

# BAPAT CONSULTANTS

13, S. T. Colony, Gangapur Road, Nashik - 422 013  
☎ : 2570135, 2577627 Mob : 98904 49748  
E-mail : mvbapat@yahoo.co.in

● CHARTERED ENGINEER ● GOVT. / APPROVED VALUER ● CONSULTANT

Legal Opinion

Valuation Report

M. V. Bapat

M.E., D.E.E., B.E. (Elect.)

CHARTERED ENGINEER (F.I.E.)

APPROVED VALUER (F.I.V.)

BC/JSBP/GDS/VAL/0503  
DT. 08/05/2019

## VALUATION REPORT

1. Name and address of the  
Property (Flat) holder

Mr. Gulabrao Dagaji Sawant  
Flat no 1, Ground floor, "Sneh Sankul co-op hsg Society",  
Bhauasheb Hire Nagar, off Nashik-Poona road, Ashoka Marg,  
Nashik - 422011.

2. Date of visit for inspection

07/05/2019

3. Person contacted

Mr. Satish Patil, **Proposed buyer** (m-91589 82321)

4. Property Details

A residential flat no 1 on ground floor of Sneh Sankul co-op hsg Society, at Hire nagar, off Nashik-Poona road, a well developed residential area of Ashoka Marg, Nashik-11, having a hall, kitchen & one bed room with total built up area 51.11 sq mt (550 sq ft).

S.no 855/2/2, plot no1 mauje Nashik, Nashik-Poona road, Nashik road, within Nashik Municipal Corporation limits. Admesuring total plot area 700.00 sq mt.

6. Purpose of valuation

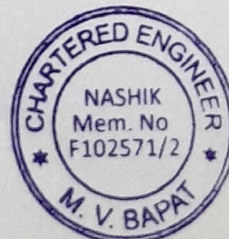
To mortgage the property with the financial institution  
(Janata Sah. Bank Ltd. Pune Nashik Branch)

7. Present valuation of the property (Flat)

Sr. no	Particulars	Present Market value in Rs.	Net Realizable value in Rs.	Distress value in Rs.	Govt. value in Rs.
1	Flat no 1	15.54 lac	14.00 Lac	12.43 Lac	11.84 Lac
		51.11 X 38,000 / sq mt X 0.8			51.11 X 33,100/sq mt X 0.7

5. Remarks

- 1) RCC ground plus 2 stroied residential construction
- 2) BCC is obtained from NMC vide their letter no Nagar Rachana/590 dated 25/01/1991.
- 3) Building is 28 years old and expected life of the building will be 50 years, hence residual life will be 22 years.
- 4) Condition of the flat and building is fair.
- 5) Purchase deed document is registered vide document no NSN-3 / 3464 / 2011 and receipt no 3485 dated 22/03/2011



*M. V. Bapat*  
M. V. BAPAT  
Chartered Engineer  
Mem. No. F- 102571/2

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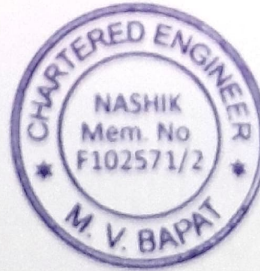
BC/GDS/VAL/0503  
DT. 08/05/2019


- 6) Sneh Sankul co-op hsg Society is registered vide document no NSK / NSK / HSG (TC)/1641/89 dt 27/02/1989.
- 7) This property is in the name of Mr. Gulabrao Dagaji Sawant vide society's NOC letter no. Nil dt. 21/03/2011.
- 8) NMC property tax is paid vide receipt no. 255012 dt 04/10/18
- 9) Boundaries to the property is given below

Plot	Boundaries	Flat
Property of Mr. Patil	East	Flat no.2
Open space	West	Stair case
Open space	South	Open space
Road	North	Open space

**Declaration:** I hereby declare that

- a) Information furnished above is true and correct to the best of my knowledge and belief.
- b) I have no direct or indirect interest in the property inspected.
- c) I have personally inspected the property on 07/05/2019.



  
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# PAT CONSULTANTS

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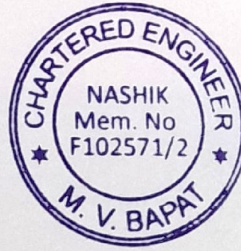
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Sneh Sankul society - mem. list.



View of Flat No 1, Sneh Sankul



Bedroom - (Room on back side)



A Kitchen



Flat No. 1 - A hall (Front room)

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INVOICE No. BC / 2686

Date : 08.05.2019.

M/s. Mr. Patil Satish

Flat No. 1, Gr. Floor, Sheh Sankul

Society, Hiday Marg Nagal,

Ashoka Marg, Nashik - 11,

Your Reference No. \_\_\_\_\_

Dated \_\_\_\_\_

DESCRIPTION	AMOUNT	
	Rs.	Ps.
PROFESSIONAL FEES (Please refer our valuation report BC/JSBP/GDS/VAL/0503 dt 8.5.19)	2200	00
<p style="text-align: center;"><del>Paid</del>      CA</p>		
<b>TOTAL</b>	2200	00

BANK DETAILS:- BAPAT CONSULTANTS  
A/c No. 0161 2010 0000 579  
NEFT / RTGS Code : TJSB 0000 016

RUPEES two thousand and two hundred only.

PAN NO. ABTPB2021J

For **BAPAT CONSULTANTS**

Patil Satish

BC/JSBP/GDS/VAL/0503  
 DT. 08/05/2019

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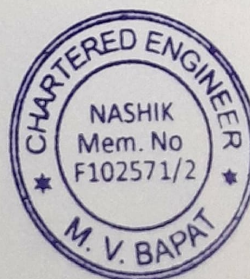
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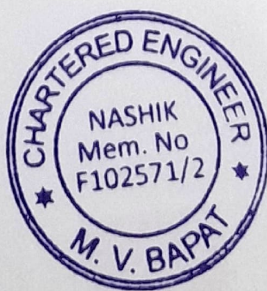
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