

Valuation Report for Office

Office No. 06, On 1st Floor, In Sheetal Complex,
Behind Anjali Plywood, On Nashik-Pune Road, Dwarka, Nashik

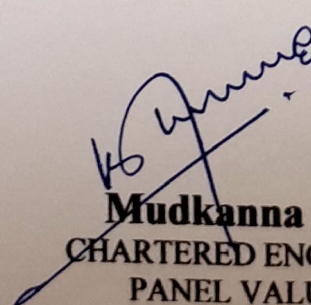
Owner – Mr. Sanjay Balkrushna Lolge

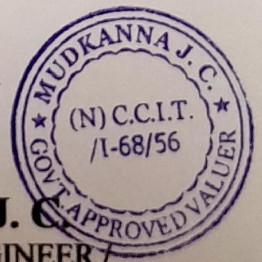
Borrower A/c : M/s. Aspire Electronics Corporation (A/c. No. 4/7)



DATE OF VALUATION : 17/09/2018

NASHIK


Mudkanna J. C.
CHARTERED ENGINEER /
PANEL VALUER



- ❖ Govt. Regd. Valuer under wealth Tax Act : (N)CCIT/1-68/56 dtd. 10/08/2004
- ❖ Chartered Engineer : M-112000/4 dtd. 16/09/1996
- ❖ Fellow Indian Institute Of Valuers, Delhi. : 012404 dtd. 12/05/2003
- ❖ Member Institution Of Engineers, India : M-112000/4 dtd. 16/09/1996
- ❖ Member Practicing Valuers Asso. of India : PVA(I) LM- 1341 dtd. 02/04/2008
- ❖ Member Indian Council of Arbitration : ICA/781/Admn/2009 dtd. 15/10/2009

VALUATION REPORT

Valuation of Property Belonging to : Mr. Sanjay Balkrushna Lolge

Valuation as on : 17/09/2018

Address of the Property : Office No. 06, On 1st Floor,
In Sheetal Complex,
Behind Anjali Plywood,
On Nashik-Pune Road, Dwarka, Nashik.
Sy. No. 486/A/2B+486/A/3/2,
Plot No. 02, Final Plot No. 279 & 280

Built up area of Office No. 06 : 293 Sq.ft. (27.316 Sq.m.)

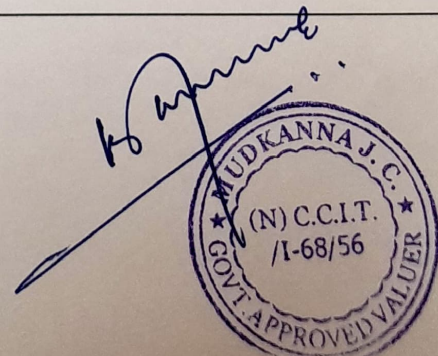
Fair Market Value **Rs. 14,65,000/-**
In words (Rs. Fourteen Lakh Sixty
Five Thousand Only)

Realizable Value **Rs. 13,00,000/-**
In words (Rs. Thirteen Lakh Only)

Distress Value **Rs. 12,25,000/-**
In words (Rs. Twelve Lakh Twenty
Five Thousand Only)

Place : Nashik

Date of Issue : 24/09/2018



FORM 0-1
(SEE RULE 8D)
REPORT OF VALUATION OF IMMOVABLE PROPERTY.
PART - 1: QUESTIONNAIRE.

GENERAL:

1 Purpose for which valuation is made:

To Assess fair market value of Office No. 06
For Bank of Baroda, Dwarka Branch, Nashik.

2. Date as on which valuation is made:

17/09/2018

3 Name of the owner/owners:

Mr. Sanjay Balkrushna Lolge

4. If the property is under joint ownership
/ co - ownership, share of each such
owners. Are the shares undivided?

Ownership

5 Brief description of the property:

On the Instructions of Ketki madam, Bank of Baroda, Dwarka Branch, Nashik; I/We have visited Office No. 06, On 1st Floor, In Sheetal Complex, Behind Anjali Plywood, On Nashik-Pune Road, Dwarka, Nashik, Bearing Sy. No. 486/A/2B+486/A/3/2, Plot No. 02, Final Plot No. 279 & 280. For Valuation purpose on dtd. 17/09/2018.

