

047504/9431

(12) (14) (15)

VALUATION REPORT FOR

MR. SUNIL HARINARAYAN JAJU.

SHOP NO. 12, 14 & 15, GROUND FLOOR,
"SHREYAS PLAZA", NAWALE CHAWL, OPP. NASHIK
ROAD POST OFFICE, ASTRIDE SWATANTRYAVIR
SAWARKAR FLYOVER, NASHIK ROAD, NASHIK.

- REPORTED BY -

Shinde & Gaikwad
ASSOCIATES

NASHIK

10, First Floor, Shivram Complex, Opp. Zilha Parishad, Trimbak Naka, Nashik - 422002.
Ph. : (0253) 2597555, Mo.: 9860572555, 9405308666, 08108618555
E - Mail : s.m.shinde.valuer@gmail.com

Shinde & Gaikwad ASSOCIATES

Chartered Engineer
Govt. Approved Valuers
Structural Engineers
Planners & Designers

10, First Floor, Shivram Complex,
Opp. Zilha Parishad, Trimbak Naka,
Nashik - 422002. Ph. : (0253) 2597555,
Mo. : 9993572555, 9405299999,
E - Mail : s.m.shinde.valuer@gmail.com

REF NO. : S&G/NSK/BOB/2020/JAN-16. [1]

Date: 03/01/2020..

VALUATION REPORT

ANNEXURE-1

1.	This Valuation is done on Request of	:	BANK OF BARODA.
2.	Visit Date	:	03/01/2020.
3.	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)
4.	Date as on which valuation is made	:	03/01/2020.
5.	Name of the owner / owners.	:	MR. SUNIL HARINARAYAN JAJU.
6.	If the property is under joint ownership /ownership share of each such owner are the shares undivided?	:	Proprietorship
7.	Brief description of the property	:	THE SITE PROPERTY IS: SHOP NO. 12, 14 & 15, GROUND FLOOR, "SHREYAS PLAZA", NAWALE CHAWL, OPP. NASHIK ROAD POST OFFICE, ASTRIDE SWATANTRYAVIR SAWARKAR FLYOVER, NASHIK ROAD, NASHIK.
8.	Location street, ward no	:	OPP. NASHIK ROAD POST OFFICE, ASTRIDE SWATANTRYAVIR SAWARKAR FLYOVER, NASHIK ROAD, NASHIK.
9.	Survey/ Plot No. of land	:	S. NO. 134C/1-2, CTS NO. 5432 TO 5472, PLOT NO. 01.
10.	Is the property situated in residential/ Commercial/industrial/mixed are	:	Residential + Commercial Area.
11.	Classification of locality high class/ middle Class/ poor class	:	Middle Class
12.	Proximity to civic amenities like school	:	Walkable Distance.

THE MARKET VALUE

Rs. 79,90,000/-

(In Words: Rupees Seventy Nine Lacs Ninety Thousand Only)

The Realizable Value of the above property is	Rs. 71,91,000/-
The Distressed Sale Value of the above property	Rs. 67,91,500/-



13.	Means and proximity to surface Communication by which the	:	The Locality is well connected by road Nearest Nashik Road Railway Station Within 550 Mtr. Nearest Bus Stop & Auto Rickshaws
	[a] Boundaries of the Property	:	Shop No. 12, 14 & 15 [Ground Floor]

Directions	Shop No. 12.	Shop No. 14.	Shop No. 15.
East	Parking of the Building	Parking of the Building	Parking of the Building
West	Entrance Shutter.	Entrance Shutter.	Entrance Shutter.
North	Shop No. 13 & Staircase.	Shop No. 15.	Shop No. 16.
South	Shop No. 11.	Shop No. 13 & Staircase.	Shop No. 14.

