

Siddhivinayak Info. - 7722006163.
Bhadane.

Valuation Report For Office

Re-valuation for
Issuing Sale Notice
& Fixing Release Price

**Office No. 101, On 1st Floor, In Business Court, Near Govind Nagar,
On Tidke Colony- Govind Nagar Road, Nashik.**

Purchaser/ Borrower : Mr. Nivrutti Vamanrao Bhadane

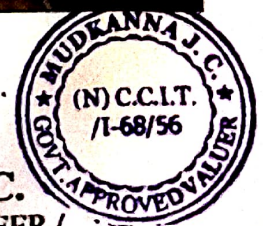
**Builder – M/s. Roongta Buildcon Ltd.,
Director : Mr. Anup Seduram Roongta**



DATE OF VALUATION : 18/07/2018

ASHIK

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



ANDHRA BANK

(A Govt. of India Undertaking)
Credit Monitoring Review Department
Head Office : Hyderabad

ENGINEERS VALUATION REPORT

(To be accompanied by Annexure-I/II/III/IV as applicable)

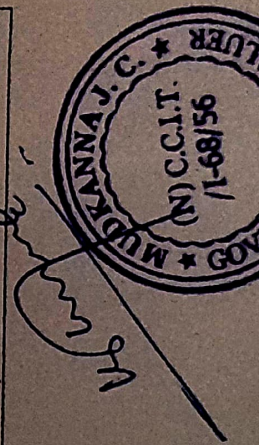
1.	Name of the Branch	City Branch, Nashik
2.	Zone	Pune zone
3.	Name of the Manager/ Officer who accompanied the Engineer	
4.	PURPOSE OF VALUATION (specify whether it is valuation for the first time, revaluation or Valuation for the purpose of initiating action under SARFAESI Act etc.)	On the Instructions of Shri. Santosh Chaubey sir, Senior Branch Manager, Valuation of the Property is carried out for the first time by us.
5.	In case of Revaluation : Date of Previous Valuation : Amount of previous value :	Not Applicable, First Time Valuation

1.	Name of the Approved Engineer	J.C. Mudkanna
2.	Address	02, Indus Apartment, Mico Circle, Trimbak Road, Nashik
3.	Date of visit to the Property	18/07/2018

1.	Name of the Borrower	<u>Purchaser/Borrower</u> : Mr. Nivrutti Vamanrao Bhadane
2.	Address	Nashik
3.	Telephone Number	-----
4.	Nature of Business	-----

1.	Name and Address of the owners of Property and Telephone number	<u>Purchaser/Borrower</u> : Mr. Nivrutti Vamanrao Bhadane <u>Builder</u> – M/s. Roongta Buildcon Ltd., Director : Mr. Anup Seduram Roongta
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1.	Details of Property Offered as Security	Office No. 101 located On 1 st Floor
2.	Type of the Property Offered	Office – Commercial Property
3.	Ownership of the Property	Purchaser
4.	List of documents produced for perusal :	
	1. Title Deed/ Sanctioned Plan	1] Building Plan Approval vide letter No. LND/BP/CD/B-3/470/3513 dtd. 18/10/2011 2] Agreement to Sale of Office dtd. 10/04/2013 (Regd. at Sr. No. NSN4-4352-2013)



	2. Property Tax Receipt	Details not available
	3. Electricity Bill	-----
	4. Water Bill	-----
	5. Others (please specify)	-----
5.	Address of the Property offered as security. (photo to be enclosed)	Office No. 101 On 1 st Floor, In Business Court, Near Govind Nagar, On Tidke Colony- Govind Nagar Road, Nashik. Sy. No. 790/1, Plot No. A
6.	Address of the Property Nearest land mark	Yes, Outside Photographs of the Property is enclosed herewith As mentioned above
7.	Latitude	19°59'05.3"N
	Longitude	73°46'28.5"E
8.	In Case of Joint Ownership whether share is undivided / divided. If undivided share of each owner.	Ownership
9.	If Lease Hold	Not Applicable, Free Hold Property
	a. Name of Lessor/ Lessee	-----
	b. Nature of Lease	-----
	c. Date of Commencement	-----
	d. terms of renewal	-----
	e. Rent per annum	-----
	f. Unexpired period of lease	-----
	g. Documents produced	-----
	Sale Deed/ Lease Hold Rights etc No. and Date.	
10	Date of purchase/ year of acquisition	Agreement to Sale of Office dtd. 10/04/2013 (Regd. at Sr. No. NSN4-4352-2013)
11	Value of the Property as per Regd. Sale Deed	Rs. 30,01,000/- Purchase price As per Agreement to Sale of Office dtd. 10/04/2013 (Regd. at Sr. No. NSN4-4352-2013)
12	Taxes paid upto :	
	1. Land/ Building Taxes :	
	• Assessment No.	Details not available
	• Assessment in the name of	-----
	• Tax Amount	-----
	• Last paid date	-----
	• Receipt in the name of	-----
	2. Land Revenue	-----
	3. Wealth Tax	-----
13	Agreement of Easements (Encroachments) if any and if so attach copies	Not Seen on site at the time of visit
14	Location and Description of the Property	
	1. Plot No.	Sy. No. 790/1, Plot No. A
	2. Layout No.	----
	3. SF/TS/RS No.	Sy. No. 790/1, Plot No. A
	4. Village/Block No.	Nashik
	5. Taluka/ward No.	Nashik Municipal Corporation
	6. District Municipality	Nashik
	7. Corporation with pin code	Nashik Municipal limits
	8. Distance from the village, town, city, Municipal limits.	Within Municipal limits