Sheetal Complex Building is having Ground + Stilt + 02 Floors & Constructed in RCC Framed Structure with RCC Slab roofing. The walls are constructed in Brick masonry, plastered inside-outside, painted.

As per Final Sale Deed, Built up area of the Office No. 06 is 293 Sq.ft. (27.316 Sq.m.) Spartex tiles Flooring, Casing Capping wiring, Flush Doors & Alu. Sliding windows with glass panels are provided.

The Said Property is located On Nashik-Pune Road, at. Dwarka, Nashik. The locality is well developed Commercial/ Residential area. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available on walkable distance from the Property.

Verified Photocopies of following documents :

1] Building Plan Approval vide letter No. LND/BP/876/2722 dtd. 29/08/1997

2] Building Completion Certificate vide Letter No. TP/2359 dtd. 19/06/1999

3] Final Sale Deed of Office No. 06 dtd. 12/12/2008

(Regd. on dtd. 16/12/2008, at Sr. No. NSN1-11496-2008)

6. Location, street, ward no

Behind Anjali Plywood, On Nashik-Pune Road,
Dwarka, Nashik.

7. Survey / plot no. of land.

Sy. No. 486/A/2B+486/A/3/2,
Plot No. 02, Final Plot No. 279 & 280

8. Is the property situated in residential
/commercial/mixed area/industrial area

Commercial/ Residential area

9. Classification of locality high class/
middle class/poor class.

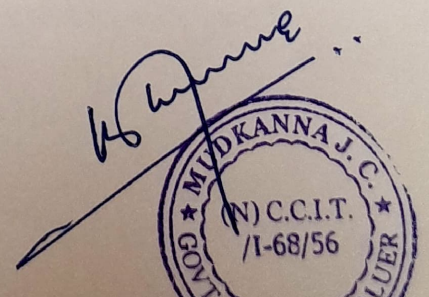
Commercial/ Residential area

10. Proximity to civic amenities, like schools,
hospitals, offices, markets, cinemas, etc

On Walk able Distance from the Property

11. Means and proximity to surface
communication by which the locality
is served

By road



LAND:

12. Area of land supported by documentary proof, shape, dimension and physical features.
13. Road, street or lanes on which the land is abutting.
14. Is it freehold or leasehold land?
15. If leasehold, the name of less or lessee, nature of lease, dates of commencement termination of lease and term of renewal of lease:
 - Initial premium
 - Ground rent payable per annum.
 - Unearned increase payable to the less or in the event of sale or transfer .
16. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant?
17. Are there any agreements of easements? If so, attach copies.
18. Does the land fall in an area included in any town planning scheme or any Development Plan of government or any statutory body? If so, give particulars
19. Has any contribution been made towards development or is any demand for such contribution still outstanding?
20. Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.
21. Attach a dimensioned site plan.

IMPROVEMENT

22. Attach plans and elevations of all structures standing on the land and a layout plan.
23. Furnish technical details of the building on a separate sheet.
24. (i) Is the building owner – occupied /tenanted/both? :
(ii) If partly owner – occupied, specific portion and : extent of area under owner- occupation.
25. What is the floor space index permissible and Percentage actually utilized?

Rectangular shaped

On the North side road is Abutting

Free Hold Property

NA

NA

NA

NA

No

No

Falls within NMC Limit

All development charges paid.

Loan with Bank of Baroda

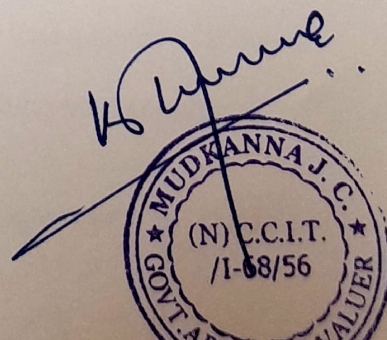
Plans enclosed

Plans enclosed

Please refer Annexure to form 01 details.