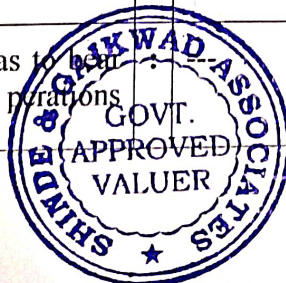
LAND:

14.	Area of land supported by documentary proof shape Dimensions and physical features.	:	N. A
15.	Roads, Streets or lanes on which the land is abutting.	:	It is abutting Colony Road Front Commercial + Residential Building.
16.	Is it freehold or leasehold land?	:	Free Hold
17.	If lease hold the name of lessor/ lessee, nature of Lease, dates of commencement and terminated of lease and terms of renewal of lease.	:	N. A
i)	Initial premium	:	N. A
ii)	Ground Rent payable per annum	:	N. A
iii)	Unearned increase payable to the lessor.	:	N. A
18.	Is there any restrictive covenant in regard to use of land? If so attach a copy of covenant.	:	N. A.
19.	Are there any agreement of easements? If so attach copies.	:	N. A.
20.	Does the land fall in area in any Town planning plan of Government or any Statutory body If so give particulars.	:	Yes, In the limits of Nashik Municipal Corporation, Nashik.
21.	Has any contribution been made to wards development or is any demand for such contribution still outstanding.	:	N. A.
22.	Has the whole or part of the land been notified for acquisition by Government or any Statutory body? Give date of the notification.	:	N. A.



Improvements :

23.	Attach a dimensional site plan	:	Approved Building Plan No. Nashik/4837/795, Dated. 31/03/2010.
24.	Attach plans and elevations of all structures standing on the land and a layout plan.	:	Owner may attach on demand, if required
25.	Furnish technical details of all the Building on a separate annexure	:	As per annexure enclosed
26.	[i] Is the building owner-occupied/ tenanted both ?	:	Owner Occupied.
	[ii] If partly owner- occupied. Specify portion And extend of area under owner- occupied.	:	Full
27.	What is the floor space index permissible and percentage actually utilized	:	N.A.
28.	[i] Names of tenants/ lessees/ Licensees etc.	:	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.
29.	Are any of the occupants related to or close business associates of the owner.	:	N.A.
30.	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.	:	N.A.
31.	Give details for water and electricity charges. If any to be borne by owner.	:	N.A.
32.	Has the tenant to bear whole or part of the cost of repairs and maintenance?	:	N.A.
33.	If a lift is installed who is to bear the cost of maintenance and operations owner or tenant.	:	N.A.
34.	If a pump is installed who has to bear the cost of Maintenance and operations owner or tenant ?	:	N.A.



35.	Who has to bear the cost of electricity Charges for lighting of common space like entrance hall Stairs passages compound etc- Owner of Tenant ?	:	---
36.	What is the amount of Property tax ? Who is to Bear it ? Give details of documentary proof.	:	Details are not produced
37.	Is the building insured ? If so give the policy no. amount for which its is insured and the annual Premium.	:	Could not be ascertained during inspection
38.	Is any dispute between landlord and tenant regarding rent pending in a Court of Law ?	:	N. A.
39.	Has any standard rent been fixed for the premises under any relating to the controlled of Rent.	:	N. A.

Sales :

40.	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.	:	On oral inquiry and survey done, the present market rates are found to be varying anything around Rs. 7400/- to Rs. 7600/- per Sq. Ft. For Shop Built Up Area and around the locality for similar type of Residential + Commercial Premises mainly due to the proximity to civic amenities.
41.	Land rate adopted in this valuation	:	Rate adopted is Rs. 7500/- Per Sq. Ft. for Shop Built up Area.
42.	If sale instances are not available or not related Upon the basis of arriving at the land rate.	:	By Local Survey & Inquiry.
43.	N.A Order, Year of commencement of construction and year of completion.	:	Deed of Declaration : NSN-02, 920/2015, Dated. 31/01/2015. N.A Order No.: Masha/Kaksha-3/4 S.R/51/2009. Dated. 30/01/2010. Commencement Certificate No.: LND/BP/57/2007, Dated. 30/05/2007. Revised Commencement Certificate is not Provided. Completion Certificate No.: Javak No. / "Nagarrachana"/4837/795, Dated. 31/03/2010.
44.	What was the method of construction by Contract/by employing labour directly/both	:	By Contract.
45.	For items of work done on contract produce Copies of agreements. For Items of small work done by engaging Labour directly give basic of material and Labour supported by documentary proof.	:	N.A.



