.ft. (Rate adopted)
- 40 If sale instances are not available or not relied upon, the basis of arriving at the land rate. Prevailing Market Rates/ Local Survey

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COST OF CONSTRUCTION

- 41 Year of commencement if construction and year of completion. Building under construction Since Dec - 2011
- 42 What was the method of construction: by contract/ by employing labour directly/ both? By Contract.
- 43 For items of work done on contract, produce copies of agreement. Details are with Owner
- 44 For items of work done by engaging labour directly, Give basic rate of material and labour support by Documentary proof. NA
- 45 Flat No. 17 bounded by onwards
East : Flat No. 18
West : Flat No. 16
South : Passage & Lobby
North : Side Marginal Space

Technical Details of - Flat No.17, On 3rd Floor, Golden River Apartment, In Saraswati Nagar, B/h. NMC Hospital, Panchak Shiwar, Nashik Road.

- 1) No. of Floors and height of each Floor. Parking + 04 Floors, 10 ft. ht. of each Floor
- 2) Plinth Area Floor wise 550.00 Sq.ft (51.11 Sq.m) (Built up area of the Flat No.17)
- 3) Year of construction. Building under construction, Dec - 2011
- 4) Estimated future life. Around 60 years with regular maintenance
- 5) Type of construction. RCC Framed Structure
RCC walls/R.C.C. frame/Steel frame
- 6) Type of foundation Column Footing
- 7) Walls:
a) Basement and plinth. 6" brickwork
b) Ground floor. 6" bricks in cm
c) Superstructure above ground floor 6" thick brick work
- 8) Partitions 4.5" thick brick wall
- 9) Doors and Windows (Floor wise)
a) Ground Floor Flush doors & Alu. Sliding windows
b) 1st Floor. with glass Panels are to be Provided
c) 2nd Floor, etc.
- 10) Flooring (Floor wise)
a) Ground Floor. Vitrified tiles Flooring
b) 1st Floor.
c) 2nd Floor, etc.

Signature



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|--|---|
| 11) Finishing (Floor wise) | |
| a) Ground Floor. | |
| b) 1 st Floor. | |
| c) 2 nd Floor, etc. | Outside Sand Faced |
| 12) Roofing and terracing. | RCC Slab Roofing |
| 13) Special architectural or decorative Features, if any. | Building under construction |
| 14) i) Internal wiring surface or Conduct. | Concealed Wiring <u>to be provided</u> |
| ii) Class of fitting: superior/ Ordinary/poor. | Building under construction |
| 15) Sanitary Installation. | |
| a) i) No. of water closets. | One |
| ii) No. of urinals. | Nil |
| iii) No. of lavatory basins | One |
| iv) No. of sinks. | One |
| v) No. of bath tubs | Nil |
| vi) No. of bidets. | Nil |
| vii) No. of geysers. | Nil |
| b) Class of fitting: Superior white/ Ordinary. | ----- |
| | } Building under construction <u>to be provided</u> |
| 16) Compound Wall | |
| i) Height and length. | 1.5 mtr. Height |
| ii) Type of construction. | B.B. Masonry <u>to be provided</u> |
| 17) No. of lift and capacity. | Lift is to be Provided |
| 18) Underground sump capacity and type of construction. | Around 12000 ltr. & Borewell provided
RCC |
| 19) Overhead tank. | |
| i) Where located | On terrace |
| ii) Capacity | Around 10000 ltr. |
| 20) Pumps – No. and there horse power | 1 HP |
| 21) Roads and paving within the compound, approximate area and type of paving. | Paver Blocks to be provided |
| 22) Sewage disposal – whether connected to public sewer. If septic tank provided No. and Capacity. | Septic tank and soak pit provided. |

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PART-II VALUATION

Fair Market Value of - **Flat No.17, On 3rd Floor, In Golden River Apartment, Saraswati Nagar, B/h. NMC Hospital, Panchak Shiwar, Nashik Road, Sy.No. 95, Plot. No. 1 & 2**

Belonging To - **Purchaser - Mr. Ramesh Damodhar Katare**
Owner - Marvel Constructions Through,
Mr. Abhijit Santosh Jopulkar & Other Two

Flat No.17 is situated On 3rd Floor, In Golden River Apartment, Saraswati Nagar, B/h. NMC Hospital, In Panchak Shiwar, Nashik Road. It is developing Residential area. Infrastructure Facilities such as roads, electricity, water, etc., are available. Civic amenities are available on 1/2 to 1 km. distance from the property.

Note : *The Building/Flat is under Construction & the work such as Doors/ windows, Electrical fixtures, Sanitary/ Plumbing fittings, Colouring, Lift etc. is Incomplete, i.e. around 80 % of Total work is completed. Considering the stage of work Valuation is carried out.*

A) Valuation of Flat No.17 after completion in all respects is as below:

Fair Market Value of Flat No.17 550 Sq.ft. X Rs. 2,300/- Sq.ft. = Rs. 12,65,000/-
(After completion of Flat in all respects)
In words (Rs. Twelve Lakh Sixty Five Thousand Only)

B) Valuation of Flat No.17 as on Date considering the stage of construction work

Fair Market Value of Flat No.17 Rs. 12,65,000/- X 80 % = Rs. 10,12,000/-
(As per Construction Stage)
Say = Rs. 10,12,000/-
In words (Rs. Ten Lakh Twelve Thousand Only)

PART-III DECLARATION

I HEREBY DECLARE THAT :

1. I/ We have inspected the property on- 06/04/2013 in presence of **Mr. Katare**
2. I have no direct or indirect interest in property valued.
3. The information furnished in part I is true and correct to the best of my knowledge and belief.

Remark: - This Valuation Report should be read with latest Title Clearance Report and Search Report of Advocate with legal aspects.

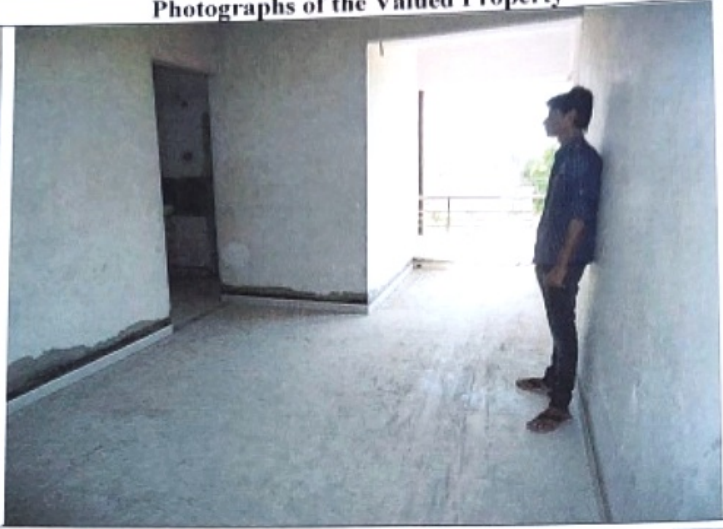
DATE OF ISSUE : 06/04/2013

PLACE: NASHIK

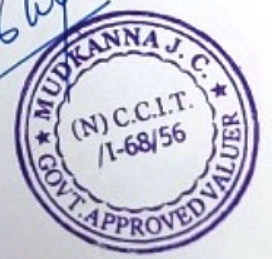
SIGNATURE OF THE VALUER



Photographs of the Valued Property



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Surrounding Photographs of the Valued Property



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