Owner Occupied
Fully

One



RENTS

- 26 • Name of tenant/lessees/licensees, etc.
• Portion in their occupation.
• Monthly or annual rent/compensation/
license fee, etc. paid by each.
• Gross amount received for the whole property.
27. Are any of the occupants related to, or close business associates of the owner?
28. Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigeration, cooking range, built in Wardrobe etc. Or for service charges? If so, give details.
29. Give details of water and electric charges, if any, to be borne by the owner.
- 30 Has the tenant to bear the whole or part of cost of repairs and maintenance. Give particulars.
- 31 If a lift is installed, who is to bear the cost of maintenance and operations, owner or tenant?
- 32 If a pump is installed, who has to bear the cost of Maintenance and operation, owner or tenant?
- 33 Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compounds etc. Owner or tenants?
- 34 What is the amount of property tax? Who is to bear it? Give details with documentary proof.
- 35 Is the building insured? If so, give the policy no. amount for which it is insured and the annual premium.
- 36 Is any dispute between landlord and tenant regarding rent pending in a court of law ?
- 37 Has any standard rent has been fixed for the preM/ses under any law relating to the control of rent?

No Tenants

No

No

Around Rs. 1,000/- to Rs. 1,500/-
Month

No

No Lift

By Owner

By Owner

Details not available

Details not available

NA

No

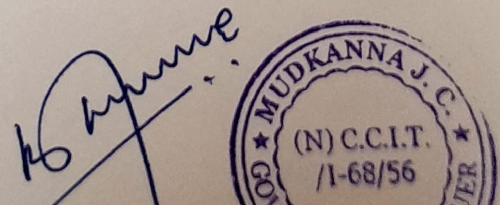
SALES:

- 38 Give instances of sales of immovable property in the localities on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold.
- 39 Rate adopted in this valuation
- 40 If sale instances are not available or not relied upon, the basis of arriving at the land rate.

Rs. 5,000/- Sq.ft.
(Commercial Office Rate)

Office Rate adopted as above

Prevailing Market Rates/ Local Survey

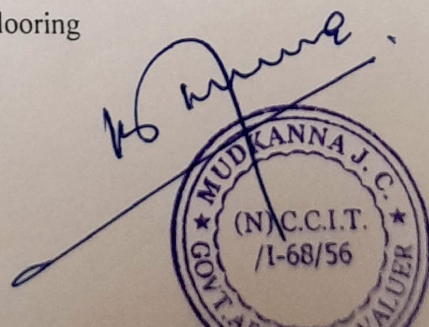


COST OF CONSTRUCTION

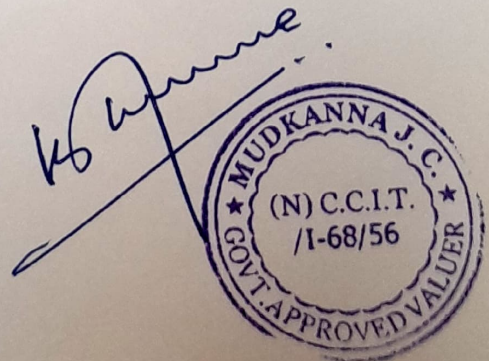
- 41 Year of commencement if construction and year of completion. In 1997-1999
- 42 What was the method of construction: by contract/ by employing labour directly/ both? By Contract.
- 43 For items of work done on contract, produce copies of agreement. Details are with owner
- 44 For items of work done by engaging labour directly, give basic rate of material and labour support by Documentary proof. NA
- 45 Office No. 06 bounded by onwards
- East : Passage & then Office No. 07
West : Colony Road
South : Saw-Mill
North : Office No. 05

Technical Details of - Office No. 06, On 1st Floor, In Sheetal Complex, Behind Anjali Plywood, On Nashik - Pune Road, Dwarka, Nashik

