

To,
The Union Bank of India,
 Branch – Loan Point, Nasik.

VALUATION REPORT OF FLAT

I		GENERAL	
1.	Purpose for which the valuation is made	Loan purpose for Union Bank	
2.	a) Date of Inspection	18/09/2018	
	b) Date on which the valuation is Made	21/09/2018	
3.	List of Documents Produced for perusal		
	• Sale Agreement	No. 6412/2009, Dated. 16/09/2009	
	• Deed of Apartment	No. NSN5/5730/2014, dated. 14/07/2014	
	• Commencement Certificate	No. LND/BP/WS/Satpur/B-1/131/2009, Date. 29/08/2009.	
	• Completion Certificate	Javak No./Nagar Rachana/5342/1426. Dtd.30/06/2010	
	• Building Plan Copy	Yes.	
4.	Name of owner(s) & his/ their address (es) with phone no. (details of shares of each owner in case of joint ownership)		Dated. 07.05.2018
			MR. HARDIK SHANKARLAL PATEL
5.	Brief Description of Property		This property is a Residential Flat No. 7, located on Third Floor in "Saidham Apartment" bearing on Plot No. 33, Sr. No. 24/b-2, situated behind Bhonsala Play Ground, Vanvihar Colony, Mouje Anandwalli Tal. & Dist. Nashik - 422005.
6.	Location of Property		Behind Bhonsala Play Ground, Vanvihar Colony. Anandwalli, Nashik.
	•	Plot No. / Survey No.	Plot No. 33, Sr. No. 24/B-2
	•	Door No.	Third Floor, Flat No.7
	•	TS No. / Village	Anandwalli
	•	Ward / Taluka	Nashik
	•	Mandal / District	Nashik



7.	Postal address of property APARTMENT BUILDING Description Nature of apartment	Flat No. 7, Third Floor, "Saidham Apartment", Plot No. 33, Sr. No. 24/b-2, Behind Bhonsala Play Ground, Vanvihar Colony, Mouje Anandwalli Tal. & Dist. Nashik - 422005.	
8.	City / Town	Nashik	
	Residential Area	Yes	
	Commercial Area	No	
	Industrial Area	-----	
9.	Classification of Area • High / Medium / Poor • Urban / Semi Urban/ Rural	Flat No. 7, Third Floor • Medium • Semi - Urban	
10.	Coming under Corporation Limit / Village Panchayat / Municipality	Nashik Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (eg. Urban land ceiling act) or notified under agency area / scheduled area / containment area)	N.A.	
12.	Boundaries of Property	Flat No. 7, Third Floor (As per Plan)	
	North	9.15 Meter Wide Road	
	South	Lift, Staircase & Flat No. 08	
	East	Open Space	
	West	Open Space	
13.	Dimensions of the site	Actual	As per Document
	North	Satpur Linking Road	Satpur Linking Road
	South	30 Fts Colony Road	30 Fts Colony Road
	East	Plot No.34	Plot No.34
	West	Plot No.34	Plot No.34
14.	Extent of the Site	Residential building	
15.	Extent of the Site considered for valuation (least of 13 A & 13 B)	-----	
16.	Whether occupied by owner / tenant? If occupied by tenant, how long? Rent received per month	Owner Occupied	



II APARTMENT BUILDING		
Sr. No.	Description	Remark
1.	Nature of apartment	R.C.C apartment
2.	Location	Flat No. 7, Third Floor, "Saidham Apartment", Plot No. 33, Sr. No. 24/b-2, Behind Bhonsala Play Ground, Vanvihar Colony, Mouje Anandwalli Tal. & Dist. Nashik - 422005.
	CTS No.	--
	Block No.	Flat No. 7, Third Floor
	Ward No.	-----
	Village/ Municipality/ Corporation	Nashik Municipal Corporation
	Door No., Street or road (Pin Code)	422005
3.	Description of locality Residential / Commercial / Mixed	Residential Area
4.	Year of construction	2010
5.	Number of floors	Stilt + Five Floors
6.	Type of structure	R.C.C. Structure
7.	Number of dwelling units in the building	-----
8.	Quality of construction	Good
9.	Appearance of building	Good 09 Photos Attached
10.	Maintenance of the building	Good
11.	Facilities available	
	Lift	Yes
	Protected water supply	Yes
	Underground sewerage	Yes
	Car parking - open / covered	Common Parking
	Is compound wall existing?	Yes
	Is pavement laid around the building?	Yes
III Flat		
1.	The floor on which the Flat is situated	Third Floor
2.	Door No. of the Flat	Flat No. 7
3.	Specification of the Flat	No



