

VALUATION OF IMMOVABLE PROPERTY

For HL Takeover + Top up Loan Purpose

For State Bank of India, RACPC Branch, N.D. Patel Road, Nashik.

At

**Flat No. 204, On Second Floor, A-Wing, "Sky Elegance Apartment",
S. No. 206/A1+206/B/2, Plot No. 17+18+19+20+21+23, Opp. Omkar Bungalow,
Kishor Suryawanshi Marg, Peth Road, Mhasrul, Nashik-422003.**



**In the case of
Smt. INDUBAI KEDU JADHAV.
Mr. KIRAN KEDU JADHAV.**

**Prepared By
Er. SARANG G. PATIL**

**Nashik Office :- Flat No. 20, 1st Floor, 'Keshavhari Apartment', Behind Sandeep Hotel,
Opp. House of Johnsons, Kute Marg, Mumbai Naka, Nashik-422002.**

Mobile :- 7588832949 / 9822527387, Email : galandeajay77@gmail.com

(ANNEXURE-I)

* ENGINEER'S VALUATION REPORT SUMMARY *

HL Takeover + Top up Loan Purpose : Residential Flat

Ref. No. SP/VAL/SBI/NSK/INDUBAI JADHAV/244/2019

Dtd. 04/11/2019

Name & Address Branch : State Bank of India, R.A.C.P.C. Branch, N.D. Patel Road, Nashik.	
Name of Customer : Smt. Indubai Kedu Jadhav & Mr. Kiran Kedu Jadhav.	
Borrower Unit : Flat No. 204, On Second Floor, A-Wing, "Sky Elegance Apartment", S. No. 206/A1+206/B/2, Plot No. 17+18+19+20+21+23, Mouje. Mhasrul Shiwar, Tal. & Dist. Nashik.	
Visit Date : 02/11/2019	
1. Customer Details :	
Name of Owner : Smt. Indubai Kedu Jadhav & Mr. Kiran Kedu Jadhav.	
Application / LOS No. : _____	
2. Property Details :	
Details Address : Flat No. 204, On Second Floor, A-Wing, "Sky Elegance Apartment", Opp. Omkar Bungalow, Kishor Suryawanshi Marg, Peth Road, Mhasrul, Nashik-422003.	
Nearby Landmark : Opp. Omkar Bungalow, Kishor Suryawanshi Marg, Peth Road.	
Independent access to the property : Available	
Name of Seller/Builder : ---	
3. Documents Details	Name of Approving Authority
Layout Plan	Asst. Director T.P. Dept. Nashik
N. A. Order	District Collector, Nashik
Building Plan / Commencement Cert.	Executive Engineer T.P. Dept. Nashik Municipal Corporation
Completion / Occupancy Certificate	Executive Engineer T.P. Dept. Nashik Municipal Corporation
	Approval No.
NA	Not Provide
Yes	N.A.P.No. 278/2012, Dtd. 11/10/2012.
Yes	LND/BP/Panchavati/C-5/275/1674, Dtd. 05/07/2013.
NA	Details Not Provide
	Bldg. Completion Year Approx. 2015.
List of Documents : Agreement to Sale Sr. No. NSN-3-8546-2016, Dtd. 24/10/2016, N.A. Order, Sanction Building Plan, Commencement Certificate etc.	
4. Physical Details : Adjoining Properties Boundaries of Flat No. 204	
Direction	Adj. Boundaries (As per Bldg.Plan)
East	Marginal Space
West	Staircase & Flat No. 201
South	Marginal Space
North	Flat No. 203
	Adj. Boundaries (As per Actual Site)
	Marginal Space
	Staircase & Flat No. 201
	Marginal Space
	Flat No. 203
Matching Boundaries : Yes.	