(Handwritten Signature)



15	Boundaries of site/actual as per document	Office No. 101
		North :
		Open Space of the Building
		East :
		Office No. 102
16	Dimensions [Should insist the owner to provide a sketch of the land certified by surveyor / MRO]	Open Space of the Building
		West :
		Open Space of the Building & 30 mtr. wide D.P. Road
		South :
		North :
17	Extent of site	East : As per Approved Building Plan
		West :
		South :
		Built up area of Office No. 101 : 1060 Sq.ft. (98.15 Sq.m.)
		Built up area of Office No. 101 : 1060 Sq.ft. (98.15 Sq.m.)
18	Extent of site considered for valuation Purposes	Built up area of Office No. 101 : 1060 Sq.ft. (98.15 Sq.m.)

DECLARATION:

1. It is hereby certified that the Present Market Value of the above property in my opinion is **Rs. 74,20,000/-**
In words (Rs. Seventy Four Lakh Twenty Thousand Only).
 2. It is also certified that the Realizable Value of the Property in my opinion is **Rs. 66,75,000/-**
In words (Rs. Sixty Six Lakh Seventy Five Thousand Only).
 3. It is also certified that the Distress Value of the Property in my opinion is **Rs. 59,35,000/-**
In words (Rs. Fifty Nine Lakh Thirty Five Thousand Only)
 4. The Property was physically inspected along with Shri Santosh Chaubey Branch Manager /Officer of Andhra Bank, City Branch
- The connected title deed for the property under valuation is the Agreement to Sale of Office dtd. 10/04/2013 (Regd. at Sr. No. NSN4-4352-2013) in favour of Purchaser : Mr. Nivrutti Vamanrao Bhadane is registered in the SRO.
5. The extent of the property valued tallies with that mentioned in the above referred document/ Legal opinion.

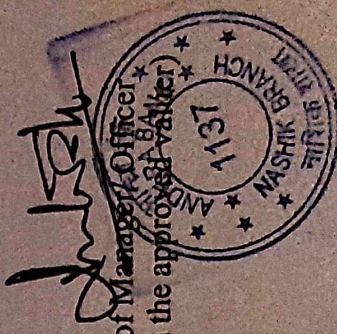
Note : At the time of visit property is in locked condition as the Borrower is not co-operating for the property visit. hence as per instructions of Shri Chaubey Saheb, Branch Manager outside photographs are taken.

Place : Nashik

Date : 20/07/2018



Signature of Approved Valuer



Signature of Manager/Officer
(who accompanied the approved valuer)