- 1) No. of floors and height of each floor. Ground + Stilt + 02 Floors. 10 ft. ht. of each floor
- 2) Plinth Area floor wise 293 Sq.ft. (Built up area of the Office No. 06)
- 3) Year of construction. In 1997-1999
- 4) Estimated future life. Around 48 years with regular maintenance
- 5) Type of construction. RCC Framed structure
RCC walls/R.C.C. frame/steel frame
- 6) Type of foundation Column Footing
- 7) Walls:
a) Basement and plinth. 6" brickwork
b) Ground floor. 6" bricks in cm
c) Superstructure above ground floor 6" thick brick work
- 8) Partitions 4.5" thick brick wall
- 9) Doors and Windows (Floorwise)
a) Ground floor Flush Doors & Alu. Sliding windows
b) 1st floor. With glass panels are Provided
c) 2nd floor, etc.
- 10) Flooring (Floorwise)
a) Ground floor. Spartex tiles Flooring
b) 1st floor.
c) 2nd floor, etc.



- | | |
|--|------------------------------------|
| 11) Finishing (Floor wise) | Outside sand faced. |
| a) Ground floor. | |
| b) 1 st floor. | |
| c) 2 nd floor, etc. | |
| 12) Roofing and terracing. | RCC Slab Roofing |
| 13) Special architectural or decorative Features, if any. | NA |
| 14) i) Internal wiring surface or Conduct. | Casing Capping wiring |
| ii) Class of fitting: superior/ Ordinary/poor. | Ordinary |
| 15) Sanitary Installation. | Common Facilities |
| a) i) No. of water closets. | Nil |
| ii) No. of urinals. | Nil |
| iii) No. of lavatory basins | Nil |
| iv) No. of sinks. | Nil |
| v) No. of bath tubs | Nil |
| vi) No. of bidets. | Nil |
| vii) No. of geysers. | Nil |
| b) Class of fitting: Superior white/ Ordinary. | Ordinary |
| 16) Compound Wall | 1.5 mtr. height |
| i) Height and length. | B.B. Masonry |
| ii) Type of construction. | |
| 17) No. of lift and capacity. | No Lift |
| 18) Underground sump capacity and type of construction. | Around 5000 Ltrs.
RCC |
| 19) Overhead tank. | On terrace |
| i) Where located | Around 3000 Ltrs. |
| ii) Capacity | |
| 20) Pumps – No. and there horse power | 1 HP |
| 21) Roads and paving within the compound, approximate area and type of paving. | RCC Coba |
| 22) Sewage disposal – whether connected to public sewer. If septic tank provided No. and Capacity. | Septic tank and soak pit provided. |



PART-II VALUATION

Fair Market Value of - Office No. 06, On 1st Floor, In Sheetal Complex, In Behind Anjali Plywood,
On Nashik-Pune Road, Dwarka, Nashik
Sy. No. 486/A/2B+486/A/3/2, Plot No. 02, Final Plot No. 279 & 280

Belonging To - Mr. Sanjay Balkrushna Lolge

Office No. 06 is situated On 1st Floor, In Sheetal Complex, In Behind Anjali Plywood, On Nashik-Pune Road, Dwarka, Nashik. It is well developed Commercial/Residential area. Infrastructure facilities such as roads, electricity, water, etc., are available. Civic amenities are near by the property.

In my opinion & in view of Situation, Location, Construction quality & demand, I determine the fair market value of the property is as under:

Valuation of Office No. 06	293 Sq.ft. X Rs. 5,000/- Sq.ft.	= Rs. 14,65,000/-
Fair Market Value	Say	Rs. 14,65,000/-
In words (Rs. Fourteen Lakh Sixty Five Thousand Only)		
Realizable Value		Rs. 13,00,000/-
In words (Rs. Thirteen Lakh Only)		
Distress Value		Rs. 12,25,000/-
In words (Rs. Twelve Lakh Twenty Five Thousand Only)		

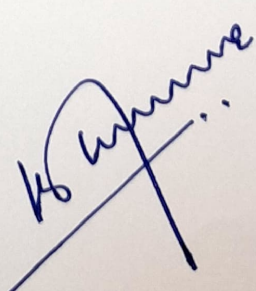

PART-III DECLARATION

I HEREBY DECLARE THAT :

1. I/WE have inspected the property on- 17/09/2018 in presence of **Mr. Lolge**
2. I have no direct or indirect interest in property valued.
3. The information furnished in part I is true and correct to the best of my knowledge and belief.