Approved Land use	: Residential		
Type of Property	: Residential Flat		
Type of Structure	: RCC Framed Structure		
Type of Roofing	: RCC Roofing		
Total No. of Floors	: Ground + 5 th Floor		
Building having Lift?	: <u>Yes. (Capacity- 6 Passengers)</u>		
No of Rooms in Flat	: Hall + Kitchen + 2 Bed + 2 WC Bath + 2 Balcony etc.		
Floor on which the Property is located	: On 2 nd Floor		
Total No. of Wings in Society	: A+B = 2 Wing		
Total No. of Flat is Building	: <u>Total Resi Flat : 40 Nos. & Commercial Shop 3 Nos.</u>		
Approximate age of the Property	: <u>04 Approx Year Old Construction</u>		
Residual age of Property	: <u>@ 56 Years, under normal condition & Proper maintenance.</u>		
5. Tenure / Occupancy Details	:		
Stage of Tenure : Owned / Rented	: Owner Occupied		
6. Stage of Construction	:		
Stage of Construction	: Complete		
Completion Certificate No.	: Not Provide		
Extent of Completion	: 100% Completed.		
7. Violation if any observed	: No.		
8. Area Details of the Property	: <u>Flat No. 204</u>		
Carpet Area	: <u>681.89 Sq. Ft. i.e. 63.35 Sq. Mtr.</u>		
Built up Area (35% Load on Carpet Area)	: <u>920.53 Sq. Ft. i.e. 85.52 Sq. Mtr.</u>		
9. Valuation :			
Guide Line / Govt. Value of Flat Say :	Rs. 18,34,000/-		
[Govt. Resi. B/up Rate : Rs. 25,400/- Per Sq. Mtr. – 5% Depreciation Rate : Rs. 24,130/- Per Sq. Mtr.]			
Market Valuation of Flat	Built up Area	Rate Adopted	Total Value
:	<u>920.53 Sq. Ft.</u>	<u>Rs. 3500/- Per Sq. Ft.</u>	<u>= Rs. 32,21,855/-</u>
(Rs. Thirty Two Lakh Twenty Two Thousand Only) Total Fair Market Value Say =			Rs. 32,22,000/-
Fair Market Value	:		= Rs. 32,22,000/-
Realizable Sale Value	:	10% less of Market Value	= Rs. 29,00,000/-
Distress Sale Value	:	20% less of Market Value	= Rs. 25,78,000/-
The difference between Guide Line Value & Market Value is considerable as the recent development in this area is good & good amenities are provided			

I AGREE FOR THE MARKET VALUE OF

Rs. 32,22,000



Google Location Map : Latitude : 20.037916, Longitude : 73.799678.



10. Assumptions & Remarks :

- i. Qualification in TIR/Mitigation suggested, if any : NA
- ii. Property is SARFAESI Compliant : Yes / No. : Yes
- iii. Whether property belongs to social infrastructure like Hospital, School, Old age homes etc. : No
- iv. Details of last two transaction in the locality / area to be provided, if available : No.
- v. Any other aspect which has relevance on the value or marketability of property : No

11. Declaration :

- a. The property was inspected by the undersigned on : 02/11/2019
- b. The undersigned does not have any direct/indirect interest in the above property.
- c. This valuation is prepared on the documentary area.
- d. The information furnished herein is true and correct to the best of my knowledge.
- e. I have submitted Valuation Report directly to the Bank.

Remark :

- * "Sky Elegance Apartment", On Colony Road front Residential + Commercial Building.
- * Building Completion Certificate Not Provide
- * All Civic Amenities are available nearby from Property.
- * Market Value of the above Property in this locality is More than Govt. Value.

Enclosures : Google Map & Property Photographs

This report has total 4+1 Pages

Date : 04/11/2019

Place : Nashik.



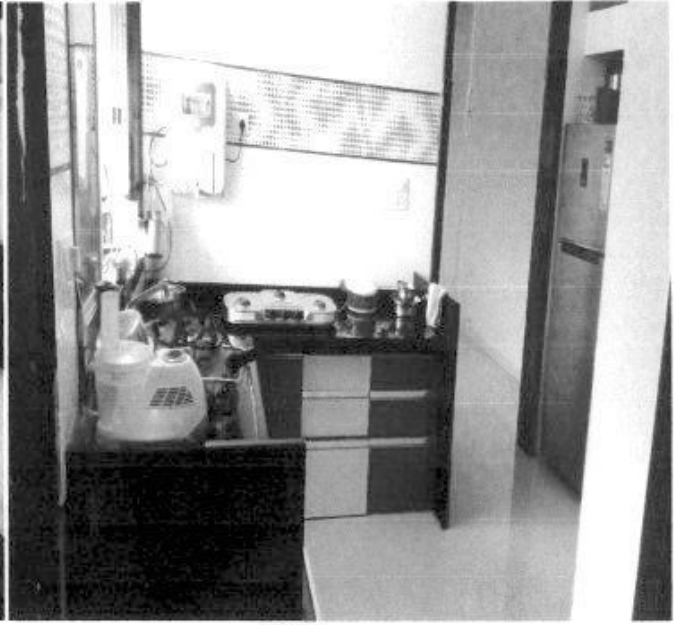
Panel Valuer, Sate Bank of India

Er. Sarang Patil
B.E.Civil, M.A.CCE., F.I.V.,
Govt. Reg. Valuer
No.59/66 (IP)/Cat-I

PROPERTY PHOTOGRAPHS



Hall



Kitchen



Bed Room



Bed Room



Building

Valuation Report

Address of Property : Flat No.204, 2nd floor in A-Wing of Sky Elegance Enclave Apartment, Opp. Omkar Bungalow, on Kishor Suryanshi Marg, of Dindori Road, Plot No.17 to 23, Sy.No.206/A1+206/B/2,Mhasrul Shiwar,Nashik.