VALUATION OF OFFICE

Sl	Particulars	
1	Name of Apartment	Business Court
2	The Floor in which the Office is situated	Valued Office is located On 1 st Floor
3	Door No. of Office/Municipal No.	Office No. 101, On 1 st Floor, In Business Court, Near Govind Nagar, On Tidke Colony- Govind Nagar Road, Nashik. Sy. No. 790/I, Plot No. A
4	Specification of the Office	
	Roofing	RCC Slab Roofing
	Flooring	Vitrified tiles
	Doors	M.S. Rolling Shutter/ Flush Door
	Windows	Alu. Sliding windows with glass panels are Provided.
	Fittings	Concealed wiring, Sanitary and Plumbing fittings
	Finishing	CM Plastered inside and outside sand faced
5	Year of construction	2011-2015 (BCC Not seen)
6	Number of Floors / Office in the Block	Ground/Parking + 04 Floors
	a. As per sanctioned Plan	As per Approved Building Plan
	b. As per Physical inspection	As per Approved Building Plan
7	Particulars of Plan sanction and date of expiry	1] Building Plan Approval vide letter No. LND/BP/CD/B-3/470/3513 dtd. 18/10/2011
	7(a) – Competent authority for granting approval as per local laws	Executive Engineer, Town Planning, Nashik Municipal Corporation
	7(b)- Whether approval is accorded by the competent authority and applicable charges are paid ?	Yes
8	a. Are there any Deviations from approved Plan :	Not seen
	b. Permission obtained, if any, for the deviations:	-----
9	Floor space (Index)	Permissible FSI : 1 Consumed FSI : As per Building Plan
10	Carpet area of the Office	Carpet area : 785 Sq.ft. (73.00 Sq.m.)
11	It is Posh/1 st Class/ Medium/Ordinary	Medium
12	Boundaries of site/actual as per document	Office No. 101 North : East : West : South :
13	It is being used for Residential or commercial	Open Space of the Building Office No. 102 Open Space of the Building Open Space of the Building & 30 mtr. wide D.P. Road For Commercial purpose (valued Office)
14	How is the Marketability	Good
15	What are the Factors favouring for an extra potential value	Property located in developed Residential / commercial area
16	Any negative factors are observed which effect the market value in general	No



17	maintenance	Properly Maintained
18	Facilities available	
	A] Lift	<u>Lift is Provided</u>
	B] Water Supply	Nashik Municipal Corporation water supply
	C] Underground sewerage	Provided
	D] Car Parking	Common Car parking space
	E] All round compound wall	Yes, B.B. Masonry Compound wall on three side
	F] pavement around the building	Paving is <u>Provided</u>

RATE

1	After analyzing the comparable sale instances what is the composite rate for a similar Office with same specifications in the adjoining locality	Rs. 7,000/- Sq.ft. (Built up Rate for <u>Office</u>)
2	Assuming it is a new construction what is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison	Rs. 7,000/- Sq.ft. (Built up Rate <u>adopted</u> for valued <u>Office</u>)
3	BREAK FOR THE RATE	
	i) Building + Services	-----
	ii) Land + Others	-----
4	Depreciated building Rate	NA, New Building
	Replacement cost of Office with service	Rs. 7,000/- Sq.ft.
	Age of Building	around 3 to 4 years
	Life of the Building estimated	Around 55 to 60 years with regular maintenance
	Depreciation % assuming the salvage value as 10% Depreciated value of the Building	NA, New Building
5	Total composite rate arrived for valuation	Rs. 7,000/- Sq.ft.
	Depreciated Building Rate	NA, New Building
	Rate for land and others	-----
	Total Composite Rate	Rs. 7,000/- Sq.ft.



VALUATION DETAILS:

SI	Description	Quantity (area)	Rate per Sq.ft.	Estimate value in Rs.	Distress Value in Rs.
1	Office No. 101	1060 Sq.ft.	Rs. 7,000/- Sq.ft.	Rs. 74,20,000/-	
			Total	Say Rs. 74,20,000/-	Rs. 59,35,000/-

SUMMARY OF VALUATION OF OFFICE : REFERENCE TO ABOVE CALCULATIONS

Fair Market Value of Office

Rs. 74,20,000/-

In words (Rs. Seventy Four Lakh Twenty Thousand Only)

Realizable Value of Office

Rs. 66,75,000/-

In words (Rs. Sixty Six Lakh Seventy Five Thousand Only)

Distress Value of Office

Rs. 59,35,000/-

In words (Rs. Fifty Nine Lakh Thirty Five Thousand Only)

BJ GOVERNMENT VALUATION OF THE PROPERTY :

(As per Ready Reckner of Current year)

Office Built up area : 98.15 Sq.m. X Rs. 35,900/- Sq.m. = Rs. 35,23,585/-

Government Value of the Office

say = Rs. 35,23,585/-

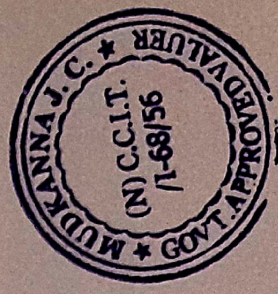
In words (Rs. Thirty Five Lakh Twenty Three Thousand Five Hundred and Eighty Five Only)

Date of Valuation : 18/07/2018

Date of Issue : 20/07/2018

PLACE: NASHIK

SIGNATURE OF THE APPROVED VALUER



MEMORANDUM FOR THE RECORD

The following information is being furnished to you for your information and guidance. It is requested that you advise the Bureau of any changes in the information furnished herein.