DATE OF ISSUE: 24/09/2018

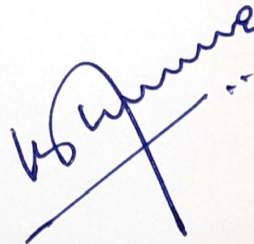
PLACE: Nashik

SIGNATURE OF THE VALUER

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 bank/owner. 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.



GOOGLE MAP OF THE PROPERTY LOCATION

Latitude : 19°59'30.8"N

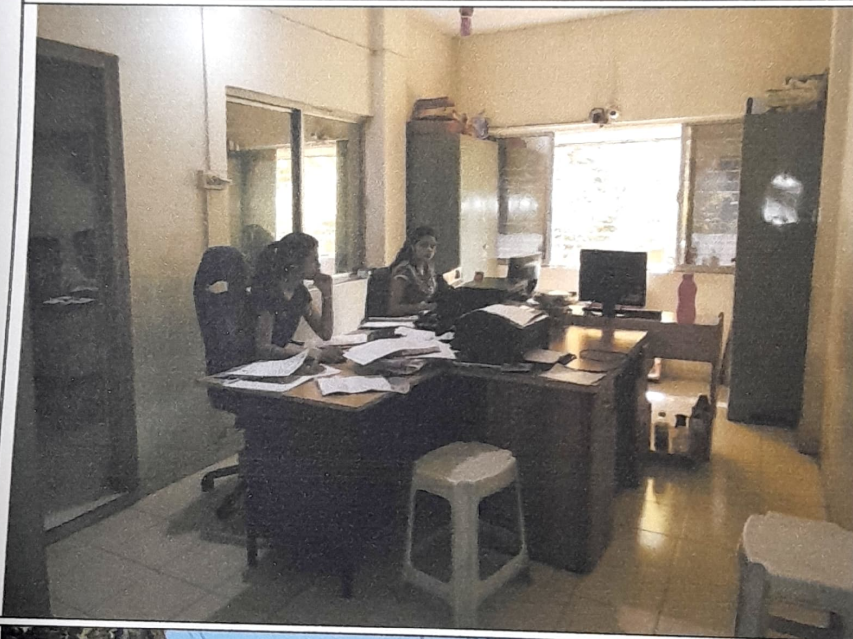
Longitude : 73°47'52.3"E

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



M. J. C.
MUDKANNA J. C.
(N) C.C.I.T.
/1-68/56
GOVT. APPROVED VALUER

Photographs of the Valued Property



Surrounding area

Mudkanna J. C.



VISHWAS CO-OP. BANK LTD., NASHIK FRANKING DEPOSIT SLIP

Customer R. No.	857019
Branch	ASHI SHAM DUDU NASHIK
Account No.	986301
Amount	₹ 3,00,000/-
Bank Name	Vishwas Co-op. Bank Ltd.
Address	ASHI SHAM DUDU NASHIK

श.प्र.सं-१.
 दल क्र. (११४५२००६)
 १-१५

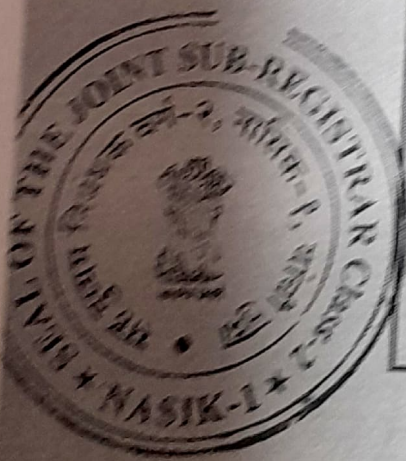
विशवास को-ऑप. बँक लि., नाशिक

श्री गणेशाय नमः
 नाम : राजेश बाबूदास लोको
 पता : ॥, वास्तु, अनपोक, बायोटेक नगर,
 अहमदाबाद, गुजरात, नाशिक
 पिन : ३८०००१
 खाता नं. : २४६८० अक्षर क्र. : ४५७०९
 कार्यकर्ता : अहमदाबाद बजार मंडळी रोडची मंडळी

