# VALUATION - REPORT

Bank Name	Union Bank Of India, Nashik.
Name of Owner	Mr. Kavita Vishal Vadnere & Mr. Vishal Ashok Vadnere.
Property	Residential Flat No. 4B, On Stilt Floor, B-Wing, "Nav Nirman Enclave Co. Op. Hsg. Society Ltd. Nashik," On Plot No. 8, Final Plot No. 431, S No. 703/1/10/8/1+2+3/8, Opp To Nirmala Convent School, Sai Chowk, Chaitanya Nagar, Savarkar Road, Nashik Shiwar, Tal. & Dist. Nashik - 422013.
Date of valuation	28/12/2020
Govt. Value	Rs.18,28,595.00
Market value	Rs.30,35,362.00
Realizable value	Rs.28,83,593.00
Distress Value	Rs.22,76,521.00
Name of valuer	Laki Architects
	Ar. Vîlas K. Sanap
	B arch, aiia, fiv, apva, mca Regd architects & Govt approved valuers
	Regd. Office
	Shop No. 6A & 7A, Niwas Plaza, Behind H D F C House, Sharanpur - Trimbak Link Road, Nashik – 422002. Ph. No. 0253-2576807, Mob. No. 9822055985
	E mail: vilas_ved@yahoo.co.in

Laki Architects | Ar. Vilas K. Sanap | Regd Architects | Govt Approved Valuers | Regd. No.



## Laki Architects

Regd. Architects & Govt. Approved Valuers.

Shop No. 06 & 07 A, Niwas Plaza, B/H. HDFC House, Sharnapur - Trimbak Link Road, Nashik - 422002

Ph. 0253-2576807, Mob. 9822055985, Mail - vilas\_ved@yahoo.co.in

## VALUATION REPORT (IN RESPECT OF FLATS)

I.	GEN	(To be filled in by the A	Approved Valuer)	
1.	Purp	ose for which the valuation is made		
2.	a)	Date OSI	Loan Purpose	
	b).	Date Of Inspection	25/12/2020	<u> </u>
3.		Date On Which the valuation is made	28/12/2020	
	Dist	Of Documents Produced per perusal		
	1) Agreement Copy		No. 6509/2020, Dt. 23/12/2020.	
	ii) C	ommencement Certificate Copy	No. LND/BP/16/38,	Dt. 28/10/2000.
	111) F	Approved Building Plan Copy	No. 16,	Dt. 28/10/2000
	1V) (	Occupancy Certificate Conv	No. Naravi/Nashik/003136,	Dt. 23/07/2001
4.	Address (es) With Phone No. (Details of share of each owner in case of joint ownership)  Mr. Kavita Vishal Vadnere & Mr. Vishal As Vadnere.  Mr. Kavita Vishal Vadnere & Mr. Vishal As Vadnere.  Residential Flat No.4B, On Stilt Floor, B-Wir "Nav Nirman Enclave Co. Op. Hsg. Society L Nashik," On Plot No. 8, Final Plot No. 431, S No. 703/1/10/8/1+2+3/8, Opp To Nirmala		Mr. Kavita Vishal Vadnere Vadnere.  Residential Flat No.4B, On S	Stilt Floor, B-Wing,
			Nashik," On Plot No. 8, Final Plot No. 431, S No. 703/1/10/8/1+2+3/8, Opp To Nirmala Convent School, Sai Chowk, Chaitanya Nagar, Savarkar Road, Nashik Shiwar, Tal. & Dist. Nashik - 422013.	
5.			p. Hsg. Society Ltd. I Plot No. 431, S o To Nirmala Chaitanya Nagar,	
6.	Loc	ation of Property		
	a)	Plot No. / Survey No.	On Plot No. 8, Final Plot No. 703/1/10/8/1+2+3/8	431, S No.
	b)	Door No.	Flat No. 4B	
	c)	T.S. No. / Village	Nashik Shiwar.	
	d)	Ward / Taluka	Tal. Nashik	
	e)	Mandal / District	Dist. Nashik	
··7.	Pos	tal address of the property	Residential Flat No.4B, On St	tilt Floor D Wing

