

## Valuation Report For Flat

Flat No. 01, On Ground Floor, In Sai Shyam Apartment,  
Near Varti Bungalow, Ashwamedh Colony, Rajiv Nagar, Nashik.

Owners – Mrs. Anagha Kishor Pawar &  
Mr. Himmatrao Sitaram Patil



DATE OF VALUATION : 01/03/2011

NASHIK

*Mudkanna J. C.*

**Mudkanna J. C.**  
CHARTERED ENGINEER /  
PANEL VALUER

**Chartered Engineer & Govt. Registered Valuer**

Panel Valuer : State Bank of India, Bank of Baroda, Bank of Maharashtra, Bank of India, State Bank of Hyderabad, Dena Bank, State Bank of Bikaner & Jaipur, IDBI Bank, Karnataka Bank, LIC HFL, Yes Bank, MSFC, NAMCO, NDCC Bank, Kotak Mahindra Bank, Approvals of Plans & Machinery Layouts & Issue of Stability Certificate as per Factory Act. • M.I.D.C. Plans & BCC

**MUDKANNA J. C.**

B.E. (Civil), M.I.E., F.I.V., C.E., P.V.A. (I), M.I.C.A.  
03, Kailash Apartment, Hire Nagar, Poona Road, Nashik.  
Office : 02, Indus Appt., Near Ved Mandir,  
MICO Circle, On Trimbak Road, Nashik.  
TEL NO : +91 253 2311756 Mob.: 9822379466

**VALUATION REPORT**

<b>Valuation of Property Belonging to</b>	:	<b>Mrs. Anagha Kishor Pawar &amp; Mr. Himmatrao Sitaram Patil (Joint Owners)</b>
<b>Valuation as on</b>	:	<b>01/03/2011</b>
<b>Address of the property</b>	:	<b>Flat No. 01, On Ground Floor, In Sai Shyam Apartment, Near Varti Bungalow, Ashwamedh Colony, Rajiv Nagar, Nashik. Bearing Sy. No. 878/2, Plot No. 30</b>
<b>Built up Area of Flat No. 01</b>	:	<b>565 Sq.ft. (52.50 Sq.m.)</b>
<b>Fair Market Value</b>		<b>Rs. 11,86,000/-</b> In words (Rs. Eleven Lakh Eighty Six Thousand Only)
<b>Realizable Value</b>		<b>Rs. 10,50,000/-</b> In words (Rs. Ten Lakh Fifty Thousand Only)
<b>Distress Value</b>		<b>Rs. 9,50,000/-</b> In words (Rs. Nine Lakh Fifty Thousand Only)

Place : Nashik

Date : 04/03/2011

Page 2 of 10

*Mudkanna J. C.*



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

**GENERAL**

- 1 Purpose for which valuation is made: To Asses fair market value of Flat No. 01  
For Dena Bank, Gangapur Road Br., Nashik.
2. Date as on which valuation is made: 01/03/2011
3. Name of the Owner/Owners: Mrs. Anagha Kishor Pawar &  
Mr. Himmatrao Sitaram Patil
4. If the property is under joint Ownership  
/ Co - Ownership, share of each such  
Owners are the shares undivids Joint Ownership

- 5 Brief description of the property:

On the request of Mrs. Anagha Pawar; I/ We have visited  
Flat No. 01, On Ground Floor, In Sai Shyam Apartment,  
Near Varti Bungalow, Ashwamedh Colony, Rajiv Nagar,  
Nashik. Bearing Sy. No. 878/2, Plot No. 30. for valuation  
Purpose on dtd. 01/03/2011

Sai Shyam Apartment Building is having G + 02 Floors &  
Constructed in RCC Frame Structure with RCC Slab roofing.  
The walls are constructed in Brick masonry, Plastered & Painted  
inside & outside.

**Built up Area of the Flat No. 01 Admeasures 565 Sq.ft.  
(52. 50 Sq.m.).** It is located On Ground Floor. Kota Stone/  
Mosaic tiles flooring, Casing Capping wiring, Flush doors, Alu.  
Sliding windows with glass Panels are Provided

Verified Photocopy of Plan Approval vide letter No.  
LND/BP/355/1369 dtd. 31/07/1996, BCC Vide Letter No.  
TP/001422 dtd. 25/06/1997 & Deed of Apartment of Flat No.  
01 dtd. 28/02/2011 (Registration dtd. 04/03/2011)

6. Location, street, ward no

Near Varti Bungalow, Ashwamedh Colony,  
Rajiv Nagar, Nashik.