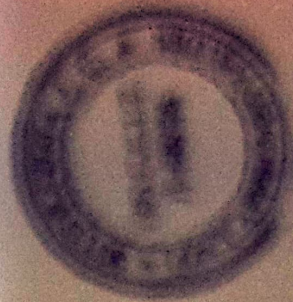
The Bureau has been advised that the following information is being furnished to you for your information and guidance.

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LIMITING CONDITIONS AND RECOMMENDATIONS

- 1) This is a valuation report of a property. We have not carried out title search of the property, as it is out of the scope of the assignment. This valuation is based on information and documents provided by the owner/ representative of the owner of the property. While carrying out this valuation, it is assumed that the property is having clear and marketable title. If the property is offered as security against loan, please take Legal Opinion about Ownership of the valued Property & Title Clearance from legal advisor.
- 2) This report will hold good only if title of the property is clear, marketable and free from all encumbrances and the building is constructed as per sanctioned plan. We are not responsible for reduction in value of the property if the title of the said property is not clear, marketable and is not free from encumbrances.
- 3) Finding out liability towards any Govt. Authority or Third Party is out of the scope of this assignment. Concerned Institution may independently verify existing liabilities on the property and take necessary action.
- 4) Value varies with the purpose. This report is not to be referred if purpose is different from that of mentioned in the report.
- 5) Fair Market value mentioned in the report is based on present market rates of similar properties in the surrounding area. Market value may change in future depending upon trends in the market, demand & supply ratio, change in govt. policies, growth/ decline of development in the surrounding area etc. Hence the basis of valuation mentioned above is justifiable for the present market situation.
- 6) Utmost care has been taken to give precise Government Guideline Value of the property. However, since the valuer is not the authority to fix Guideline/Govt. value, he/she does not claim to be accurate regarding the Govt. Guideline Value mentioned in this report. Kindly consult the Properties Registrar's Office for accurate Government Guideline Value of the property.



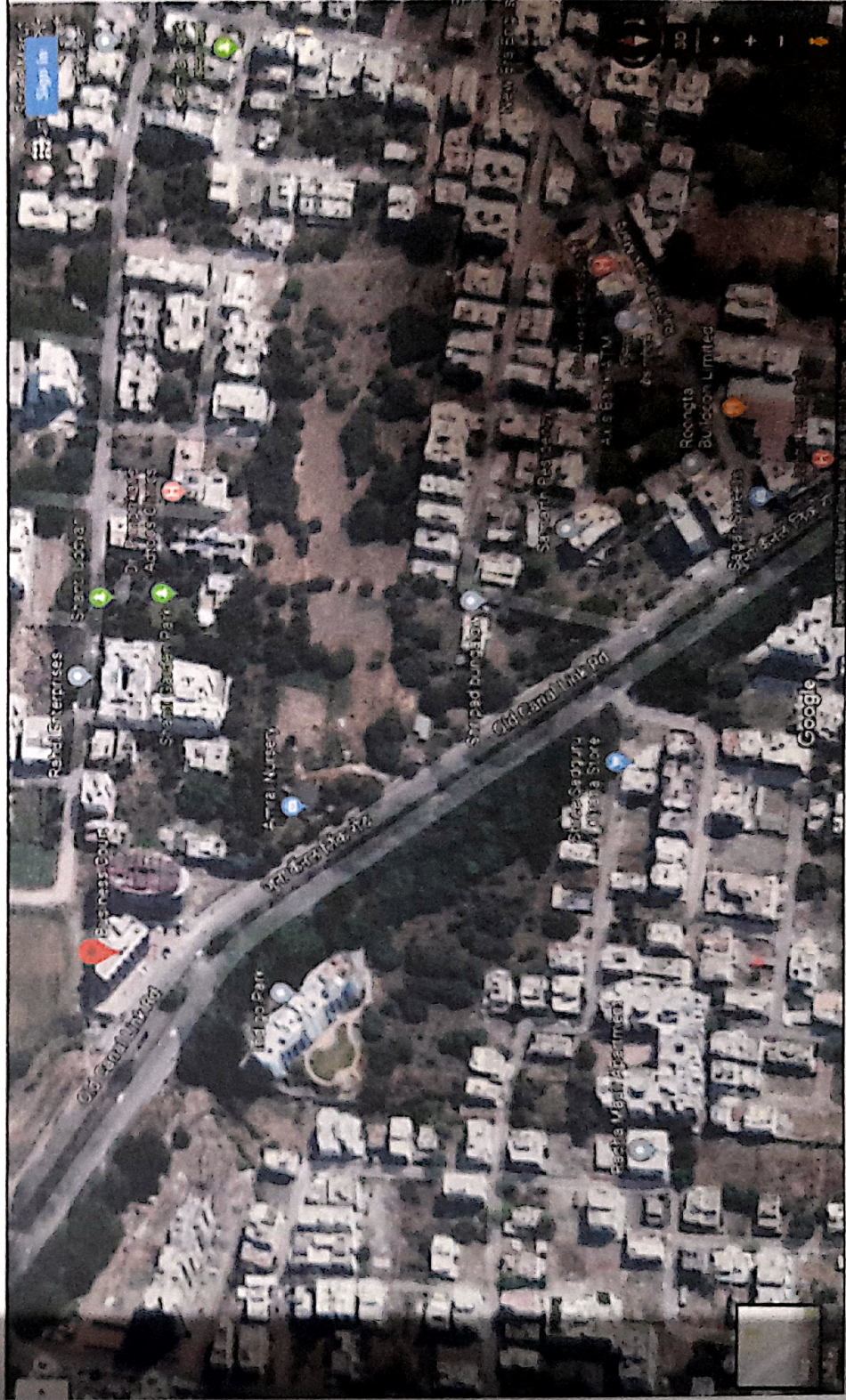
Mudkanna J. C.