PART II- VALUATION

In our opinion, after having considered all the aforesaid factors, real estate market conditions, commercial utility, good locality, proximity to civic amenities, Road Front Residential + Commercial Building Year of Construction of the Building is 2010. Physical Condition/ life of Building finishing & amenities provided at Ground + 03rd Floor, Area of technical details of the Shop and various other information gathered in this regard, we as certain the present market rate of the aforesaid premises is as follows :

As per present Market Rate :

Sr. No.	Shop No.	Built Up Area	Rate Per Sq. Ft.	Total Value
1.	Shop No. 12.	384.00 Sq. Ft. [35.67 Sq. Mt.]	Rs. 6800/-	Rs. 26,11,200/-
2.	Shop No. 14.	388.00 Sq. Ft. [36.05 Sq. Mt.]	Rs. 6800/-	Rs. 26,38,400/-
3.	Shop No. 15.	403.00 Sq. Ft. [37.43 Sq. Mt.]	Rs. 6800/-	Rs. 27,40,400/-
1175			Total	Rs. 79,90,000/-

THE MARKET VALUE **Rs. 79,90,000/-**

(In Words: Rupees Seventy Nine Lacs Ninety Thousand Only)

The Realizable Value of the above property is	Rs. 71,91,000/-
The Distressed Sale Value of the above property	Rs. 67,91,500/-

As on date: 03/01/2020.

Documents Verified :

[a] Deed of Declaration [b] N.A Order [c] Commencement & Completion Certificate
[e] Approved Building Plan [f] Old Valuation Report.

Guideline Value (Government Value) of Property:

The Government Value Rs. 49,01,926/-

Note: 1] This Valuation Report are submitted as per Deed of Declaration, Commencement & Completion Certificate, N. A Order, Approved Building Plan & Old Valuation Report of Er. D.R Harkal. Dated



PART II- VALUATION

In our opinion, after having considered all the aforesaid factors, real estate market conditions, commercial utility, good locality, proximity to civic amenities, Road Front Residential + Commercial Building Year of Construction of the Building is 2010. Physical Condition/ life of Building finishing & amenities provided at Ground + 03rd Floor, Area of technical details of the Shop and various other information gathered in this regard, we ascertain the present market rate of the aforesaid premises is as follows :

As per present Market Rate :

Sr. No.	Shop No.	Built Up Area	Rate Per Sq. Ft.	Total Value
1.	Shop No. 12.	384.00 Sq. Ft. [35.67 Sq. Mt.]	Rs. 6800/-	Rs. 26,11,200/-
2.	Shop No. 14.	388.00 Sq. Ft. [36.05 Sq. Mt.]	Rs. 6800/-	Rs. 26,38,400/-
3.	Shop No. 15.	403.00 Sq. Ft. [37.43 Sq. Mt.]	Rs. 6800/-	Rs. 27,40,400/-
Total				Rs. 79,90,000/-

THE MARKET VALUE **Rs. 79,90,000/-**

(In Words: Rupees Seventy Nine Lacs Ninety Thousand Only)

The Realizable Value of the above property is	Rs. 71,91,000/-
The Distressed Sale Value of the above property	Rs. 67,91,500/-

As on date: 03/01/2020.

Documents Verified :

[a] Deed of Declaration [b] N.A Order [c] Commencement & Completion Certificate
[e] Approved Building Plan [f] Old Valuation Report.

Guideline Value (Government Value) of Property:

The Government Value Rs. 49,01,926/-

Note: 1] This Valuation Report are submitted as per Deed of Declaration, Commencement & Completion Certificate, N. A Order, Approved Building Plan & Old Valuation Report of Er. D.R Harkal. Dated 30/01/2020



PART III – DECLARATION

I hereby declare that,


- [a] The information furnished in the enclosed paper is true and correct to the best of my knowledge and belief.
- [b] I 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 03/01/2020, in presence of Mr. Pritesh S. Bhutada.