	Roof	
	Flooring	R.C.C. Slab
	Doors	Vitrified Tiles
	Windows	Flush Wooden Door
	Fittings	Alu. Sliding Windows With M.S Grill
	Finishing	Concealed
4.	House tax	Weather proof paint
	Assessment no.	N.A.
	Tax paid in the name of	N.A.
	Tax amount	N.A.
		Rs. -----
5.	Electricity service connection no.	Not Known
	Meter card is in the name of	Not Known
6.	How is the maintenance of the Flat	Excellent
7.	Sale deed is executed in the name of	As per the Sale Agreement of Flat, the consideration amount is Rs. 11,50,00,00/- in the name of the current owner, dtd. 16/09/2009
8.	What is the undivided area of land as per sale deed?	Not applicable.
9.	What is the plinth area of Flat?	B/up Area - 85.96 Sq.m. - 925.00 Sq.ft.
10.	What is the floor space index (app.)?	1.00 Permissible , 0.99% Consumed
11.	What is the carpet area of Flat?	N. A.
12.	Is it Posh/ I Class/ Medium/ Ordinary?	Medium
13.	Is it used for Residential or Commercial purpose?	Residential Purpose
14.	Is it owner occupied or let-out?	Owner Occupied
15.	If rented, what is the monthly rent?	N. A.
IV	MARKETABILITY	
1.	How is marketability?	Good
2.	What are the factors favoring for an extra potential value?	Property is located in Developed Residential area.
3.	Any negative factors are observed which affect the market value in general?	No



V RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in adjoining locality?	The rate for B/up Area of Flat in this area is around Rs. 4000/- per Sq.ft. to Rs. 5000/- per Sq.ft.
2.	Assuming it is a new construction, what is the adopted basic composite of the Flat under valuation after comparing with the specifications & other factors with the Flat under consideration (give details)	Rs. 4500/- per Sq.ft. for B/up Area of Flat.
3.	Break – up for the rate	
	• Building + services	-----
	• Land + others	-----
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 34,600/- Sq m. For Built Up Area of Flat.
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	Non Applicable
	Replacement cost of the Flat after service (V)3) I)	-----
	Age of the building	08 Years
	Life of the building estimated	52 Years
	Depreciation percentage assuming the salvage value of 10%	NA
	Depreciated ratio of the building	NA
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	NA
	Rate for land & other V (3) ii	-----
	Total composite rate	N.A.



Details of valuation.

Sr no	Description	Qty. (Sq.ft.)	Rate per unit Rs. (B/up Rate)	Estimated Value Rs.
1.	B/up of Flat	925.00 Sq.ft.	Rs. 4500/-Sq. Ft.	Rs. 41,62,500/-
2.	Furniture & Fixtures	Lumpsum Amount		Rs. 5,00,000/-
			Total	Rs. 46,62,500/-
			Say Total	Rs. 46,63,000/-

As a result of my appraisal & analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with foreside specifications in Rs. 46,63,000.00 (Rs. Forty Six Lakh Sixty Three Thousand Only) & the distress value say, Rs. 37,30,000.00. (Rs. Thirty Seven Lakh Thirty Thousand Only).

Place, Nashik

Date, 21.09.2018

CERTIFICATE

This is to certify that approved building plan of the property (No. LND/BP/WS/Satpur/B-1/131/2009, Date, 29/08/2009) is genuine & construction of the property is as per approved building plan.

Place, Nashik

Date, 21.09.2018



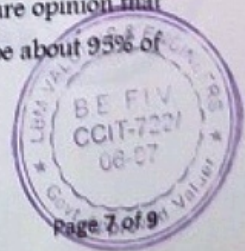
ASSUMPTION, & LIMITING CONDITIONS, & RECOMMENDATION

The Title Clearance of the said property has not been carried out by us, as it is out of the scope of the assignment and the same should be verified by the Bank authorities. This report is based on the documents produced for the perusal of the valuation report. This report will hold good only if the title of the property is clear, marketable & free from all encumbrances. We are not responsible for any reduction in value, if the title of the said property is not clear, marketable & not free from all encumbrances. All original documents in original should be verified by the concerned Authorities. The ascertaining liability towards Society or Government authority or any third party is out of the scope of this assignment. Concerned Authorities may independently verify if there exists any liability on the property & deduct the same from the Present Fair Market Value of the property. This valuation report is valid provided the bank has followed the guidelines regarding documentation and also the post sanction parameters laid down by the bank in respect of advances scrupulously. This valuation report is valid provided there is no faulty documentation and there are no lapses in post sanction parameters in respect of advances.

Confidentiality. The report is confidential to the client for specific purpose to which it relates. The client shall not disclose the report to any other person. This report is the intellectual property of the Valuer and should not be xeroxed unless a written permission is taken from the Valuer.