GOOGLE MAP WITH CO-ORDINATES OF THE PROPERTY

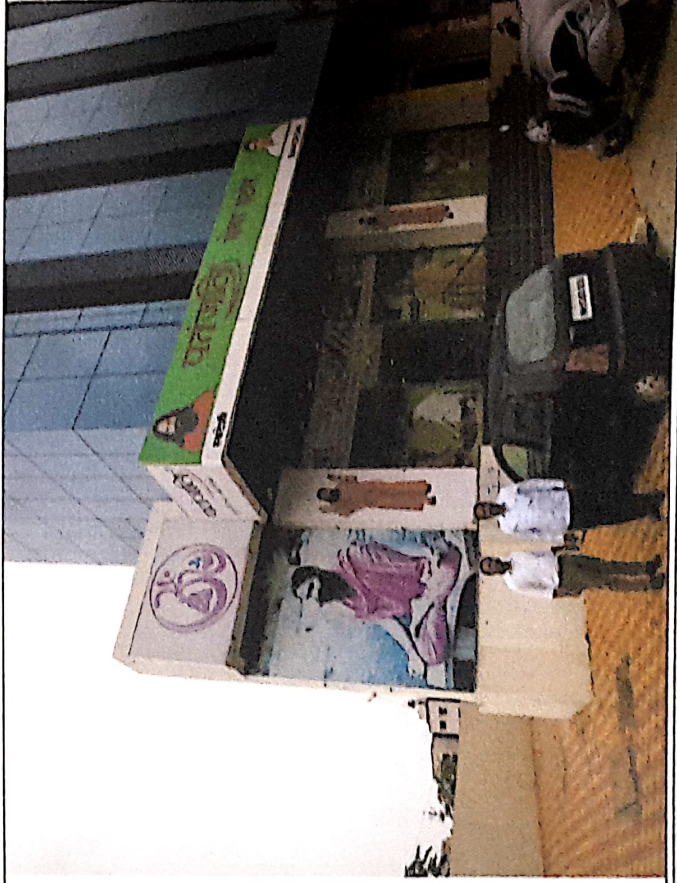
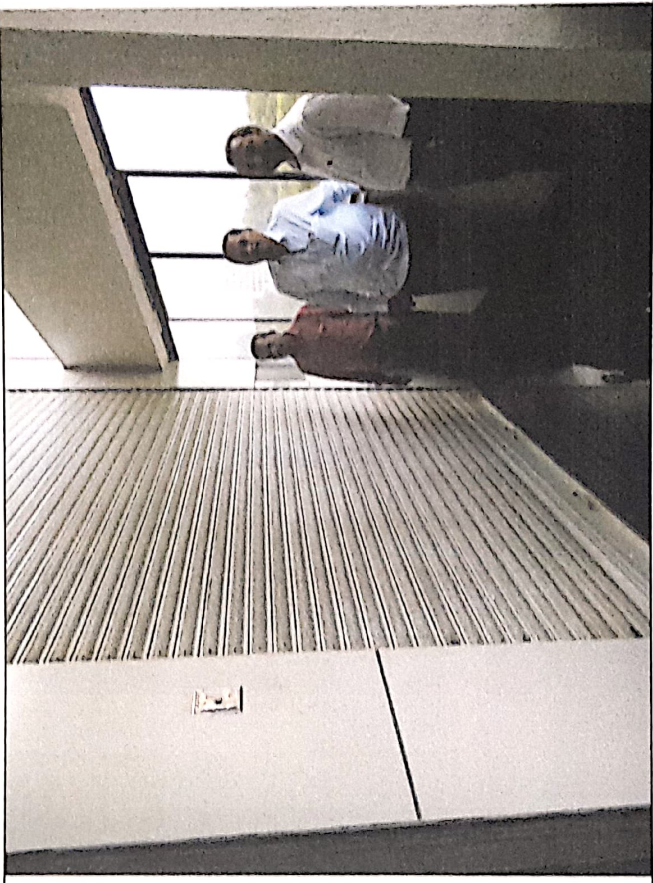
Latitude : 19°59'05.3"N

