

भारतीय गैर न्यायिक
एक सौ रुपये Rs. 100

13.05.2015
by three and
red by :

Valuation Report of Rooms


Room (Office) No. 119, 120, 121, 122 & Room (Office) No. 123 On Second floor in 'Bytco Classic Apartment', Opp. St. Philip Church, Near Masjid, Bytco, Nashik Road, Nashik.

Owner - Mr. Ravindra Shivling Santras.



DATE OF VALUATION: 27/06/2015.

PLACE: NASHIK.


PRASHANT H. PATIL
Govt Regd. Valuer
Reg No CCIT (N) I-35



PRASHANT H. PATIL
B.E. (Civil), M.I.E., F.I.V. F-5459

PRASHANT PATIL & ASSOCIATES

Planners & Designers
Govt. Regd. Valuer
Regd. No. CCIT-(N)/I-35
Chartered Engineer

Regd. Office : 1,2, Audumber Appt.,
Patil Lane No 4, College Road,
Nashik - 422 005.
Telephone : (0253) 2315137, 2315138
Email : prashantpatil.valuer@gmail.com
pacific700@gmail.com

Valuation Report

Valuation of property belonging to	: Mr. Ravindra Shivling Santras.
Valuation as on	: Dt. 27/06/2015.
Purpose of Valuation	: Bank loan purpose [Bank of Baroda, Nashik Road Branch, Nashik]
Address of the property	: Room (Office) No. 119, 120,121,122 & Room (Office) No. 123 On Second floor in 'Bytco Classic Apartment', Opp. St. Philip Church, Near Masjid, Bytco, Nashik Road, Nashik.
Area of the Rooms (Offices)	: Built up Area Rooms No. 119 to 123 - 139.35 Sq.m.
Fair Market Value	: Rs. 54,76,500/- (In Words Rupees: Fifty Four Lacks Seventy Six Thousand Five Hundred Only.)
Realizable Value	: Rs. 52,03,000/- (In Words Rupees: Fifty Two Lacks Three Thousand Only.)
Distress Value	: Rs. 46,55,000/- (In Words Rupees: Forty Six Lack Fifty Five Thousand Only.)



एक सौ रुपये

Rs. 100

By three and
red by :



PRASHANT H. PATIL
B.E. (Civil), M.I.E., F.I.V. F-5459

PRASHANT PATIL & ASSOCIATES

Planners & Designers
Govt. Regd. Valuer
Regd. No. CCIT-(N)/I-35
Chartered Engineer

Regd. Office : 1.2, Audumber Appt.,
Patil Lane No.4, College Road,
Nashik - 422 005.
Telephone : (0253) 2315137, 2315138
Email : prashantpatil.valuer@gmail.com
pacific700@gmail.com

Ref: PHP\VAL\BOB\2015-2016

(1)

Date: 27/06/2015

VALUATION REPORT **PRIVATE & CONFIDENTIAL REPORT OF VALUATION OF IMMOVABLE** **PROPERTY** **QUESTIONNAIRE GENERAL**

Ref: This valuation is done on request of Mr. Ravindra S. Santras, Dt. 26/06/2015.

1. Purpose for which Valuation is made : For assessment of present market value of the property for Loan purpose of Bank of Baroda, [Nashik Road Branch] Nashik.
2. Date as on which valuation is made : 27/06/2015.
3. Name of the owner / owners : **Mr. Ravindra Shivling Santras.**
As per Reg. Agreement of Sale No. 01577, Dt.31/03/2003.
As per Reg. Agreement of Sale No. 02053, Dt.29/04/2003.
As per Reg. Agreement of Sale No. 02054, Dt.29/04/2003.
4. If the property is under joint ownership/ ownership share of each such owner. are the shares undivided? : Sole Ownership.
5. Brief description of the property : The property under valuation is **Room (Office) No. 119, 120,121,122 & Room (Office) No. 123** On Second floor in 'Bytco Classic Apartment', Opp. St. Philip Church, Near Masjid, Bytco, Nashik Road, Nashik.
6. Location, Street, ward no. : Opp. St. Philip Church, Near Masjid, Bytco, Nashik Road, Nashik.
7. Survey /Plot No. of land : S. No. 238-B, C.T.S. No. 3718, 3718/1 to 3731, Deolali shiwar, Nashik.
8. Is the property situated in residential / Commercial/ industrial / mixed area. : Commercial area.
9. Classification of locality - high class / middle Class / poor class. : Middle class.
10. Proximity to civic amenities like schools. : All amenities are within 0.5 Km.