7. Survey / plot no. of land.

Bearing Sy. No. 878/2, Plot No. 30

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

Residential Area

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

Middle Class

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

On walk able Distance

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

By road

*[Handwritten Signature]*



## LAND

12. Area of land supported by documentary proof, shape, dimension and physical features. Nearly Rectangular shaped
13. Road, street or lanes on which the land is abutting. On the **West & South** sides road is Abutting.
14. Is it freehold or leasehold land? Free Hold Property
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 NA
  - Ground rent payable per annum. NA
  - Unearned increase payable to the less or in the event of sale or transfer. NA
16. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant? For Residential Use
17. Are there any agreements of easements? If so, attach copies. No
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 Falls within **NMC** Limit
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? All development charges paid.
20. Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification. No Such Notification Seen on the Site
21. Attach a dimensioned site plan. Please obtain from Owner

## IMPROVEMENT

22. Attach plans and elevations of all structures standing on the land and a layout plan. Please obtain from Owner
23. Furnish technical details of the building on a separate sheet. Please refer Annexure to form 01 details.
24. (i) Is the building Owner – occupied /tenanted/both? :  
(ii) If partly Owner – occupied, specific portion and : extent of area under Owner- occupation. **In Possession of Mr. R. G. Natekar**  
(Former Owner)
- Fully
- One
25. What is the floor space index permissible and Percentage actually utilized?



## RENTS

- 26 • Name of tenant/lessees/licensees, etc. NA  
• Portion in their occupation. NA  
• Monthly or annual rent/compensation/  
license fee, etc. paid by each. NA  
• Gross amount received for the whole property. NA
27. Are any of the occupants related to, or  
close business associates of the Owner? No
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. No
29. Give details of water and electric charges, if any, to be  
borne by the Owner. @ Rs. 60/- Month (Minimum Charges)
- 30 Has the tenant to bear the whole or part of cost of repairs  
and maintenance. Give particulars. No
- 31 If a lift is installed, who is to bear the cost of maintenance  
and operations, Owner or tenant? No Lift
- 32 If a pump is installed, who has to bear the cost of  
Maintenance and operation, Owner or tenant? By Members
- 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? By Members
- 34 What is the amount of property tax? Who is to bear it?  
Give details with documentary proof. Rs. 1,052/- For the Year of 2010- 11
- 35 Is the building insured? If so, give the policy no. amount  
for which it is insured and the annual premium. No
- 36 Is any dispute between landlord and tenant regarding rent  
pending in a court of law. NA
- 37 Has any standard rent has been fixed for the premises under  
any law relating to the control of rent? 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. @ Rs. 2,100/- Sq.ft. (Flat Rate)
- 39 Rate adopted in this valuation Rate Adopted as Above  
Prevailing Market Rates/ Local Survey
- 40 If sale instances are not available or not relied  
upon, the basis of arriving at the land rate.

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### COST OF CONSTRUCTION

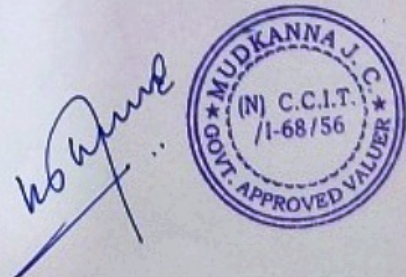
- 41 Year of commencement of construction and year of completion. @ 1996 - 1997
- 42 What was the method of construction: by contract/ by employing labour directly/ both? By contract.
- 43 For items of work done on contract, produce copies of agreement. Details are with Owner
- 44 For items of work done by engaging labour directly, Give basic rate of material and labour support by Documentary proof. NA
- 45 Property bounded by onwards  
East : Flat No. 02  
West : Open Space  
South : Open Space  
North : Open Space

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**Technical Details of - Flat No. 01, On Ground Floor, In Sai Shyam Apartment,  
Near Varti Bungalow, Ashwamedh Colony, Rajiv Nagar, Nashik.  
Bearing Sy. No. 878/2, Plot No. 30,**