Name of Owner : Mrs. Indubai Kedu Jadhav &
Mr. Kiran Kedu Jadhav.



DATE OF VALUATION : 14/11/2019
Nashik

Er. ATUL WADKAR.
APPROVED VALUER

- Chartered Engineer
- Consulting Engineer
- Govt. Approved Valuer

ATUL B. WADKAR

B.E. (Civil), A.M.I.E., A.I.V., C.E.,
 Office : 404, Ishwar Pratik Apartment,
 Near Spring Valley, Tapovan Road,
 Nashik-422011 Mob.: 9422604011
 Email id : atulwadkar1@rediffmail.com

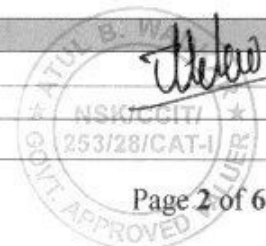
Ref: SBI/19-20/228

Date: - 14/11/2019

VALUATION REPORT OF IMMOVABLE PROPERTY

Name & Address of Branch : RACPC, Nashik Branch.
 Name of Customer(s)/Borrowal unit : Mrs. Indubai Kedu Jadhav &
 (for which valuation report is sought) Mr. Kiran Kedu Jadhav.

1 Customer Details	
Name	Mrs. Indubai Kedu Jadhav & Mr. Kiran Kedu Jadhav.
Contact No	
Date of Property Inspection	14/11/2019
Date of Valuation Report	14/11/2019
2 Property Details.	
Address	Flat No.204, on 2 nd floor in A-Wing of Sky Elegance Apartment, Opp. Omkar Bungalow, on Kishor Suryanshi Marg, of Dindori Road, Plot No.17 to 23, Survey No.206/A1+206/B/2, Mhasrul Shiwar, Nashik.
Near By Land Mark/Google Map Independent access to the Property	Located Opp. Omkar Bungalow, on Kishor Suryanshi Marg, of Dindori Road
3 Documents Details	
Layout Plan.	---
Building Plan & Commencement Certificate	LND/BP/Panch/C-5/275/1674, Dtd. 03/07/2013.
Building Completion Certificate	Not Available/Provided.
Legal Documents -	Copy of Agreement to Sale vide Registration No.- NSN3-8546-2016, Dtd. 24/10/2016.
4 Physical Details	
Flat Adjoining Properties/Boundaries	East Side Margin West Staircase, & Flat No.201. South Side Margin North Flat No.201.
Plot Demarcated	Yes
Type of Property	Flat For Residential Use.
No of Room	Hall+ Kitchen+2Bedroom + WC+ Bath.
No. of Floor in the Building	Ground + 5 Above Floors.
Property Located On Which Floor.	2 nd Floor.
Approx. age of the Property.	03 Years
Residual age of the Property.	57 Years
Type of Construction.	RCC Framed Structure.
5 Tenure / Occupancy Details	
Status of Tenure	Free Hold
Owned/Rented.	Owned.
No. of years of Occupancy.	00 years (BCC Not Received)
Relationship of Tenant or Owner	NA
6 Stage of Construction.	
Stage of Construction.	Completed.
100% Construction work complete.	Yes
If Under Construction, Extent of Completion.	NA