Conclusion. This is to conclude that on inspection of the property and on perusal of site conditions, the particulars provided by assesses etc. and on subsequent reasonable rate analysis and fair market value appraisal, it is our opinion that the value of the property as on date in aforesaid conditions would be **Rs. 46,63,000.00**, Hence we conclude that fair market value of the above said asset as on date in aforesaid conditions would be **Rs. 46,63,000.00 [Rs. Forty Six Lakh Sixty Three Thousand Only.]**

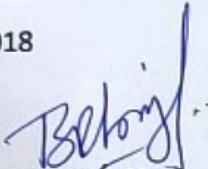
When the asset is sold through the auction, the realizable value will invariably be less than true market value since realizable value depends on varied factors such as type of asset, demand prevailing site conditions and circumstances, mode of payment and transaction, general depression, negative sentiments etc. with this in view and considering the present market condition and based on our knowledge, information, experience and belief, we are opinion that the realizable and forced sale value (Distress value) of the above property will be about 95% of the present market value & 80% of the present market value respectively.



CERTIFICATE FOR VALUATION
DECLARATION:-

- The present Fair Market Value of the above property with the existing Conditions And specifications is in my opinion **Rs. 46,63,000.00**
- Value varies with the purpose. This report is not to be referred if the purpose is different other than mentioned in. If the property is offered as collateral security, the concerned financial Institution is request to verify the extent of property shown in this valuation Report with respect to the latest legal opinion Based on the particulars furnished by the Borrower & observations made, the Valuation is done.
- I have no direct or indirect interest in the property, except the valuation Charges.
- The certificate is issued without prejudice and for the use of / consideration of for the applicant. The value is restricted to the date inspected.
- The Valuer is not liable for any claim or damage/cost/consequence whatsoever.
- Price is a fact and a value is an estimate of what the price ought to be.
- Value given above is for a given time, place and under specified market conditions, subject to circumstances of the case and for the purpose for which valuation is required.
- This Report stresses on the value of the property and not on the legal context or area measurement of the property. However every care is exercised to take area accurately.
- This report is as per factual position & information given to me.
- The contents of this report are for technical valuation and should not be read in any legal context.
- We have referred 99acres.com, etc. for the reference of rates for the Flats in this area and it has been attached with the valuation report.
- In view of data available & basis for valuation, the valuation of the property under reference will be as under. This report has been prepared for the specific purpose as mentioned herein and should not be used for any other purpose. **This report has been prepared with the data & information as given by the Applicant and Bank and as collected by me during my inspection as site on date on Inspection. The data and information not available has been presumed for the purpose of valuation as mentioned here in the report.** In case there is any change in data and information used for this report, this report is likely to change which may be noted.

Place: Nashik
Date: 21.09.2018


Checked and Verified by-
Longani B.R


Sign of Valuer-
Longani H.H.


CERTIFICATE FROM BRANCH MANAGER/CHIEF MANAGER

The undersigned has inspected the property detailed in the Valuation Report dated 21/09/18 on 18/09/18. We are satisfied that the fair and reasonable market value of the property is Rs. 46,63,000/- (Rupees Forty Six Lakhs Sixty Three thousand only).

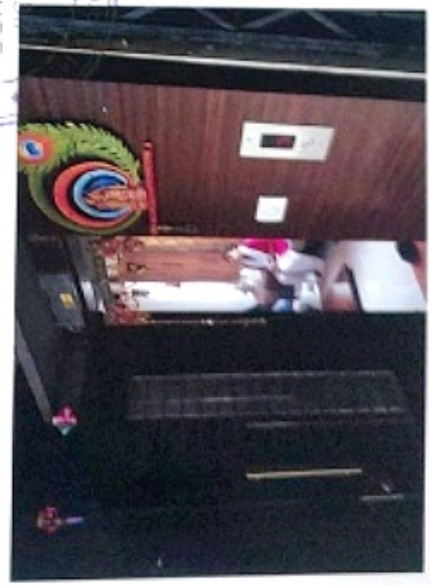
Date: 25/09/2018

Ratil

Signature

(Name of the Branch Manager/Concerned Authority)





21/2018

eASR Rates



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

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बाजारमूल्य दर पत्रक

Valuation Rules User Manual

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Year

20182019

Annual Statement of Rates

Selected District नाशिक
Select Taluka नाशिक
Select Village मौजे खानंदवल्ली
Search By Survey No Location