Ref: PHP\VAL\BOB\2015-2016

(2)

Date: 27/06/2015

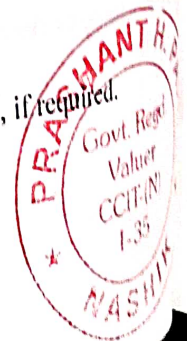
Ref: PH

IMPRO

Valuation Report

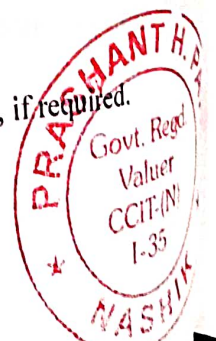
11. Means and proximity to surface : The locality is well connected by roads. Nearest
Communication by which the locality is served. Vehicle & Public Transport facilities are available.
11. (a) Boundaries of the Property. : Rooms (Office) No. 119 to 123
- On or towards East : - By Duct.
On or towards West : - By Marginal Distance.
On or towards North : - By Room (Office) No. 118
On or towards South : - By Room (Office) No. 124
- Land:**
12. Area of land supported by documentary proof. : N.A.
Shape. Dimensions and physical features.
13. Roads, Streets or lanes on which the land is : It is abutting 12.00 mtr wide D.P. Road on northern side
abutting.
14. Is it freehold or leasehold land? : Free Hold.
15. If lease hold the name of lessor / lessee, nature of : Not applicable
Lease, dates of commencement and termination
of lease and terms of renewal of lease
- (i) Initial premium : Nil
(ii) Ground Rent payable per annum : Nil
(iii) Unearned increase payable to the lessor : Nil
16. Is there any restrictive covenant in regard to use : Yes, the land shall be used for Commercial
of land? If so attach a copy of covenant. purpose only.
17. Are there any agreements of easements? If so : Not applicable.
attach copies.
18. Does the land fall in area in any Town planning : Nashik Municipal Corporation, Nashik.
plan of Government or any Statutory body? If so
give particulars
19. Has any contribution been made towards : Not Known.
development or is any demand for such
contribution still outstanding.
20. Has the whole or part of the land been notified : Not applicable
for acquisition by Government or any Statutory
body? Give date of the notification.
21. Attach a dimensional site plan. : Owner may attach on demand, if required.

22. Attach stand
23. Furni separ
24. (i) Is bo
(ii) If An
25. What perce
26. (i) Na
(ii) Pe
(iii) M
lic
(iv) G
pr
27. Are an busin
28. Is sep fixtur range charg
29. Give any t
30. Has th cost o
31. If a li maint
32. If a pu Maint



Valuation Report

11. Means and proximity to surface Communication by which the locality is served. : The locality is well connected by roads. Nearest Vehicle & Public Transport facilities are available.
11. (a) Boundaries of the Property. : Rooms (Office) No. 119 to 123
- On or towards East : - By Duct.
On or towards West : - By Marginal Distance.
On or towards North : - By Room (Office) No. 118
On or towards South : - By Room (Office) No. 124
- Land:**
12. Area of land supported by documentary proof. Shape. Dimensions and physical features. : N.A.
13. Roads, Streets or lanes on which the land is abutting. : It is abutting 12.00 mtr wide D.P. Road on northern side
14. Is it freehold or leasehold land? : Free Hold.
15. If lease hold the name of lessor / lessee, nature of Lease, dates of commencement and termination of lease and terms of renewal of lease : Not applicable
- (i) Initial premium : Nil
(ii) Ground Rent payable per annum : Nil
(iii) Unearned increase payable to the lessor : Nil
16. Is there any restrictive covenant in regard to use of land? If so attach a copy of covenant. : Yes, the land shall be used for Commercial purpose only.
17. Are there any agreements of easements? If so attach copies. : Not applicable.
18. Does the land fall in area in any Town planning plan of Government or any Statutory body? If so give particulars : Nashik Municipal Corporation, Nashik.
19. Has any contribution been made towards development or is any demand for such contribution still outstanding. : Not Known.
20. Has the whole or part of the land been notified for acquisition by Government or any Statutory body? Give date of the notification. : Not applicable
21. Attach a dimensional site plan. : Owner may attach on demand, if required.