7	Violations if any observed. - NA.	
	Nature and extent of violation –	No
8	Area Details of the Property	
	Carpet Area	63.35 Sq.Mt.
	Built-up area	85.52 Sq.Mt.
9	Summary of Valuation : (Pls .Refer annexure I)	
	<i>(Pls .Refer annexure I)</i>	
No.	Particulars	Value in Rs.
01	Value as per Government Rates.	20,64,000.00
02	Fair Market Value	32,40,000.00
03	Relizable Value.	29,15,000.00
04	Forced/ Distress Sale Value.	25,90,000.00
Justification on variation :-		
The Rates are considered as per Present Market rates in the vicinity & considering the construction, specification of the material used, Locality & Extra amenities Provided. Hence there is a Variation in the Government Value to Market Value.		
Amenities Provided:-		
1	Plaster	Neru finish inside and Sand face outside
2	Colour	Painted inside & Outside.
3	Flooring	Vitrified Tile flooring.
4	Windows	Aluminum Sliding windows with glass panel.
5	Kitchen	Granite stone for Kitchen Otta.
6	Electrical fittings	Casing Caping type Electrical Fitting.
10	Assumptions /Remarks	
i	Qualifications in TIR/Mitigation suggested, if any -	No.
ii	Property is SARFAESI compliant:: Y/N -	Yes
iii	Whether property belongs to social infrastructure like hospital,school, old age home etc.	No.
iv	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. -	Not Known
v	Details of last two transactions in the locality/area to be provided, if Available	Not available
vi	Any other aspect which has relevance on the value or marketability of the Property.	No.
11	Declaration	
	1. The Property was inspected by the undersigned on. 14/11/2019. Undersigned does not have any direct / indirect interest in the Above property. 2. The information furnished herein is true and correct to the best of Our knowledge. 3. I have submitted Valuation report directly to the Bank. 4. The Valuation is Made for Present Market Value of Property. The Rate Worked out are on the basis of Market Survey.	
12	Name, Address & Signature of Valuer with the Wealth Tax Registration No.	Er. ATUL B. WADKAR. 404,Ishwar Pratik Apartment, Near Spring Valley, Tapovan Road, Nashik – 422 011. Wealth Tax Regi.No.- NSK/CCIT/34AB/253/28/Cat-
		  Signature of Valuer:
13	List of Enclosures.-	
	1. Annexure –I (Valuation) 2. Photographs of Property visited. 3. Government Ready Recknor Rate list.	

VALUATION				
Fair Market Value of		Flat No.204, on 2 nd floor in A-Wing of Sky Elegance Apartment, Opp. Omkar Bungalow, on Kishor Suryanshi Marg, of Dindori Road, Plot No.17 to 23, Survey No.206/A1+206/B/2, Mhasrul Shiwar, Nashik.		
Name of Purchaser		Mrs. Indubai Kedu Jadhav & Mr. Kiran Kedu Jadhav.e		
View of the location, availability of Market, water, means of communication & Prevailing Market Rates, Valuation of the Property is carried out as under.				
Flat Area		Flat Built-up area		85.52 Sq.Mt. =920.20 Sq.Ft.
Government Rates of Valuation		Flat Rate with 5% Depreciation		Rs.24,130/- per Sq.Mt. Rs. 6,120/- per Sq.Mt.
Market Rate Considered for Valuation purpose		Flat Built-up Rate.		Rs. 3,525/- per Sq.Ft.
Valuation Details.				
Sr.No.	Particulars	Area in Sq.Mt.	Rate/Sq.Mt.	Value in Rs.
01	Government Value of Property			
	Built-up area	85.52 Sq.Mt.	24,130.00	20,63,598.00
	Total			20,63,598.00
02	Fair Market Value of Property	Area in Sq.Ft.	Rate/Sq.Ft.	Value in Rs.
	Built-up area	920.20 Sq.Ft.	3,525.00	32,43,705.00
	Total			32,43,705.00
Fair Market Value		Say		Rs.32,40,000/-
In words Rs. Thirty Two Lakh Forty Thousand Only.				
Realizable Value				Rs.29,15,000/-
In words Rs. Twenty Nine Fifteen Thousand Only.				
Distress Value				Rs.25,90,000/-
In words Rs. Twenty Five Lakh Ninety Thousand Only.				




DATE OF ISSUE : 14/11/2019
PLACE: NASHIK.

SIGNATURE OF THE VALUER

PHOTOGRAPHS OF PROPERTY VISITED.





GOVT. READY RECKONOR RATES



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates						Language
20192020							English
Selected District	नाशिक						
Select Taluka	नाशिक						
Select Village	मांज म्हमरळ						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	206	<input type="button" value="Search"/>					
उपविभाग	खुनी जमीन	निवासी सदनिका	ऑफीस	दुकाने	औचोविक	एकक (Rs./)	Attribute
16.3-अर.टी.ओ.ऑफीस पासून उत्तरेकडे बाणा-या शिवरमूल्यावरील महिबास विभागातील मिळकती प्र.चौ.मी.	6960	25400	27900	33500	0	चौ. मीटर	मव्हें नंबर

