

Valuation Report For Plot & Bungalow

Bungalow on Plot No. 04, In Sy. No. 7/4/1, In Jaideep Nagar,
Near J. M. City Poly technique College, Wadala Shiwar, Nashik.

Purchaser – Mr. Shaikh Niyaz Ahemad Abdul Wahid
Owner – Mr. Mahmmad Moti Abubkar Rehman



DATE OF VALUATION : 31/05/2012

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, Ichaikaranji Janata Sahakari Bank, MSFC, NAMCO, NDCC Bank, Kotak Mahindra.

• **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,
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VALUATION REPORT

Valuation of Property Belonging to	:	Purchaser : Mr. Shaikh Niyaz Ahemad Abdul Wahid Owner : Mr. Mahmmad Moti Abubkar Rehman
Valuation as on	:	31/05/2012
Address of the property	:	Bungalow on Plot No. 04, In Sy. No. 7/4/1, In Jaideep Nagar, Near J. M. City Poly technique College, Wadala Shiwar, Nashik.
Area of the Plot No. 04	:	200 Sq.m.
Built up area of Bungalow	:	2518 Sq.ft. (233.95 Sq.m.)
Fair Market Value		Rs. 65,18,000/- In words (Rs. Sixty Five Lakh Eighteen Thousand Only)
Realizable Value		Rs. 59,00,000/- In words (Rs. Fifty Nine Lakh Only)
Distress Value		Rs. 54,00,000/- In words (Rs. Fifty Four Lakh Only)

Place : Nashik

Date of Issue : 31/05/2012

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

GENERAL:

1. Purpose for which valuation is made: To Asses fair market value of Plot & Bungalow For BOB, RLF Branch, Nashik.
2. Date as on which valuation is made: 31/05/2012
3. Name of the owner/owners: **Purchaser** : Mr. Shaikh Niyaz Ahemad Abdul Wahid
Owner : Mr. Mahmmad Moti Abubkar Rehman
4. If the property is under joint ownership / co - ownership, share of each such owners. Are the shares undivided? Ownership
5. Brief description of the property:
On the Instructions of BOB, RLF Branch, Nashik; I/We have visited Bungalow on Plot No. 04, In Sy. No. 7/4/1, In Jaideep Nagar, Near J. M. City Poly technique College, Wadala Shiwar, Nashik. For valuation purpose on dtd. 31/05/2012.
Area of the Plot No. 04 admeasures 200 Sq.m. & Built up area of Bungalow admeasures 2518 Sq.ft. (233.95 Sq.m.)
The Bungalow is having Basement + Ground + 01 Floor & Constructed in RCC Framed Structure with RCC Slab roofing. The walls are constructed in Brick masonry, Plastered inside-Outside & Painted. Kota stone Flooring, Concealed/ Casing Capping wiring, Teak wood/ Flush doors, M.S. Rolling Shutters & Alu. Sliding windows with glass panels are provided. **Basement Floor of the Building is used for Manufacturing of Soft Balls & other Toys.**
The Property is located in well developed Residential area. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available on walkable distance from the property.
Verified **Building Plan Approval** vide letter No. LND/BP/935 dtd. 19/09/1998, **Building Completion Certificate** vide Letter No. TP/1273 dtd. 11/01/1999, **NA Order** vide Letter No. NA/31/1994 dtd. 23/02/1994 & **Agreement to Sale of Plot & Bungalow** dtd. 16/05/2012
6. Location, street, ward no In Jaideep Nagar, Near J. M. City Poly technique College, Wadala Shiwar, Nashik.
7. Survey / plot no. of land. Sy. No. 501/A, Plot No. 04
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 civil amenities, like schools, hospitals, offices, markets, cinemas, etc On walkable distance from the Property
11. Means and proximity to surface communication by which the locality is served By road



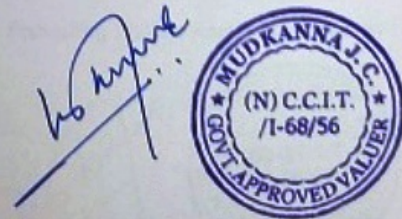
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LAND:

12. Area of land supported by documentary proof, shape, dimension and physical features. Rectangular shaped
13. Road, street or lanes on which the land is abutting. On the South side 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 residence purpose
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 status story body? Give date of the notification. Details not available
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? : Owner/ Tenants Occupied
(ii) If partly owner – occupied, specific portion and : Partly
extent of area under owner- occupation.
25. What is the floor space index permissible and Percentage actually utilized? One