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8.	City / Town Residential Area	Nashik," On Plot No. 8	howk. Chaitanya Nagar,
	Commercial Area	No	4 4
	Industrial area	No	
9.	Classification of the area	110	
	i) High / Middle / Poor	Middle Class	
	11) Urban / Semi Urban / Rural	Urban	
10.	Coming under Corporation Limit / Village Panchayat / Municipality	Nashik Municipal Corporation, Nashik.	
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	N/A	
12.	Boundaries of the property/Flat No.402	As Per Documents	As Per Site
	North	Marginal Space & Open Space	
	South	Staircase, Flat No. 3B	Staircase, Flat No. 3B
	East	Flat No. 5B	Flat No. 5B
	West	Marginal Space& Plot No. 9	
13.	Dimensions of the site	No. 9	В
		As Per the Deed	Actual
	North	N/A	
	South	N/A	
	East	N/A	
	West	N/A	
14.	Extent of the site	B/Up Area- 59.66Sqm+ Parking Area-3.24Sqm Add 50% -1.62Sqm = Total B/Up Area- 61.28Sqm	
15.	Extent of the site considered for valuation	B/Up Area- 61.28Sqm i.e. 659.61Sqft.	
16.	Whether occupied by the owner / tenant? If Occupied by tenant, since how long? Rent	Seller Occupied. Expected Rent- Rs. 7000.00 Per Moth	
	Received per month.	2.00	

II.	APARTMENT BUILDING	
1	Nature of the Apartment	Good
2.	Location	Opp To Nirmala Convent School, Sai Chowk, Chaitanya Nagar, Savarkar Road, Nashik Shiwar, Tal. & Dist. Nashik - 422013.
	T. S. No.	
	Block No.	Flat No. 4B,
	Ward No.	