Longitude : 73°46'28.5"E

Valued Property Location is shown **Red marked** symbol



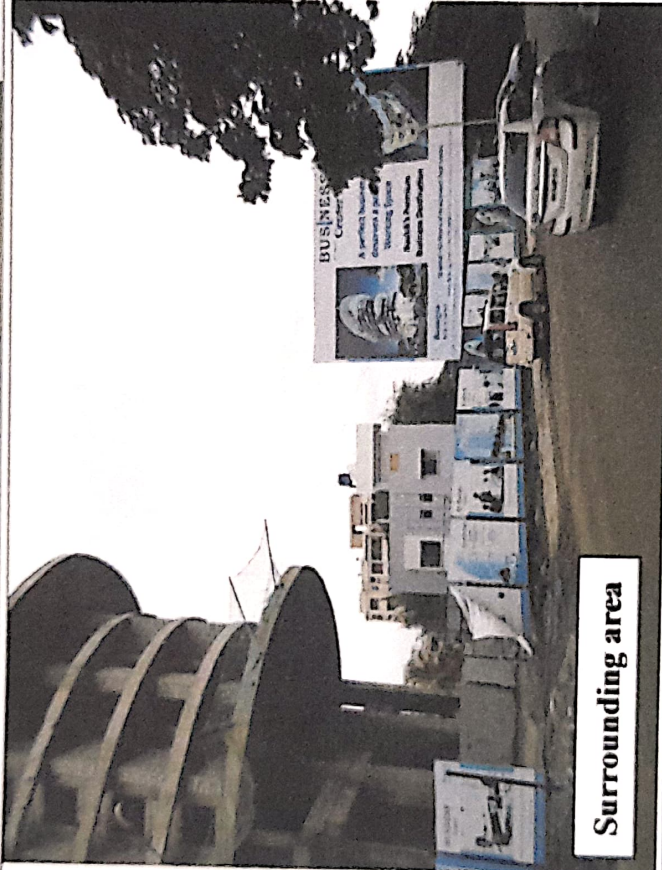
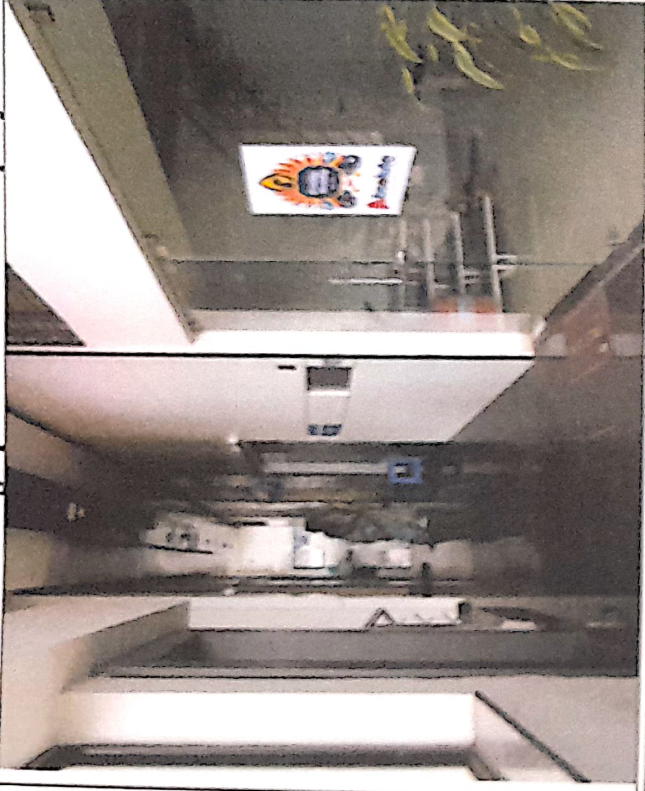
Photographs of the of the Valued Property