Ref: PHP\VAL\BOB\2015-2016

CONTINUATION SHEET

7/06/2015

(3)

Date: 27/06/2015

IMPROVEMENTS

Valuation Report

Nearest available.

northern side

- 22. Attach plans and elevations of all structures standing on the land and a lay out plan : Owner may attach on demand, if required.
- 23. Furnish technical details of all the building on a separate annexure. : As per annexure enclosed.
- 24. (i) Is the building owner - occupied / tenanted / both? : Owner Occupied.
(ii) If partly owner - occupied. Specify portion And extend of area under owner - occupied. : Fully owner occupied.
- 25. What is the floor space index permissible and percentage actually utilized. : As permissible according to NMC, Nashik. FSI = 1, Actual consumed 0.95%
- 26. (i) Names of tenants/ lessees/Lien - sees ect. : N.A.
(ii) Portions of their occupation. : N.A.
(iii) Monthly or annual rent/compensation/ license fee, etc. paid by each. : N.A.
(iv) Gross amount received for the whole property. : N.A.
- 27. Are any of the occupants related to or close business associates of the owner. : Not Known.
- 28. Is separate amount being received for the use of fixtures like fans, geysers, refrigerators, Cooking ranges. Built-in-wardrobes etc. or for service charges. If so give details. : Not applicable.
- 29. Give details for water and electricity charges. If any to be borne by owner. : Electricity Bill Rs. 9820/- Paid By Owner, Dt. 21/05/2015.
- 30. Has the tenant to bear whole or part of the cost of repairs and maintenance? : Not applicable
- 31. If a lift is installed who is to bear the cost of maintenance and operations-owner or tenant? : Not applicable
- 32. If a pump is installed who has to bear the cost of Maintenance and operations-owner or tenant? : Owner trough Apartment.

Prashant H. Patil
Regd.
Valuer

PRASHANT H. PATIL
Govt. Regd.
Valuer
CCIT-(N)
I-35
NASHIK

Ref: PHP\VAL\BOB\2015-2016

(4)

Date: 27/06/2015

Valuation Report

33. Who has to bear the cost of electricity charges For lighting of common space like entrance hall. Stairs passages compound etc. – owner of Tenant?
34. What is the amount of Property tax? Who is to Bear it? Give details of 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 been fixed for the premises under any relating to the controlled of Rent.

: Owner trough Apartment.

: Municipal Tax Rs. 30193/- Paid By Owner, Dt. 11/02/2015.

: Could not be ascertained during inspection.

: Not Known.

: Not applicable

SALES:

38. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address if the property registration no. sale price and area of land sold.
39. Land rate adopted in this valuation
40. If sale instances are not available or not related Upon the basis of arriving at the land rate.
41. Year of commencement of construction and year of completion.
42. What was the method of construction by Contract /by employing labour directly/both.
43. For items of work done on contract produce Copies of agreements. For items of small work done by engaging Labour directly give basic of materials and Labour supported by documentary proof.

: On oral inquiry and survey done, the present market rates are found to be varying anything around Rs. 39000/- to Rs. 42000/- For Room In and around the locality for similar type of commercial premises mainly due to the proximity to civic amenities.

: Land rate is not separately considered.

: To enquire by local estate agent and builders.

Revised : Commencement No. LND/BP/381, Dt. 05/12/1998
Commencement No. LND/BP/C-3/5, Dt. 08/04/2011
As on date the building construction work is completed but the concern builder is not taken completion certificate till date from NMC.

: By Contract.

: N.A.



Valuation Report
PART II - VALUATION

The property under valuation is Room (Office) No. 119 to 123, Second Floor in 'Bytco Classic Apartment' situated Bytco, Nashik Road, Good Location, real estate market conditions, situated at 12.00 mtr wide D.P. Road front building & Near to Nashik Poona Road, commercial utility, locality, proximity to civic amenities & year of construction of building, physical condition/life of building, finishing and amenities, provided at Second floor, built up area of the Rooms (Offices), complete consideration for valuation, and various other information gathered in this regard, we ascertain the present market rate of aforesaid premises by calculating depreciation are as follows:

As per present market rate:

Valuation of Room No. 119 & 120 = 55.74 Sq.m. X Rs. 39300/- = Rs. 21,90,582/-
 Valuation of Room No. 121 & 122 = 55.74 Sq.m. X Rs. 39300/- = Rs. 21,90,582/-
 Valuation of Room No. 123 = 27.87 Sq.m. X Rs. 39300/- = Rs. 10,95,291/-
Total Rs. 54,76,455/-

1] Fair Market Value

(In Words Rupees: Fifty Four Lacks Seventy Six Thousand Five Hundred Only.) Say Rs. 54,76,500/-

2] Realizable Value

(In Words Rupees: Fifty Two Lacks Three Thousand Only.) Rs. 52,03,000/-

3] Distress Value

(In Words Rupees: Forty Six Lacks Fifty Five Thousand Only.) Rs. 46,55,000/-

As on date 27/06/2015.