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	Village/ Municipality / Corporation  Door No. Street - P.	NMC Nashik.  Opp To Nirmala Convent School, Sai Chowk Nashil
	Door No. Street or Road (Pin Code)	NMC Nashik.  Opp To Nirmala Convent School, Sai Chows Chaitanya Nagar, Savarkar Road, Nashil Chaitanya Nagar, Savarkar Road, Nashil Chaitanya Tal & Dist. Nashik - 422013.
	(Pin Code)	Chaitanya Nagar, Naghik - 422013.
	19 × 4	Opp 10 Number Savarkar Roads, Chaitanya Nagar, Savarkar Roads, Shiwar, Tal. & Dist. Nashik - 422013.
3.	Description of the locality Residential /	Residential
		Kesiava
4.	Year of Construction	2001 2rd Floors
5.	Number of Floors	2001 Ground/Parking+Stilt + 3 <sup>rd</sup> Floors
6.	Type of Structure	PCC Structure
7.	Number of Dwelling units in the building	As Per Plan
8.	Quality of Construction	Good
9.	Appearance of the Building	Good
10.	Maintenance of the Building	Good
11.	Facilities Available	0000
	Lift	No
and the	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	Covered
	Is Compound wall existing?	Yes
	Is pavement laid around the Building	Yes
Ш.	FLAT	163
1.	The floor on which the flat is situated	On Stilt Floor
2.	Door No. of the flat	Flat No. B5,
3.	Specifications of the flat	Flat No. B3,
٥.	Roof	RCC
	Flooring	Vitrified
	Doors	Wooden
	Windows	Sliding
	Fittings	Concealed
	Finishing	Good
4.	House Tax	Good
7.	Assessment (Index) No.	
	Tax paid in the name of	
	Tax paid in the name of	
_		
5.	Electricity Service Connection no.	
	Meter Card is in the name of	
5.	How is the maintenance of the flat?	Good
7.	Deed Of Apartment executed in the name	Mr. Kavita Vishal Vadnere & Mr. Vishal Ashok
		Vadnere.
3.	What is the undivided area of land as per	N/A
	Agreement?	NT/A
).	What is the plinth area of the flat?	N/A
10.	What is the floor space index (app.)	Please Refer Approved Plan
11.	What is the Carpet Area of the flat?	N/A
12.	Is it Posh/ I class / Medium / Ordinary?	Medium
13.	Is it being used for Residential or	Residential
	Commercial purpose?	Sallow Occurring
4.	Is it Owner-occupied or let out?	Seller Occupied.
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15.	If rented what	
IV.	If rented, what is the monthly rent?  MARKETABILITY  How is all	N/A
1.	How is the market 1 in	
2.	The toot of the to	Good
3.	What are the factors favoring for an extra Potential Value?	Property is located in fully developed locality
	Any negative factors are observed which affect the market value in general?	No
V.	RATE RATE	
2.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with Same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Rs.4100.00/Sqft to Rs.4300.00/Sqft
	is the adopted basic composite rate of the flat under valuation after comparing with the specifications & Other factors with the flat under comparison (Give the it)	Rs.4200.00/Sqft
3.	Broak. up for the rate	N. C.
	i) Building + Services	N/A
	11) Land + Others	N/A
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Present Govt. Rate For - Flat (As per ready Reckoner Chart No.1.2.6) Rs.37,300.00/Sqm.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	
	Replacement cost of flat with Services(v (3) i)	N/A
14 1	Age of the building	19 Years
	Life of the building estimated	41 Years
	Depreciation percentage assuming the salvage value as 10%	N/A
	Depreciated Ratio of the building	N/A
b.	Total composite rate arrived for valuation	
		N/A
3 N		N/A .
		Rs.4200.00/Sqft

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#### Details of Valuation:

Sr. No.	Description	B/Up Area In Sqft.	Rate per Sqft In Rs.	Estimated value In Rs.
1.	Present value of the flat (incl. car parking, if provided)	659.61	4200.00	Rs.27,70,362.00
2.	Wardrobes			
3.	Showcases			
4.	Kitchen Arrangements			
5.	Superfine Finish			
6.	Interior Decorations			
7.	Extra Work.			
8.	Potential value, if any			
09.	Interior & Furniture Work			Rs.02,65,000.00
Y.	Total			Rs.30,35,362.00
	In Word Rs. Thirty Lac	ks Thirty Five Tho	ousand Three Hund	red Sixty Two Only.

Govt. Value Of Property:

Present Govt. Rate For-Flat (As per ready Reckoner Chart No.1.2.6) Rs.37,300.00/Sqm Deprecation 10 to 20 Years 80% = Rs.29,840.00/Sqm X 61.28Sqm = Rs.18,28,595.00 Govt. Value Of Flat = Rs.18,28,595.00

Govt. Value	Rs.18,28,595.00	
Market Value	Rs.30,35,362.00	
Realizable Value (95%)	Rs.28,83,593.00	
Distress Value (75%)	Rs.22,76,521.00	

The undersis	gned has inspected the prope	rty detailed in the Valuation Report dated
on,	we are satisfied that	the fair and reasonable market value of the property is
Rs	(Rupees	only).
Date:		Signature
		(Name of the Branch Manage With Official Seal)

Certificate of Branch Officials

As a result of my appraisal and analysis, it is my considered opinion that the present market Value of the above property in the prevailing condition with aforesaid specifications is **Rs.30,35,362.00/-** (In Word Rs. Thirty Lacks Thirty Five Thousand Three Hundred Sixty Two Only.)

The book value of the above property is **Rs.18,28,595.00/-** (In Word Rs. Eighteen Lacks Twenty Eight Thousand Five Hundred Ninety Five Only.)

