

S.A.DHAMNE & ASSOCIATES

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SBI/SME-LNN /2019

7/9/2019

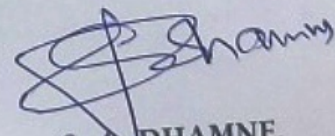
VALUATION REPORT.

PRELUDE: Pursuant to the request on 7/9/2019, from Shri. Prakash Chawre, I the undersigned have inspected the property that is the Plot No.10, S. No. 202/1/1A, Village Pathardi, Nashik, Taluka- Nashik in the Registration District and Sub-District of Nashik and District Nashik. The Plot No. 10 admeasuring 251.25 sq. m. as per 7x12 Extract & (CTS.NO.4855 admeasuring 249.70 Sq. m.) The following Valuation Report pertains to same. In my opinion the Value of the property detailed above as on date is:

- 1) Fair Market Value = Rs.50,68,910/- ^{20 lacs}
(Rupees Fifty Lakhs Sixty Eight Thousand Nine Hundred Ten Only).
- 2) Realizable Value = Rs.45,62,019/- ^{18 lacs -}
(Rupees Forty Five Lakhs Sixty Two Thousand Nineteen Only).
- 3) Distress Value = Rs.40,55,128/-
(Rupees Forty Lakhs Fifty Five Thousand One Hundred & Twenty Eight Only).

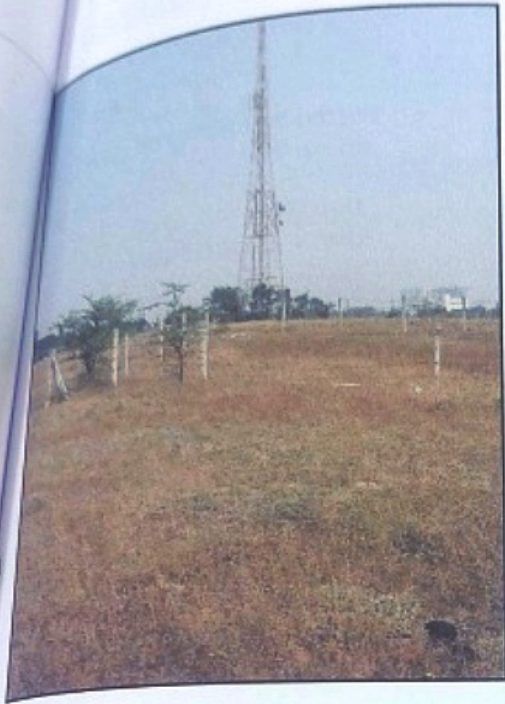
The details of the Valuation Report are enclosed herewith.
This Valuation Report should be read with the latest Title Clearance Report with Search Report of Advocate.

Date: 7/9/2019
Place: Nashik


S. A. DHAMNE.
(Government Registered Valuer)
CAT No. 1/456.







S. A. DHAMME
GOVT.
REGD.
VALUER
CAT-1/456
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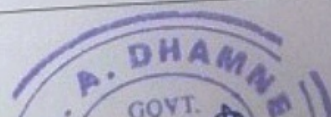
PART - I
(REPORT OF VALUATION OF IMMOVABLE PROPERTY)

GENERAL:

Sr. No	1	2
01]	Purpose for which valuation is made	To know the Market Value
02]	Date as on which valuation is made	7/9/2019
03]	Name of the Owner/ Owners	Reported Owner Sau. Rohini Prakash Chawre
04]	If the property is under joint ownership/Co-ownership, share of each such owner? Are the share undivided?	The property is said to be ownership.
05]	Brief description of the property	The property that is the residential Plot No. 10, S. No. 202/1/1A, Village Pathardi, Nashik, Taluka- Nashik in the Registration District and Sub-District of Nashik and District Nashik. The plot is approx. 1.5 kms from Pathardi Camp road, Nr. N.M.C. VIDYA MANDIR SCHOOL NO.101. & GAJRA AVENUE PROJECT. The Plot No. 10 admeasuring 251.25sq.m. as per 7x12 Extract & (CTS.NO.4855 admeasuring 249.70 Sq.m.) The said site is approximately 7 km. from bus stand
06]	Location, Street, Ward No.	Plot No. 10, S. No. 202/1/1A, Village Pathardi, Village-Nashik, Taluka- Nashik in the Registration District and Sub-District of Nashik and District Nashik. This is Near the Ekta Project, Police colony Near the Tower Near Pandav- Lene.
07]	Survey/Plot No. of land	Plot No. 10, S. No. 202/1/1A, Pathardi, Nashik.
08]	Is the property situated in residential commercial/mixed area/ industrial area	Residential Area.
09]	Classification of locality high class/middle class/ poor	Middle class.