M. Srinivas

MUDRANNA J. C. *
(M) & C.I.T. *
11-68/56
GOVT. APPRAISALUER

Photographs of the Valued Property



Surrounding area



Surrounding area



VISHWAS CO-OP BANK LTD., NASHIK TRAINING DEPT. 25/8 No. 109092 Branch No. 34158	
Market Valuation Rs. :- 2601000 Consideration Rs. :- 3001000 Stamp Duty :- 130050	Date: 10/08/13 Page No. 34158

34158
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 34158

मी प्रमाणित करतो की या दस्तऐवजात
 कोटित असलेली सर्व बाबी / अटी आणि शर्ती
 यातून कोणताही अडथळा येऊ नये असे
 मी प्रमाणित करतो.

Dated this 10th day of August 2013
 At Nashik
 Mr. Vinod M. Chavan
 Director
 Mr. Madhukar Vaidya
 Mr. Madhukar Vaidya
 Mr. Madhukar Vaidya
 Mr. Madhukar Vaidya

10/08/13
 34158
 34158



AGREEMENT FOR SALE OF LAND NO. 101 SITUATED IN "BUSINESS COURSE"
 THIS AGREEMENT FOR SALE MADE AND EXECUTED AT NASHIK ON THE
 10 DAY OF AUGUST IN THE CHRISTIAN YEAR TWO THOUSAND THIRTEEN A

Vishwas Co-op
 Bank Ltd., Nashik
 01 519 151 (C.R.) 13 2004 120444

34158
 101697
 13:06
 R.O 110050/P05121
 INDIA
 Market Valuation Rs. :- 2601000
 Consideration Rs. :- 3001000
 Stamp Duty :- 130050

[Signature]

नमून - ४
पं. नं. (४३५२५१०३३)
३ - ३६

BETWEEN

ROONGTA BUILDCON I.TD.

A company register under Indian Companies Act, 1956

its office at :- Panchsheel Apartment,

Behind Prakash Pump, Govind Nagar, Nashik.

Pan No. :- AAACS 0773 M

Through their Director

SHRI. ANUP SEDURAM ROONGTA

Age :- 32, Occ. :- Business,

Hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) OF THE FIRST PART.

AND.

SHRI. NIVRUTTI VAMANRAO BHADANE

Age :- 38 Years, Occ. :- Business

R/at. :- 10/11, Padmavishwa plaza, tagomagar, pune road, nasik 422006

Pan No. :- AEZPB 3951 N

Hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) OF THE SECOND PART.

AND WHEREAS the Vendor is absolute and exclusive owner of the land bearing Survey No. 790/1, Plot No. A admeasuring 1045.00 sq. mtrs. Situated at Nashik more particularly described in the Schedule "I" written hereunder and hereinafter referred to as "The said Property".

AND WHEREAS out of the said property 790/1, Plot No. A admeasuring 505.00 sq.mtrs. is purchased by the said vendor from the previous owner M/s. Thekhar's Developers by Register. Sale Deed dated 30 / 09 / 2009 which was duly registered at the office of Sub-Registrar, Nashik - 4 at document Sr. No. 6361. On the basis of the said sale Deed Mutation Entry No. 65794 iscertified for recording the same in the "Ownership" column of the 7/12 extract.

AND WHEREAS the said property is converted to Non-Agricultural use as per permission to this effect U/s. 45 of Land Revenue Code from Upper Tahasildar Nashik Bearing No. N.A. / SR. / 793 / 2003, Nashik, Dated 16 / 04 / 2003 for S. No. 790 of Non-Agricultural use. Accordingly the N.A. cess and taxes are paid upto date. Therefore, the said Property is fit for causing construction of a building Consisting of Commercial Purpose. The Sub division plan was sanctioned by Nashik Municipal Corporation, Nashik, Maharashtra No. LND / WS / 84, dated 23 / 12 / 2002.

Vishwas co-op Bank Ltd., Nashik

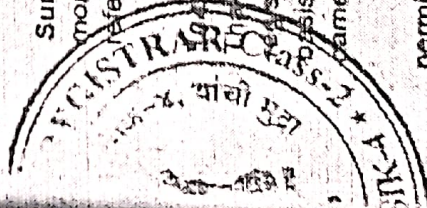
निवृत्ति वामनराव भदानी
श्री. निवृत्ति वामनराव भदानी
Registered Stationary

एक दुयाने निवृत्ति वामनराव भदानी
नाशिक. पं. नं. (४३५२५१०३३) / संविधान प्रमाणित
अधिकारवादी मो. नं. ४३५२५१०३३ संवत् २००९
पं. नं. ३ - ३६

भारत 34218
138097

APR 10 2013

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MAHARASHTRA



PHOTOGRAPHS OF THE DOCUMENT VERIFIED

नसिन-४
दल.नं. (४३५२७०१३)
१५ - ३६

15

SHRI NIVRUTTI VAMANRAO BHADANE

R/at :- 10/11, Padmavishwa plaza, tagorenagar, puno road, nasik

Any change of the Purchaser's address should be made known to the Vendor by the Purchaser.