And the Distress value **Rs.22,76,521.00** (In Word Rs. Twenty Two Lacks Seventy Six Thousand Five Hundred Twenty One Only.)

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### **Declaration**

We hereby declare that

1	We have personally inspected the property on Dt. 25/12/2020.
2	We have no direct or indirect interest in the property
3	We have not been convicted of any offense and sentenced to a term of imprisonment
4	This is to certify that the Values of above mentioned property are appropriate as on today & it is based on the information given to me by owner& from local survey and enquiry
5.	The information furnished in Part – I, is true and correct to the best of our knowledge and belief.

### Remarks:

- 1) B/Up Area Are Considered From Agreement Copy No. 6501/2020, Dt. 23/12/2020.
- This Report Is Prepared On The Basis Of Photo Copies Of Documents Given By Owner.
- 3) Internal Changes Done On Site

#### Certificate

This is to Certify that Approved Building Plan (Commencement Plan) the property (No. LND/BP/16/37, Dt. 28/10/2000.) Is genuine & construction of property is as per Approved Building Plan.

Place: Nashik. Date: 28/12/2020.

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Residential Flat No.4B, On Stilt Floor, B-Wing, "Nav Nirman Enclave Co. Op. Hsg. Society Ltd. Nashik," on Plot No. 8, Final Plot No. 431, S No. 703/1/10/8/1+2+3/8, Opp To Nirmala Convent School, Sai Chowle Chaitanya Nagar, Savarkar Road, Nashik Shiwar, Tal. & Dist. Nashik - 422013.

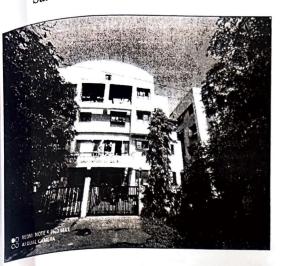
## Google Map

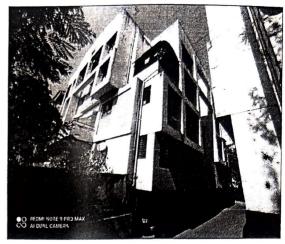


The Site Visited By Er. Kiran Devkar, Along With Mrs. Tarle, & Valuation Report Prepared By Er. Kiran Devkar.

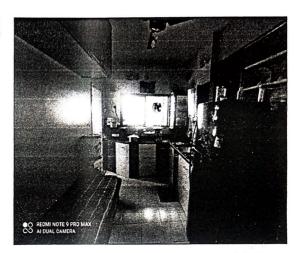
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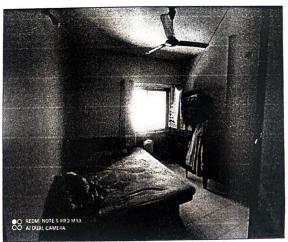
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नवनिर्भाठा एनकलेस सहकारी गृहनिर्माण संस्था मर्यादित न्मिशिक

पंजीकृत नोंदणी क्र. एन.एस.के./एन.एस.के./एच.एस.जी. (टी.सी.) 8092 02 रजि. दि. 97/08/02

प्रमाणित करण्यात येते की, श्री. / श्रीमती जिते प्रमेशागीरी गोसावी

<u> 980 पर्यंत रू.२५०/-</u> संस्थेचे अधिकृत संभासद आहेत. त्यांनी भाग क्र. 92 ६० पासून

अक्षरी रूपये दोनशे पन्नास मात्र) संस्थेच्या उपनियमावली प्रमाणे अशा प्रत्येक भागाच्या रकमेचे रूपये ५०/- रोख भरले

आम्ही संस्थेच्या अधिकृत सही शिक्क्यानुसार आपल्या नावे दिनांक 🥱 🤇 🖰 🖰 🗸 🔾 🔾

भागप्रमाण - पन्न करून देत आहोत.

कार्यकारिणी सभासद

सेक्रेटरी