10]	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc.	Available.
11]	Means and proximity to surface communication by which the locally is served	By Road Transport.
LAND:		
12]	Area of land supported by documentary proof, shape, dimensions and physical features.	The Plot No. 10 admeasuring 251.25sq.m.as per 7x12 Extract & (CTS.NO. 4855 admeasuring 249.70 Sq. m.) The property under Valuation is Rectangular plot.
13]	Roads, streets or lanes on which the land is abutting	7.5m Colony Road on the East.
14]	Is if freehold or leasehold land	Said to be Freehold.
15]	If Leasehold, the name of Lesser/Lessee nature of lease, dates of commencement and termination of lease and terms of renewal lease:	N.A.
	i] Initial premium:	N.A.
	ii] Ground rent payable p.a.	N.A.
	iii] Unearned increase payable to the Lesser of the convenient.	N.A.
16]	Is there any restrictive covenant in regards to use of land? If so, attach a copy of the covenant	Please refer N.A. order.
17]	Are there any agreements of easements? If so attach copies.	Not reported.



18]	Does the land fall in an area included in any Town Planning Plan of Govt. of any Statutory Body, if so, give particulars:	.
19]	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Yes
20]	Has the whole or part of the land been notified for acquisition by Govt. or any statutory body? Give dates of the notification.	No.
21]	Attach a dimensioned site plan	Details with owners.

IMPROVEMENTS:

22]	Attach plans and elevations of all structures standing on the land and a layout plan.	Vacant Plot.
23]	Furnish technical details of the building on a separate sheet	N.A.
24]	(i) Is the building owner occupied/tenanted/ both? (ii) If partly owner, occupied specify the portion and extent of area under owner occupation.	N.A..
25]	What is the Floor Space Index Permissible and percentage actually utilized?	1

RENTS ... Occupied

26]	[i] Names of tenants/lessees/licenses, etc.	N.A.
	[ii] Portion in their occupation	N.A.
	[iii] Monthly or Annual Rent/Compensation/Licence Fees, etc. paid by each	N.A.
	[iv] Gross amount received for the whole property	N.A.
27]	Are any of the occupants related to, or close business associates of the owner?	N.A.
28]	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking range, built-in wardrobes, etc. or for service charges? If so, give details	N.A.
29]	Give details of water and electricity charges, if any, to be borne by the owner.	N.A..
30]	Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars.	N.A.
31]	If a lift is installed, who is to bear the maintenance and operation owner or tenant?	N.A..
32]	If a pump is installed, who has to bear the cost of maintenance and operation-owner or tenant?	N.A.



33]	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc. owner or tenant?	N.A.
34]	What is the amount of property tax? Who is to bear it? Give details with documentary proof.	Details with Owner. Owner to bear.
35]	Is the building insured? If so give the policy No. amount for which it is insured and the annual premium.	N.A.
36]	Is any dispute between landlord and tenant regarding rent pending in a Court of Law?	N.A.
37]	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
SALES:		
38]	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No. Sale Price and area of land sold.	Not available immediately. The land that is the plot is reported to be purchased for Rs.6,41,000 on 27-12-2013 registered at Sr.No.11484/2012 with the Sub-Registrars office, Nashik-1.However the purchase value appears to be on the very lower end.The e-ASR is Rs.13,500/- per sq.m.
39]	Land rate adopted in this valuation	The Land Rate is Rs.20,300/- per sq.m..



40] If sale instances are not available or not relied upon the basis of arriving at the land rate	Local Market Survey and our experience, Size, Shape, location, Near By existing Schools, growth in that area, sport club, market forces, govt.policies at this instant of time, natural environment, availability of such premises, supply demand ratio, potentiality. The person holding the property etc. Today's situation has remained vulnerable for real estate market, the market has gone unstable. The Land Rate is Rs.20,300/- per sq. m.
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COST OF CONSTRUCTION:

41] Year of commencement of construction and year of completion	Vacant Plot..
42] What was the method of construction by contract by employing labour directly/both?	Vacant Plot.
43] For items of work done on contract, produce copies of agreements.	Vacant Plot.
44] For items of work done by engaging labour directly, give basis rates of material and labour supported by documentary proof	Vacant Plot.



VALUATION

1) Market Value of the Plot No.10 :

Plot Area x Market Rate = Market Value
249.70 Sq.m. x Rs.20,300/- per Sq.m. = Rs.50,68,910 /-

Market Value of the Plot No.10 = Rs.50,68,910/-
(Rupees Fifty Lakhs Sixty Eight Thousand Nine Hundred Ten Only).

In my opinion the Value of the property detailed above as on date is:

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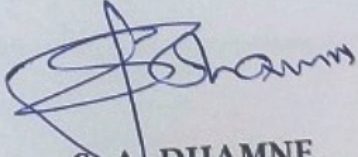
DECLARATION.

I hereby declare that

- 1) I have personally inspected the property on 7/9/2019
- 2) I have no direct or indirect interest in the property.
- 3) The information furnished in part-I is true and correct to the best of my knowledge & belief.

Date: 7/9/2019

Place: Nashik


S. A. DHAMNE.
(Government Registered Valuer)
CAT No. 1/456