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RENTS

- 26 • Name of tenant/lessees/licensees, etc. 1] Mr. Satish Bhutda & 2] Mr. Sayyad
• Portion in their occupation. Basement & First Floor
• Monthly or annual rent/compensation/ Rs. 5,000/- per month for each tenant
license fee, etc. paid by each.
• Gross amount received for the whole property. -----
27. Are any of the occupants related to, or No
close business associates of the owner?
28. Is separate amount being recovered for the use of fixtures, No
like fans, geysers, refrigeration, cooking range, built in
wardrobe etc. or for service charges? If so, give details.
29. Give details of water and electric charges, if any, to be Rs. 1,180/- for the Month of Apr-2012
borne by the owner.
- 30 Has the tenant to bear the whole or part of cost of repairs NA.
and maintenance. Give particulars.
- 31 If a lift is installed, who is to bear the cost of No Lift
maintenance and operations, owner or tenant?
- 32 If a pump is installed, who has to bear the cost of By Owner/ Tenant
Maintenance and operation, owner or tenant?
- 33 Who has to bear the cost of electricity charges for By Owner/ Tenant
lighting of common space like entrance hall, stairs,
passage, compounds etc. Owner or tenants?
- 34 What is the amount of property tax? Who is to bear it? Rs. 4,934/- for the year of 2012-2013
Give details with documentary proof.
- 35 Is the building insured? If so, give the policy no. amount No
for which it is insured and the annual premium.
- 36 Is any dispute between landlord and tenant regarding rent NA
pending in a court of law ?
- 37 Has any standard rent has been fixed for the premises under No
any law relating to the control of rent?

SALES:

- 38 Give instances of sales of immovable property Rs. 20,000/- to Rs. 22,000/- Sq.m. (Plot Rate)
in the localities on a separate sheet, indicating Rs. 1,000/- Sq.ft. (Built up Rate)
the name and address of the property, registration
No., sale price and area of land sold.
- 39 Rate adopted in this valuation Rs. 20,000/- Sq.m. (Plot Rate Adopted)
Rs. 1,000/- Sq.ft. (B/up Rate Adopted)
- 40 If sale instances are not available or not relied Prevailing Market Rates/ Local Survey
upon, the basis of arriving at the land rate.

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COST OF CONSTRUCTION

- 41 Year of commencement if construction and year of completion. In 1998-1999
- 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 Plot No. 04 bounded by onwards

East : Plot No. 05
West : 7.5 Mtr. wide Colony Road
South : Plot No. 03
North : Sy. No. 7/3

Technical Details of - Bungalow on Plot No. 04, In Sy. No. 7/4/1, In Jaideep Nagar, Near J. M. City Poly technique College, Wadala Shiwar, Nashik.

- 1) No. of floors and height of each floor. Basement + Ground + 01 Floor, 10 ft. ht. of the floor.
- 2) Plinth Area floor wise
200 Sq.m. (Area of Plot No. 04)
2518 Sq.ft. (Built up area of Bungalow)
- 3) Year of construction. In 1998-1999
- 4) Estimated future life. Around 47 years with regular maintenance
- 5) Type of construction. RCC Framed Structure
RCC walls/R.C.C. frame/
steel frame
- 6) Type of foundation Column Footings
- 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/ M.S. Rolling shutters & Alu. Sliding windows
b) Stilt Floor. with glass panels are provided
c) First Floor, etc.
- 10) Flooring (floorwise)
a) Ground floor. Kota stone flooring
b) Stilt Floor.
c) First Floor, etc.



