

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Ashok Shankarrao Chavan

Land G.No.67/2, Katpur Tq. Paithan Dist. Aurangabad

Latitude: 19.510361 Longitude: 75.391900

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**VALUATION OPINION REPORT**

The property Land G.No. 67/2, Katpur Tq. Paithan Dist. Aurangabad is belongs to **Mr. Ashok Shankarrao Chavan**.

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **Rs. 66,68,000.00 (Rupees Sixty Six Lac Sixty Eight Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For, **Vastukala Consultants (I) Pvt. Ltd.**

Sharadkumar B. Chalikwar

B.E.(Civil), M.E.(Civil), M.Sc. (Real Estate Valuation), FIE(I), FIV, FIWRS

Chairman & Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



Encl.: Valuation report

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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

| | | |
|-------------------------|--|--|
| 1 | Date of Inspection | 09.03.2019 |
| 2 | Purpose of valuation | As per request from Private Clients, to assess Fair Market Value of the property under reference for Fair Market purpose |
| 3 | Name and address of the Valuer | Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093 |
| 4 | List Of Documents Handed Over To The Valuer By The Client | <ul style="list-style-type: none"> • Copy of Valuation Certificate dated 19.03.2014 prepared by valuer Shri Alhad Deshpande • Copy of 7/12 Extract • Copy of Labh Kshetra Vikas Pradhikaran Jaiyakwadi Prakulp, Aurangabad certificate No. 23289 dated 13.03.2019 |
| 5 | Details of enquiries made/ visited to government offices for arriving fair market value. | Market analysis and as per sub-registrar value. |
| 6 | Factors for determining its market value. | Location, Property type, Cropping pattern, Approach Road, Development of Surrounding Area and its prevailing market rate. |
| 7 | ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY | No |
| 8 | Present/Expected Income from the property | Rs.69,000.00 per Month |
| Property Details | | |
| 9 | Name(s) of the Owner | Mr. Ashok Shankarrao Chavan |
| | Postal address of the property under consideration. | Land G.No.67/2, Katpur Tq. Paithan Dist. Aurangabad. |
| 10 | If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided. | Sole owner |
| 11 | Brief description of the property. | Agricultural Land admeasuring 4.14 Ha Farm House Servant Quarter |
| | If under construction, extent of completion | N.A. |
| 12 | Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.) | Land G.No.67/2, Katpur Tq. Paithan Dist. Aurangabad |
| 13 | Route map | Enclosed |
| 14 | Any specific identification marks | No |
| 15 | Whether covered under Corporation/ Panchayat/ Municipality. | Grampanchayat |
| 16 | Whether covered under any land ceiling of State/ Central Government. | No |
| 17 | Is the land freehold/ leasehold. | Free Hold |
| 18 | Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant. | No |
| 19 | Type of the property | Agricultural property |

| | | |
|----|--|--|
| 20 | Year of acquisition/ purchase. | Ancestral |
| 21 | Purchase value as per document | N.A. |
| 22 | Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. | Owner |
| 23 | Classification of the site | |
| | a. Population group | Rural |
| | b. High/ Middle/ Poor class | Middle Class |
| | c. Residential/ Non-residential | Non-Residential |
| | d. Development of surrounding area | Developing |
| | e. Possibility of any threat to the property (Floods, calamities etc.). | No |
| 24 | Proximity of civic amenities (like school, hospital, bus stop, market etc.). | All Available Near by ^(R) |
| 25 | Level of the land (Plain, rock etc.) | Plain |
| 26 | Terrain of the Land. | Levelled |
| 27 | Shape of the land (Square/ rectangle etc.). | Irregular |
| 28 | Type of use to which it can be put (for construction of house, factory etc.). | Agriculture Farm house Servant quarter |
| 29 | Whether the plot is under town planning approved layout? | NA |
| 30 | Whether the building is intermittent or corner? | Intermittent |
| 31 | Whether any road facility is available? | Yes |
| 32 | Type of road available (B.T/Cement Road etc.). | BT |
| 33 | Front Width of the Road? | 6.00 m wide road |
| 34 | Source of water & water potentiality. | Bore well Well Lift irrigation |
| 35 | Type of Sewerage System. | Septic tank |
| 36 | Availability of power supply. | Yes |
| 37 | Advantages of the site. | Irrigated Land. |
| 38 | Disadvantages of the site. | No |
| 39 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. | As per Sub-Registrar Paithan |