32. The parties hereto admit that this Agreement is not between employer and employee. This Agreement in respect of the complete premises, though the price is to be received by installments, the Purchaser admits that the Vendor are not a Contractor appointed by the Purchaser. The specification are prepared by the Vendor and accepted by the Purchaser. The Purchaser admits that Vendor has already commenced the work of contraction as per the specifications.

33. The Purchaser further agrees that if construction could not be completed within the specified time on account of the acts beyond the control of the Vendor then the Purchaser hereby agrees and undertakes to pay the following amount :

- a) The difference as on account of escalated price of building material and labor charges and decision thereof will be given by the Architect of the Vendor.
- b) The additional taxes or new taxes imposed by the Central Government, State Government or any Authorities on this transaction.
- c) The additional expenses, if any, required to be incurred by the Vendor for installing additional machinery equipment of nature and type.

34. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1953 or the provisions of the Maharashtra Apartment ownership Act, 1970 or the Maharashtra Cooperative Societies Act, 1960 and rules made thereunder.

SCHEDULE-I

(THE SAID PROPERTY REFERRED TO ABOVE)

That piece and parcel of the land bearing land bearing Survey No. 790 / 1 Plot No. Aad measuring 1045.00 sq.mtrs. situated at Nashik which property is jointly bounded as shown below :-

On or towards East : Plot No. B
On or towards West : S. No. 777
On or towards South : 30 Meter D. P. Road
On or towards North : Lagu S. No. 786

SCHEDULE-II

(OF THE SAID PREMISES REFERRED TO ABOVE)

The premises of office No. 101 on the first floor having carpet area 786 sq. ft. i.e. 73.00sq. mtr. having built-up area of 1060 sq. ft. i.e. 98.51sq. mtr. approximately having double height which is bounded as shown below :



4274-8
 92-1-28
 (MAY 2012-2013)

- On or towards East : Office no 102
- On or towards West : Open space of building
- On or towards South : Open space of building and 30 mtdp road
- On or towards North : Open space of building

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and set their seals on the day, month and year hereinaabove mentioned.

SIGNED SEALED & DELIVERED BY

THE WITHIN NAMED VENDOR

ROONGTA BUILDCON LTD.

Through their Director

SHRI. ANUP SEDURAM ROONGTA



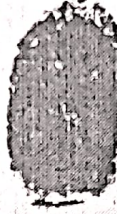
[Signature]

VENDOR

SIGNED SEALED & DELIVERED BY

THE WITHIN NAMED PURCHASER

SHRI. NIVRUTTI VAMANRAO BHADANE



[Signature]

PURCHASER

IN THE PRESENCE OF

WITNESSES

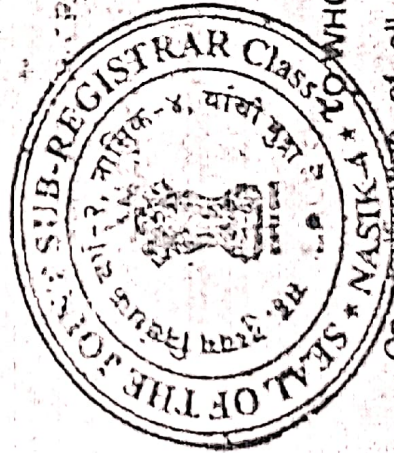
1. *[Signature]*

Ushok M. Vaidat
Pranchothayal Jatt
Govind, Nashik

2. *[Signature]*

Anand Chavan
Pranchothayal Jatt Govind
Nashik

TITLE CLEARANCE CERTIFICATE



Mrs. Vidyullata K. Tated,
 Advocate
 5, Jeevanswapna Co-op. Hsg. Soc.,
 Indira Nagar, Nashik- 422 009.
 Phone: 2324769.

WHOMSOEVER IT MAY CONCERN :

On verification of all the documents produced before me, it appears that the title of the property bearing land bearing Survey No. 780 / 1, Plot No. Admeasuring 1045.00 sq.mtrs. situated at Nashik, Tal & Dist. Nashik which is owned by ROONGTA BUILDCON LTD. is cleared & marketable