Visited By Mr. Sagar S. Rawale.

Date : 03/01/2020.

Place : Nashik.




SIGNATURE OF VALUER
[SHINDE & GAIKWAD ASSOCIATE]
[B.E. (Civil), MIE, FIV, CE.]

ANNEXURE-2**Technical details :**

1.	No. of floors and height of each floor	:	Ground + 03 rd Floor.
2.	Plinth area floor wise [As per IS: 3861-1966]	:	Total Built Up Area of : Shop No. 12. : 384.00 Sq. Ft. [35.67 Sq. Mt.] Shop No. 14. : 388.00 Sq. Ft. [36.05 Sq. Mt.] Shop No. 15. : 403.00 Sq. Ft. [37.43 Sq. Mt.]
3.	Year of construction	:	Construction Year 2010.
4.	Estimated future life	:	Building Age is 09 Years. Building Estimated Future Life is 51 Years.
5.	Type of construction [Load-bearing walls / R.C.C. frame/ Steel frame structure]	:	R.C.C. Framed Structure.
6.	Type of foundations	:	R.C.C. Foundation.
7.	Walls	:	R.C.C.
	[a] First Floor	:	9" thick burnt brick masonry external walls in cement mortar
8.	Partitions	:	6" thick burnt brick masonry internal walls in cement mortar
9.	Doors & Windows	:	Rolling Shutter.
10.	Flooring [floor wise]	:	Yes.
	[a] Second Floor	:	Diamond Flooring.
11.	Finishing [Floor wise]	:	Cement plastered & Plastic Paint.
12.	Roofing & Terracing	:	R.C.C. Slabs
13.	Special architectural or decorative features if any	:	Plain Elevation.
14.	[i] Internal wiring -surface conduit	:	Simple Fitting.
	[ii] Class of fitting Superior/ Ordinary Poor	:	Ordinary

Z
A
T

15.	Sanctuary Installation	:	--
[a]	[i] No. of water closets	:	--
	[ii] No. of lavatory basins	:	--
	[iii] No. of urinals	:	No.
	[iv] No. of Common Toilet	:	01
[b]	Class of fitting Superior colored / Superior white/ ordinary	:	Ordinary
16.	Compound wall	:	No.
	[a] Height and length	:	--
	[b] Type of construction	:	--
17.	No. of lifts and capacity	:	Yes.
18.	Underground Tank capacity and type of construction	:	Approx. 20,000 Ltr. 1 Tank R.C.C. Type
19.	Overhead tank	:	Yes.
	[i] Where Located	:	On Terrace
	[ii] Capacity	:	Approx. 15000 Ltr. 1 Tank.
	[iii] Type of construction	:	R.C.C. Type
20.	Pumps No. their H.P	:	As per Requirement
21.	Road & paving with in the Compound Approximate area and Type of Paving	:	P.C.C. Flooring
22.	Sewage disposal whether connected to Public Sewers. If septic tank provided no & capacity	:	Septic tank & Soak pit.





Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Valuation Rules User Manual

Clear

Annual Statement of Rates

Language
English

Selected District **नाशिक**

Select Taluka **नाशिक**

Select Village **मौजे देवळाली**

Search By Survey No Location

Enter Survey No **134**

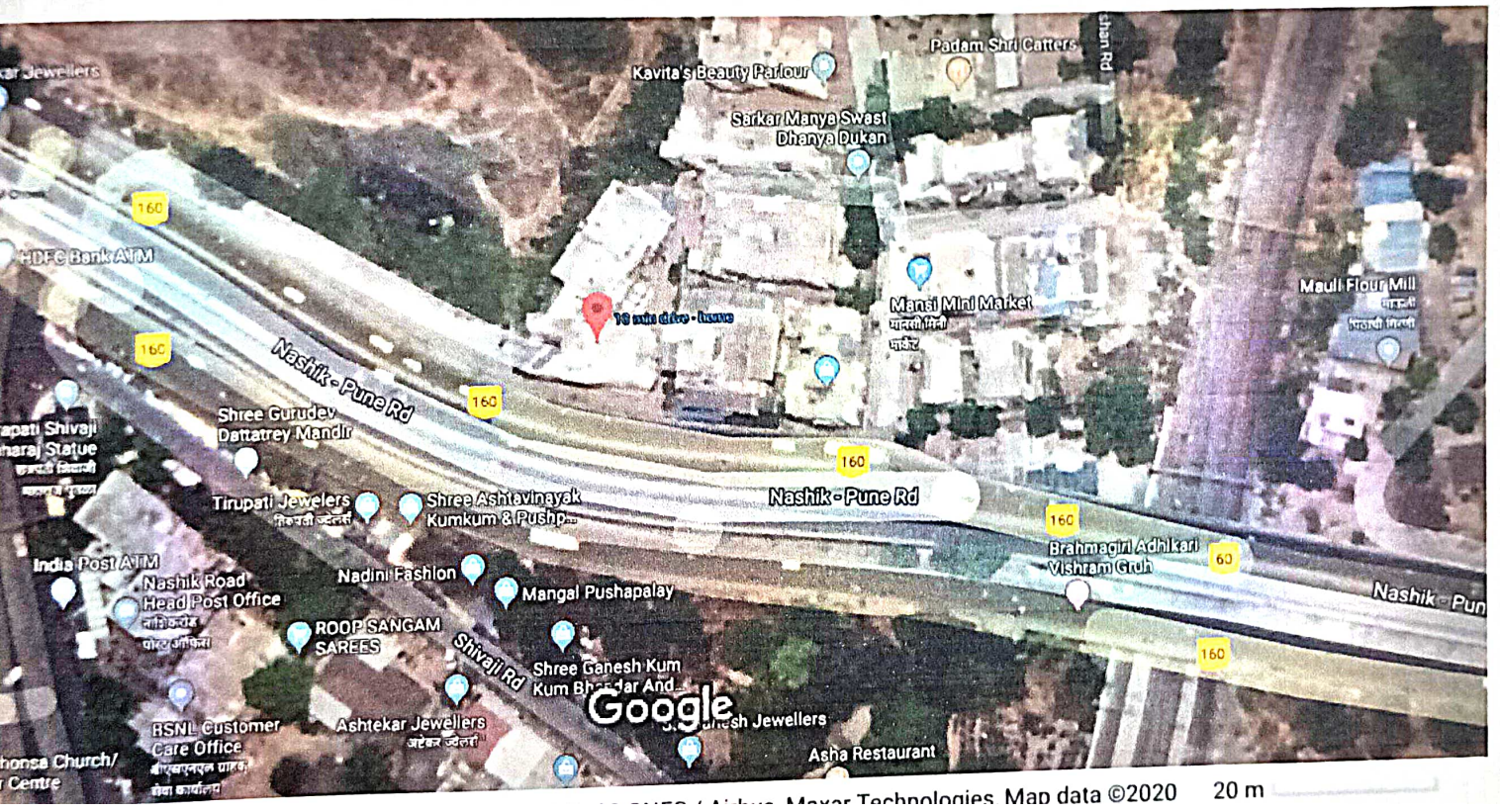
उपविभाग	खुली वर्धित	निवासी मदनिवा	औपचारिक दुकाने	औद्योगिक	एक (Rs.)	Attribute
11.16 - विभाग क्रं.11.8 च्या अंतर्गत भागातील मिळकती	6830	25400	27900	33500	0	चौ. मीटर नंबर
11.1- रस्ता-पुणे रस्त्यावरील रेल्वे पुल ते बिटको चौक या भागातील मिळकती	28900	40600	49900	61900	0	चौ. मीटर सर्व्हे नंबर

19°57'05.8"N 73°50'30.0"E - Google Maps

le Maps

19°57'05.8"N 73°50'30.0"E

Latitude 19.951608, Longitude 73.841675 SHOP NO.12,14 &15 ,GROUND FLOOR. "SHREYAS PLAZA", NAWALE CHAWAL, OPP. NASHIK ROAD POST OFFICE, ASTRIDE SWATANTRYAVIR SAWARKAR FLYOVER, DEOVALAI SHIWAR, NASHIK ROAD, NASHIK- 422101



नसम-६

Shop No. 06

East - Shop No. 05.