Document Verified: (1) Reg. Agreement of Sale (2) Approved Building Plan (3) Commencement Certificate (4) Electricity Bill Receipt

Remark: In this case, Completion certificate is not taken till date from NMC.

PART III - DECLARATION

I hereby declare that,

- (a) The information furnished in Part I is true and correct to the best of my knowledge and belief.
- (b) I/We have no direct or indirect interest in the property valued.
- (c) I have not been convicted of any offence & sentenced to a term of imprisonment
- (d) This report is prepared for specific purpose & specific intended user.
- (e) The property was inspected on 26/06/2015 in the presence of Mr. Ravindra Santras.
- (f) Legal aspects are not considered for valuation.


PRASHANT H. PATIL
Govt Regd. Valuer
Reg No CCIT (N) I-35

Valuation Report ANNEXURE

Technical details:

- | | |
|---|---|
| 1. No. of floors and height of each floor. | : Ground + 2 Floors Only.
Floor Height is 3.00 mtr. |
| 2. Plinth area floor wise
(As per IS: 3861-1966) | : Built Up Area Room No. 119 to 123 - 139.35 Sq.m.
Carpet area - 111.48 Sq.m. |
| 3. Year of construction | : 1998 to 2000. |
| 4. Estimated future life | : 45 years or thereabout
(With proper maintenance and care) |
| 5. Type of construction
(Load-bearing walls/R.C.C. frame/Steel
frame structure) | : R.C.C. Frame Structure. |
| 6. Type of foundations | : R.C.C. Foundation. |
| 7. Walls
(a) Ground + 2 Floors | : 150 mm thick burnt brick masonry walls in cement
mortar. |
| 8. Partitions | : 110 mm thick burnt brick masonry wall in cement
mortar. |
| 9. Doors & windows
(a) Second Floor | : M.S. Rolling Shutter & Flush Doors & M.S. Grill
with sliding windows. |
| 10. Flooring (floor wise)
(a) Second Floor | : Kotta tiles flooring. |
| 11. Finishing (Floor wise)
(a) Second Floor | : Cement plaster with Distemper paint |
| 12. Roofing & Terracing | : R.C.C. Slab. |
| 13. Special architectural or decorative
features if any. | : General Elevation. |
| 14. (i) Internal wiring – surface conduit | : Open casing capping wiring. |
| (ii) Class of fitting Superior /Ordinary/
Poor. | : Ordinary. |



PRASHANT H. PATIL
Govt. Regd. Valuer
CCIF(N) 1-35

क सौ रुपये

Rs. 100

PRASHANT PATIL & ASSOCIATES

CONTINUATION SHEET

Date: 27/06/2015

Ref: PHP\VAL\BOB\2015-2016

(7)

Date: 27/06/2015

Valuation Report

15. Sanitary Installation :

- (a) (i) No. of water closets : 1 No.
(ii) No. of lavatory basins. : 1 No.
(iii) No. of urinals : 4 No.
(iv) No. of Toilet : No. (Common Toilet Block)
(v) No. of Bath : 1 No.
- (b) Class of fittings : Superior.
Superior colored /
Superior white / ordinary.

16. Compound Wall

- (a) Height and length : 1.50 mtr Height Compound Wall.
(b) Type of construction : Brick Masonry Wall.

17. No. of lifts and capacity.

: No.

18. Underground pump capacity and type of construction.

: Approx. 10000 Ltr.
: Brick Masonry Tank.

19. Overhead tank

- (i) Where Located : On Terrace.
(ii) Capacity : Approx. 8000 Ltr.
(iii) Type of construction : P.V.C. Tank.

20. Pumps No. their H. P.

: As per requirement.

21. Road & paving within the Compound. Approximate area and type of Paving.

: Pavers Block Flooring.

22. Sewage disposal whether connected to Public sewers.
If septic tank provided. No & capacity,

: Septic Tank to Soak Pit.