| Valuation of the property : | | |
|------------------------------------|--|-------------------------|
| 40 | Total area of the Land | 4.14 Ha |
| 41 | Prevailing market rate. | Rs. 12,00,000 per Ha |
| 42 | Land Value. | Rs. 49,68,000.00 |
| Building | | |
| a | Farm house | Rs.10,00,000.00 |
| b | Servant quarter | Rs. 3,00,000.00 |
| c | Cost of Construction | Rs.13,00,000.00 |
| d | Other Amenities : Well, Bore well, Lift irrigation | Rs. 4,00,000.00 |
| 43 | Fair Value of the property (44+c+di) | Rs. 66,68,000.00 |
| 44 | The realizable value of the property | Rs. 60,01,200.00 |
| 45 | Distress value of the property | Rs. 54,01,080.00 |

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I certify that,

I/ my authorized representative, has inspected the subject property on 09.03.2019. Mr. Prakash Kadam (owner's employee) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

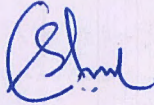
There is no direct/ indirect interest in the property valued.

The fair value of the property as on 15.03.2019 is **Rs. 66,68,000.00 (Rupees Sixty Six Lac Sixty Eight Thousand Only).**

Date: 15.03.2019

Place: Nanded.

For, **Vastukala Consultants (I) Pvt. Ltd.**



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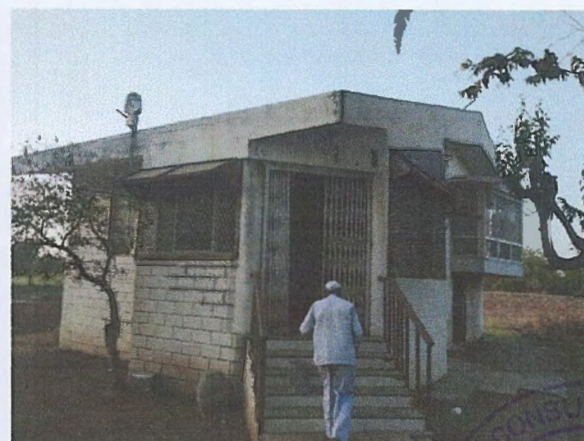
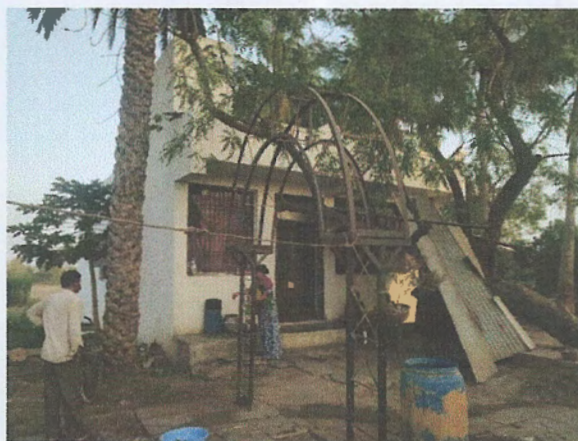