(Signature)
 अधिकारी

विभागा क्रमांक	-	२१७३
सरकारी मुर्यांकन रुपये	-	५,८७,०००/-
उत्प्रेक्षी किंमत रुपये	-	३,००,०००/-
स्टॅम्प रुपये	-	२२,८००/-
नोंटणी फी रुपये	-	५,८७०/-

कायम फरोक्त खरोदीखत
 कायम फरोक्त खरोदीखत आज दिनांक १२ गेव १५
 डिसेंबर सन २००८ ते दिवशी नाशिक मुक्कामी



Vishwas CO-OP Bank Ltd., Nashik
 0256801-885121
 93256
 130097
 INDIA
 11-41
 DEC 12 2008

नरान-१.

दस्ता क्र. (११४६६/२००८)

५-१८

शहर नाशिक येथील स्थावर मिळकत सर्व्हे नंबर ४८६/अ/२ब + ४८६/अ/३/२ (फायनल प्लॉट नंबर २७९ व २८०) यातील प्लॉट नंबर २ यासी क्षेत्र ३२९.०५ चौरस मीटर्स यासी बिनशेती आकार रुपये ८.६० पैसे यासी चतुःसिमा येणे प्रमाणे.

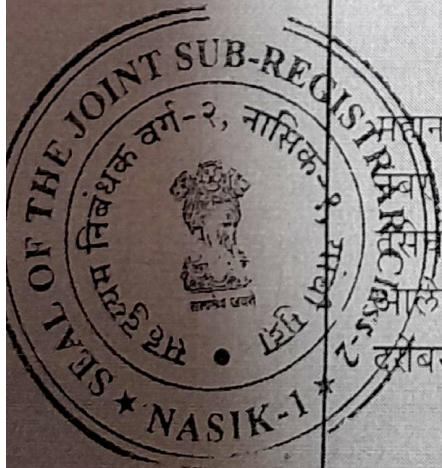
पुर्वेस — हरिहर सोसायटी
पश्चिमेस — कॉलनी रोड
दक्षिणेस — कच्छ विजय सॉ मिल
उत्तरेस — कॉलनी रोड