Select	उपविभाग	पुनी वनीन	निकासी मरनिता	बीकान	दुबाने	बी टोविक	एकक (Rs.)
SurveyNo	5.4-मंगापूर रस्त्यापामुन उत्तरेकडे (खमाराम बापू अथमाकडे) जाणा-ना 24 मी. रुंद रस्त्याचे दक्षिणेकडील रहिनाम विभागातील मिळकती	17800	35000	38000	45800	0	चौ. मीटर
SurveyNo	5.5- खानंदवल्ली पाईपलाईन रस्त्यापामुन पुर्वेकडे व पश्चिमेकडे जाणारा नैनाल नगरचा 18 मी रुंद रस्त्यावरील मिळकती	14000	34600	37500	45500	0	चौ. मीटर
SurveyNo	5.6-मंगापूर रस्त्यापामुन दक्षिणेकडे (केंनालकडे) जाणा-ना 18 मी रुंद रस्त्यावरील पहीलात विभागातील मिळकती.	12900	33600	37000	44000	0	चौ. मीटर
SurveyNo	5.7-मंगापूर रस्त्याच्या दक्षिणेकडील पुर्वे पश्चिम व दक्षिणेतर 15 मी रुंद रस्त्यावरील मिळकती.	12900	33600	37000	44000	0	चौ. मीटर
SurveyNo	5.8- मंगापूर गावठाण व गावठाणामुन पुर्वे-उत्तर बाजूकडील मिळकती (24 मी. रुंद रस्त्याच्या दक्षिणेकडील अंतर्गत मिळकती)	11000	30000	32000	38000	0	चौ. मीटर

1 2 3 4

32, 25, 23, 70, 41, 39, 27, 22, 24, 31, 40, 43, 37, 26, 21, 45 north to canal, 28/3, 28/4, 28/5, 28/6, 28/7

Survey Number



2 BHK Apartments in Nasik - Double bedroom apartments for sale in Nasik

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Home > Property in Nasik > Apartments > 2 BHK

15 Properties | 2 Bedroom x Residential Apartment for Sale in Mahatma Nagar, Anandwalli x . Nasik

List View Map View

SORT BY (Relevance)

FILTER Clear all

BHK Clear 1 BHK 2 BHK 3 BHK + more

BUDGET Min Max

AVAILABILITY Under Const. Ready to Move

SALE TYPE Resale New booking

RESIDENTIAL TYPE Clear Apartments Builder Floor Villa Land

More Filters

Locality Clear Search Localities. Mahatma Nagar Anandwalli Similar Localities Gangapur Govind Nagar

2 BHK Residential Apartment in Anandwalli Shree Tirumala Luxuria **NEW**

Price on Request 963 - 1130 Sq.Ft. 2 BHK

Built-up Area 2 Baths

New Launch **New Booking OFFER**

No Property Photos

Built by shree tirumala luxuria, shree tirumala buidcon is a residential cum commercial develop... + more

Posted on Sep 18, 2018 by RoongJa Builders and Developers (builder)

View Phone No. Contact Builder

2 BHK Residential Apartment in Mahatma Nagar Madhoor Maitri **NEW**

₹65 L 1258 Sq.Ft. 2 BHK

5166/Sq.Ft. Super built-up Area 2 Baths, 1 Balcony

Possession in Feb 2019

Its near satpur midc, college road and in prime location. Company near to residency are abbinda... + more

Posted on Aug 11, 2018 by Abul Magotra (Owner)

View Phone No. Contact Owner

2 BHK Residential Apartment in Rameshwar Nagar Residential House

₹48 L 1150 Sq.Ft. 2 BHK

4174/Sq.Ft. Super built-up Area 2 Baths, 1 Balcony

Ready To Move

2 bhk well maintained flat available for sale in rameshwar nagar on first floor ad-Measuring 1150... + more

Posted on Sep 11, 2018 by Ratnadeep Estate (Dealer)

View Phone No. Contact Dealer

2 BHK Residential Apartment in Anandwalli Nirman Sugandh

₹23 L 727 Sq.Ft. 2 BHK

3164/Sq.Ft. Super built-up Area 2 Baths, 1 Balcony

Ready To Move

Good budged house, having good air ventilation, good sunlight.

Posted on Sep 14, 2018 by kunal (Owner)

View Phone No. Contact Owner

2 BHK Residential Apartment in Anandwalli shreeprakash residency

₹32 L 851 Sq.Ft. 2 BHK

3761/Sq.Ft. Super built-up Area 2 Baths

Ready To Move

The property is 2bkh apartment. The housing society consist of 80 flats with 4 buildings. Its has 2 l... + more

Posted on Sep 10, 2018 by amit (Owner)

Contact Owner

2 BHK Residential Apartment in Rameshwar Nagar Padmavishwa Oxyrich 2

₹50 L 1050 Sq.Ft. 2 BHK

4751/Sq.Ft. Super built-up Area 2 Baths, 1 Balcony

Ready To Move

This is a meticulously designed 2 bhk resale apartment located in rameshwar nagar, nasik. It's a B... + more

Posted on Sep 12, 2018 by S. K. Properties (Dealer)

View Phone No. Contact Dealer