West - Shop No. 07.

South - Marginal Space & Road.

North - Shop No. 08.

Shop No. 07

East - Shop No. 06.

West - Marginal Space & Road.

South - Marginal Space & Road

North - Shop No. 08.

Shop No. 10

East - Marginal Space.

West - ISP Compound Wall
& Marginal Space.

South - Shop No. 09.

North - Shop No. 11.

Shop No. 11

East - Marginal Space.

West - ISP Compound Wall
& Marginal Space.

South - Shop.

North - Shop No. 12.

Shop No. 12

East - Marginal Space.

West - ISP Compound Wall
& Marginal Space.

South - Shop No. 11.

North - Lift & Shop No. 13.

Shop No. 14

East - Marginal Space.

West - ISP Compound Wall
& Marginal Space.

South - Lift & Shop No. 13.

North - Shop No. 13.

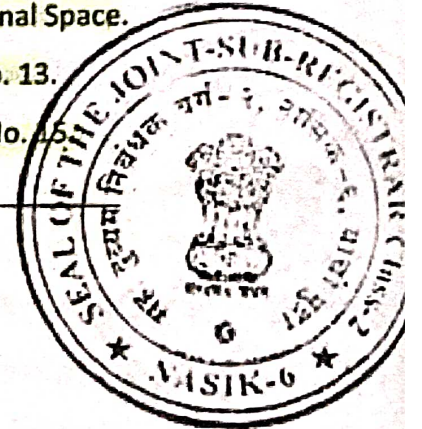
Shop No. 15

East - Marginal Space.

West - ISP Compound Wall & Marginal Space.

South - Shop No. 14.

North - Shop No. 16.



Together with building and other structures standing thereon or to be constructed hereafter and together with all fixtures and fittings annexed thereto and also both present and future.

: Description of Loan:-

Facility	Purpose	Amount/Limit in Rs. Lacs
Over Draft Under Baroda Mortgage Loan	Overdraft Against Property.	83.00
Total		83.00



NASHIK MUNICIPAL CORPORATION

NO. UDBP/ 57 / 2007

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE: 30/05/2007

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

नसन-६
२५६३७ (१०५)
२६-३७

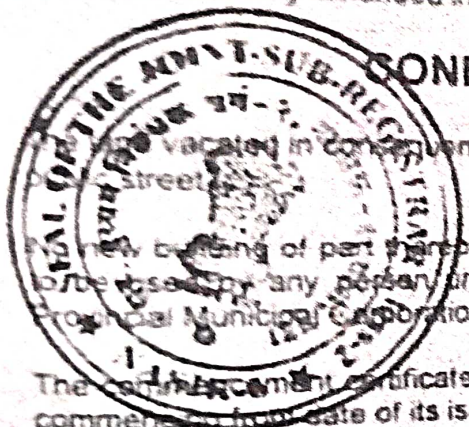
Shri. Sunil Harinarayan Jaju & Cther One
C/O. Mr. Ramesh Patkar of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. - 01.
of S. No. 1347 C/1-2 of Central Shivar.

Ref - Your Application & Plan dated, 12/03/2007 Inward No. C3/BP/439.
Case No :-

Sanction of building permit & commencement certificate is hereby granted under section 45 & 46 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act 1949 (Bombay Act, No. LIX of 1949) to erect building for **Residential-Commercial.**

Purpose as per plan duly amended in subject to the following conditions



CONDITIONS (1 to 31)

- 1) The area vacated in consequence of enforcement of the set-back rule shall form part of street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorised development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you
- 5) The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- 6) Permission required Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.]
- 7) After completion of plinth, certificate of plaining authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.