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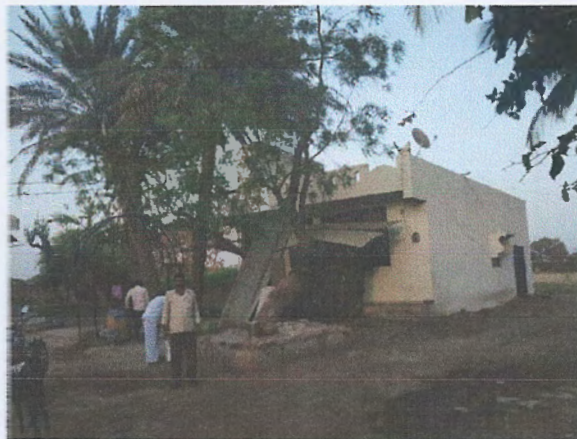
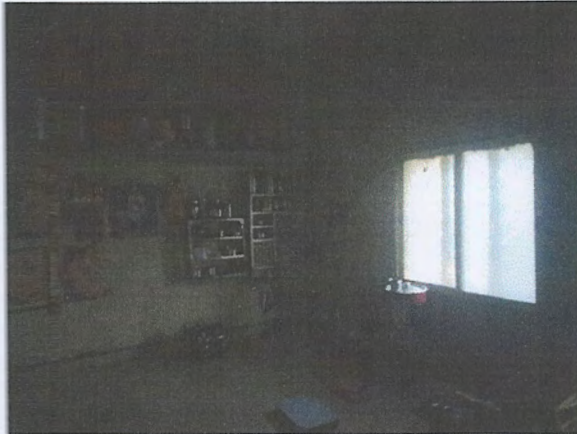
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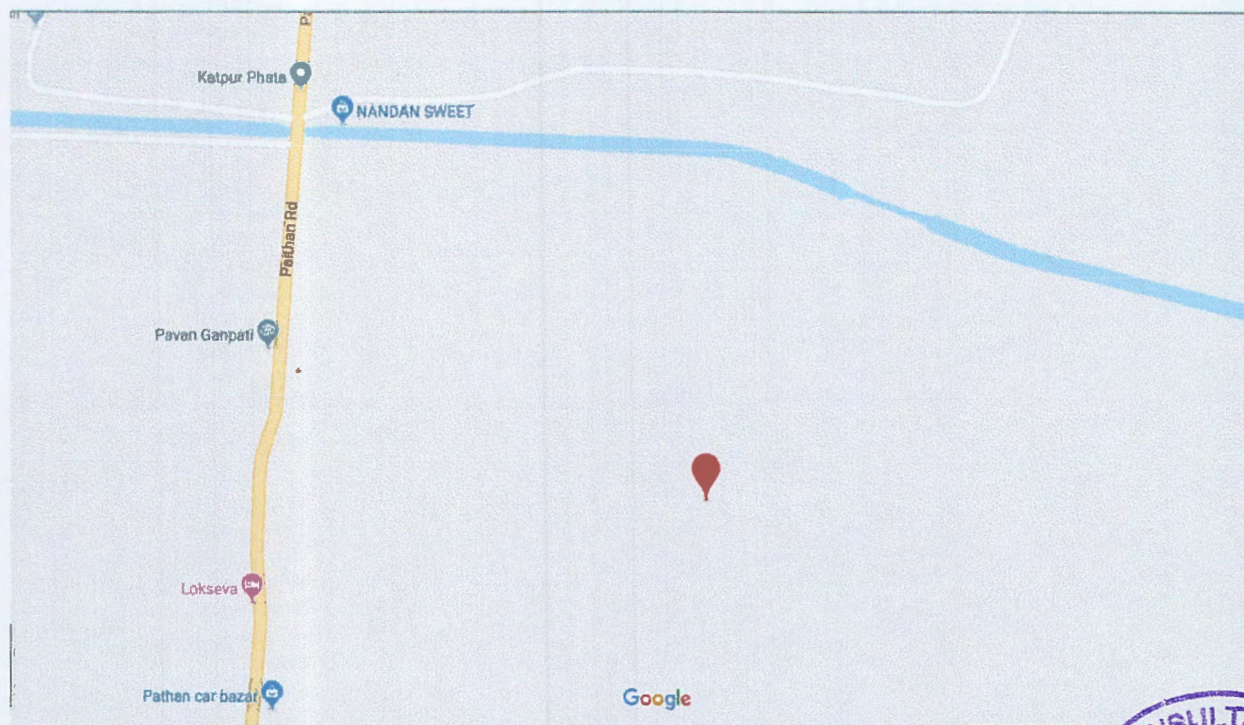
Actual Site Photographs



Actual Site Photographs



Route Map of the property



Note : Red Pointer icon shows approximate location of property



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Fair Market Value** purpose as on dated **15th March 2019**.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress"

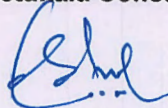
Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.

For, **Vastukala Consultants (I) Pvt. Ltd.**



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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **Rs. 66,68,000.00 (Rupees Sixty Six Lac Sixty Eight Thousand Only).**

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the Valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a Valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of **1,000 (Rupees One Thousand Only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity. We have personally inspected the assets.

For, **Vastukala Consultants (I) Pvt. Ltd.**

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