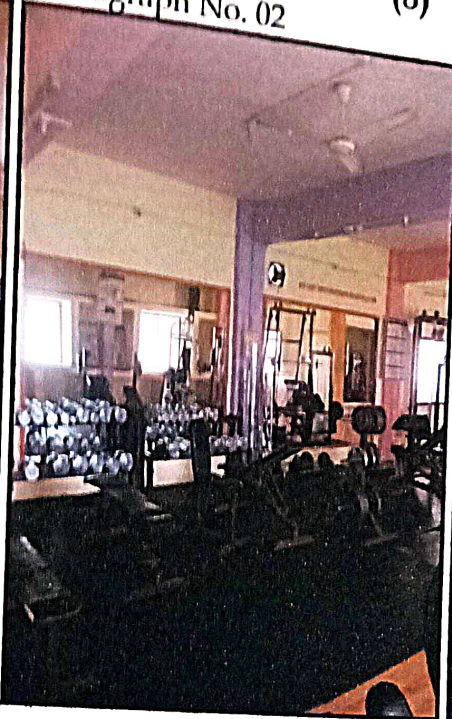


Ref: PHP\VAL\BOB\2015-2016

Photograph No. 01

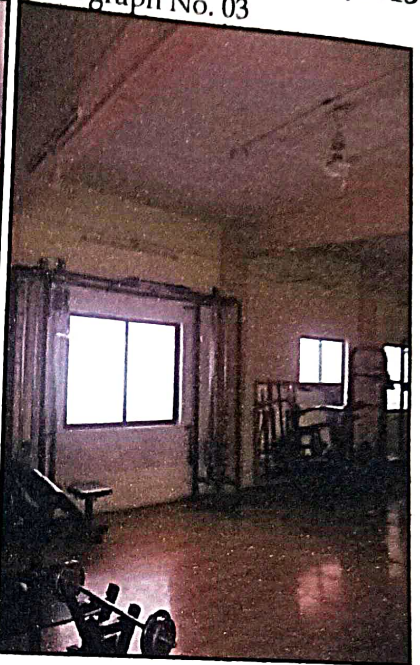


Photograph No. 02



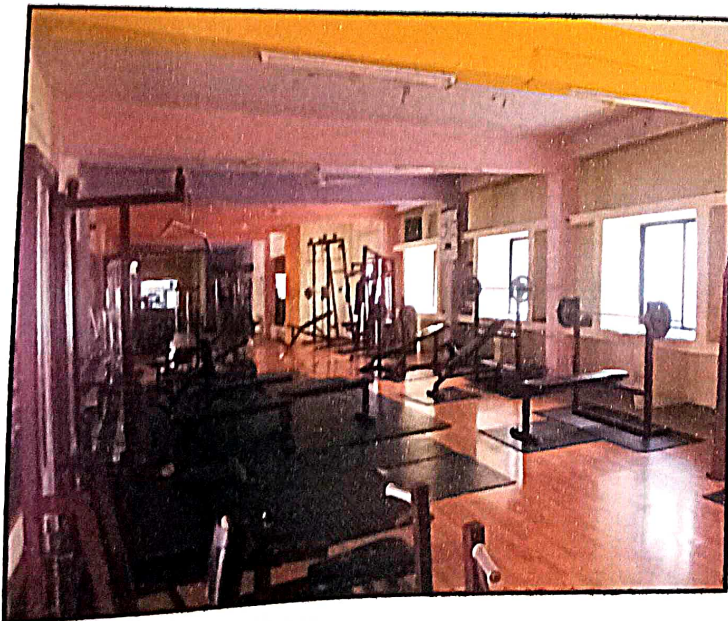
(8)

Photograph No. 03

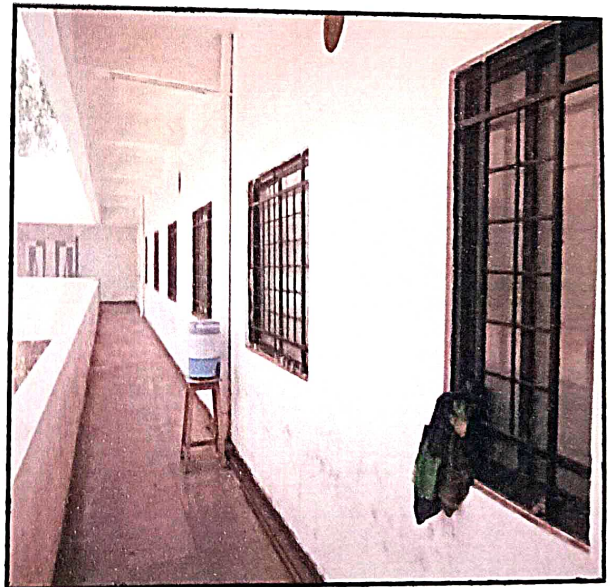


Date: 27/06/2015

Photograph No. 04



Photograph No. 05



These photographs represent of Room (Office) No. 119, 120, 121, 122 & Room (Office) No. 123 On Second floor in 'Bytco Classic Apartment', Opp. St. Philip Church, Near Masjid, Bytco, Nashik Road, Nashik.