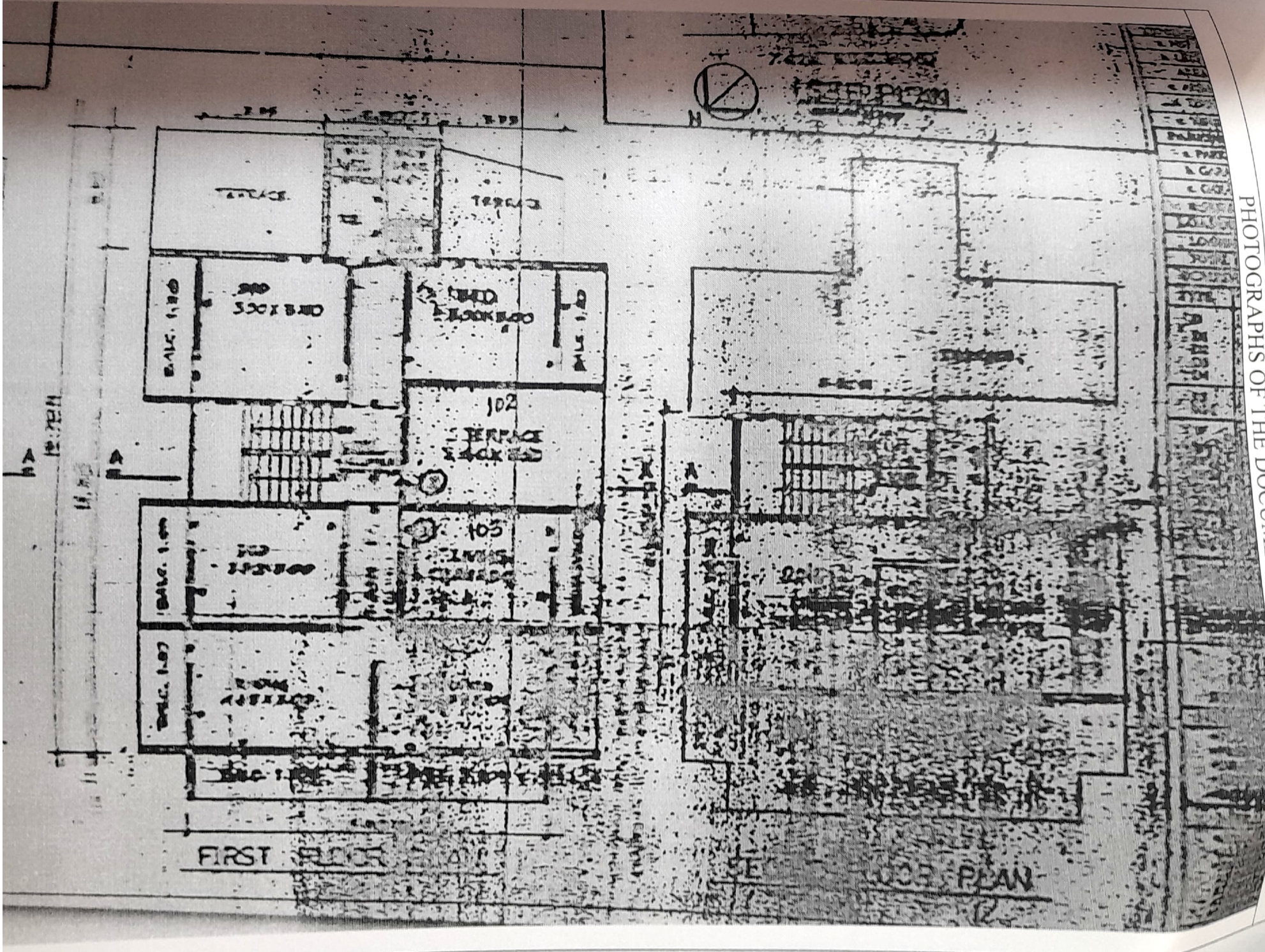
ब. या खरेदीखताचा विषय असलेल्या मिळकतीचे वर्णन—

वर कलम १ अ यात वर्णन केलेल्या मिळकतीवर बांधलेल्या "शितल कॉम्प्लेक्स" या नावाने ओळखल्या जाणा-या इमारतीतील पहिल्या मजल्यावरील व्यवसायीक बांधीव मिळकत ऑफीस नंबर ०६(सहा) यासी क्षेत्र २९३.०० चौरस फुट म्हणजेच २७.३१६ चौरस मीटर्स बिल्टअप, यासी चतुःसिमा येणे प्रमाणे ...

पुर्वेस — पॅसेज व पुढे ऑफीस नंबर ७
पश्चिमेस — कॉलनी रोड
दक्षिणेस — सॉ-मिल
उत्तरेस — ऑफीस नंबर ५

येणे प्रमाणे चतुःसिमा पुर्वक बांधीव जागा यासी नाशिक महानगरपालिका घर नंबर ८२१/३७२०/एसटीएल/००६, इन्डेक्स नंबर ८२१४७८२, यातील लाईट फिटींग सह, तदंगभुत वस्तुसह वसुधैव कुटुम्बकम् इतर बांधीव गाळा धारकांना सामाईक वापरसाठी ठेवण्यात आलेल्या जागा सामाईकात वापरण्याचे हक्कासह मिळकत दरीवस्त.





PHOTOGRAPHS OF THE DOCUMENT