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- 1) No. of floors and height of each floor. G + 02 Floors, 10 ft.ht.
- 2) Plinth Area floor wise 565 Sq.ft. (B/up Area)
- 3) Year of construction. @ 1996 - 1997
- 4) Estimated future life. @ 46 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) 1<sup>st</sup> floor. with glass Panels are Provided  
c) 2<sup>nd</sup> floor, etc.
- 10) Flooring (Floorwise)  
a) Ground floor. Kota Stone/ Mosaic tiles Flooring  
b) 1<sup>st</sup> floor.  
c) 2<sup>nd</sup> floor, etc.



- |  |                                    |
|--|------------------------------------|
| 11) Finishing (Floor wise)   |                                    |
| a) Ground floor.   | Outside sand faced.                |
| b) 1 <sup>st</sup> floor.  |                                    |
| c) 2 <sup>nd</sup> 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.   |                                    |
| a) i) No. of water closets.  | One                                |
| ii) No. of urinals.  | Nil                                |
| iii) No. of lavatory basins  | One                                |
| iv) No. of sinks.  | One                                |
| 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  |                                    |
| i) Height and length.  | 1.5 mtr. height                    |
| ii) Type of construction.  | B.B. Masonry wall                  |
| 17) No. of lift and capacity.  | No Lift                            |
| 18) Underground sump capacity and type of construction.  | @ 5000 ltr.<br>RCC                 |
| 19) Overhead tank.   |                                    |
| i) Where located   | On terrace                         |
| ii) Capacity   | @ 3000 ltr.                        |
| 20) Pumps – No. and there horse power  | 1 HP                               |
| 21) Roads and paving within the compound, approximate area and type of paving.                     | Compacted Murum                    |
| 22) Sewage disposal – whether connected to public sewer. If septic tank provided No. and Capacity. | Septic tank and soak pit provided. |

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**PART -II VALUATION**

**Fair Market Value of** - **Flat No. 01, On Ground Floor, In Sai Shyam Apartment,  
Near Varti Bungalow, Ashwamedh Colony, Rajiv Nagar, Nashik,  
Bearing Sy. No. 878/2, Plot No. 30,**

**Belonging To** - **Mrs. Anagha Kishor Pawar & Mr. Himmatrao Sitaram Patil (Joint Owners)**

Flat No. 01 is Situated On Ground Floor, In Sai Shyam Apartment, Near Varti Bungalow, Ashwamedh Colony, Rajiv Nagar, Nashik. The Area is well developed residential area. Infrastructure Facilities such as roads, electricity, water, etc., are available. Civic amenities are near by the property.

In view of situation, location, construction quality & demand, I determine the fair market value of the property is as under:

<b>Valuation of Flat No. 01</b>	<b>565 Sq.ft. X Rs. 2,100/- Sq.ft.</b>	<b>= Rs. 11,86,500/-</b>
<b>Fair Market Value</b>	<b>Say</b>	<b>Rs. 11,86,000/-</b>
In words (Rs. Eleven Lakh Eighty Six Thousand Only)		
<b>Realizable Value</b>		<b>Rs. 10,50,000/-</b>
In words (Rs. Ten Lakh Fifty Thousand Only)		
<b>Distress Value</b>		<b>Rs. 9,50,000/-</b>
In words (Rs. Nine Lakh Fifty Thousand Only)		

**PART-III DECLARATION**

**I HEREBY DECLARE THAT :**

1. I/ We have inspected the property on- 01/03/2011 in presence of Mr. Natekar, Mr. Mazhar & Mr. Chandu
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.

**Remark: - This Valuation Report should be read with latest Title Clearance Report and Search Report of Advocate with legal aspects.**

DATE: 04/03/2011

PLACE: Nashik

  
Signature of Valuer.





Flat No. 01, On Ground Floor, In Sai Shyam Apartment,  
Near Varti Bungalow, Ashwamedh Colony, Rajiv Nagar, Nashik.



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**Flat No. 01, On Ground Floor, In Sai Shyam Apartment,  
Near Varti Bungalow, Ashwamedh Colony, Rajiv Nagar, Nashik.**



**Surrounding area**



*Mudkanna J. C.*