- 11) Finishing (Floor wise)
a) Ground floor.
b) Stilt Floor.
c) First Floor, etc.
- 12) Roofing and terracing.
- 13) Special architectural or decorative Features, if any.
- 14) i) Internal wiring surface or Conduct.
ii) Class of fitting: superior/ Ordinary/poor.
- 15) Sanitary Installation.
a) i) No. of water closets.
ii) No. of urinals.
iii) No. of lavatory basins
iv) No. of sinks.
v) No. of bath tubs
vi) No. of bidets.
vii) No. of geysers.
b) Class of fitting: Superior white/ Ordinary.
- 16) Compound Wall
i) Height and length.
ii) Type of construction.
- 17) No. of lift and capacity.
- 18) Underground sump capacity and type of construction.
- 19) Overhead tank.
i) Where located
ii) Capacity
- 20) Pumps – No. and there horse power
- 21) Roads and paving within the compound, approximate area and type of paving.
- 22) Sewage disposal – whether connected to public sewer. If septic tank provided No. and Capacity.
- Outside sand faced.
- RCC Slab Roofing
NA
- Concealed/ Casing Capping wiring
Ordinary
- Three
Nil
Two
Two
Nil
Nil
Nil
Ordinary
- 1.5 mtr. ht.
B.B. Masonry
- No Lift
- Tap water & Bore well is provided
Around 1000 ltr.
- On Terrace
1000 ltrs. Sintex tank
- ½ HP
- Shahabad Stone
- Septic tank and soak pit provided.

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PART -II VALUATION

Fair Market Value of - **Bungalow on Plot No. 04, In Sy. No. 7/4/1, In Jaideep Nagar, Near J. M. City Poly technique College, Wadala Shiwar, Nashik.**
Belonging To - **Purchaser : Mr. Shaikh Niyaz Ahemad Abdul Wahid
 Owner : Mr. Mahmud Moti Abubkar Rehman**

Bungalow on Plot No. 04, In Sy. No. 7/4/1 is located In Jaideep Nagar, Near J. M. City Poly technique College, Wadala Shiwar, Nashik. The Property is located in well developed residential area. Infrastructure Facilities are available & Civic amenities are available on walkable distance from the property.
 In view of situation, location, Construction quality & demand, I determine the fair market value of the property is as under:

Valuation of Plot No. 04	200 Sq.m. X Rs. 20,000/- Sq.m.	= Rs. 40,00,000/-
Valuation of Built up area of Bungalow	2518 Sq.ft. X Rs. 1,000/- Sq.ft.	= Rs. 25,18,000/-
		= Rs. 65,18,000/-
Fair Market Value	Say	Rs. 65,18,000/-
In words (Rs. Sixty Five Lakh Eighteen Thousand Only)		
Realizable Value		Rs. 59,00,000/-
In words (Rs. Fifty Nine Lakh Only)		
Distress Value		Rs. 54,00,000/-
In words (Rs. Fifty Four Lakh Only)		

PART-III DECLARATION**I HEREBY DECLARE THAT :**

1. I/We have inspected the property on- 31/05/2012 in presence of Mr. Shaikh
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 OF ISSUE : 31/05/2012

PLACE: NASHIK

SIGNATURE OF THE VALUER



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Gen 113 me.

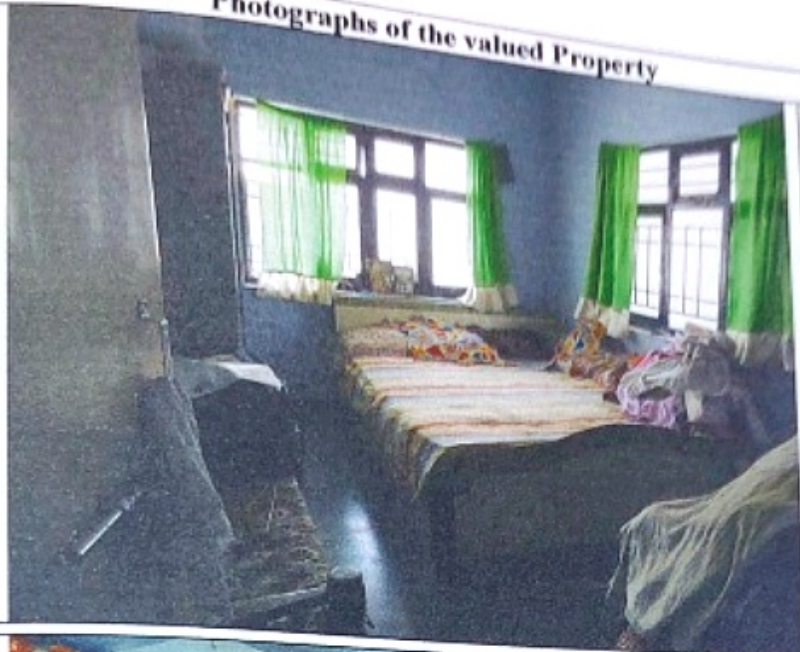
Photographs of the Valued Property



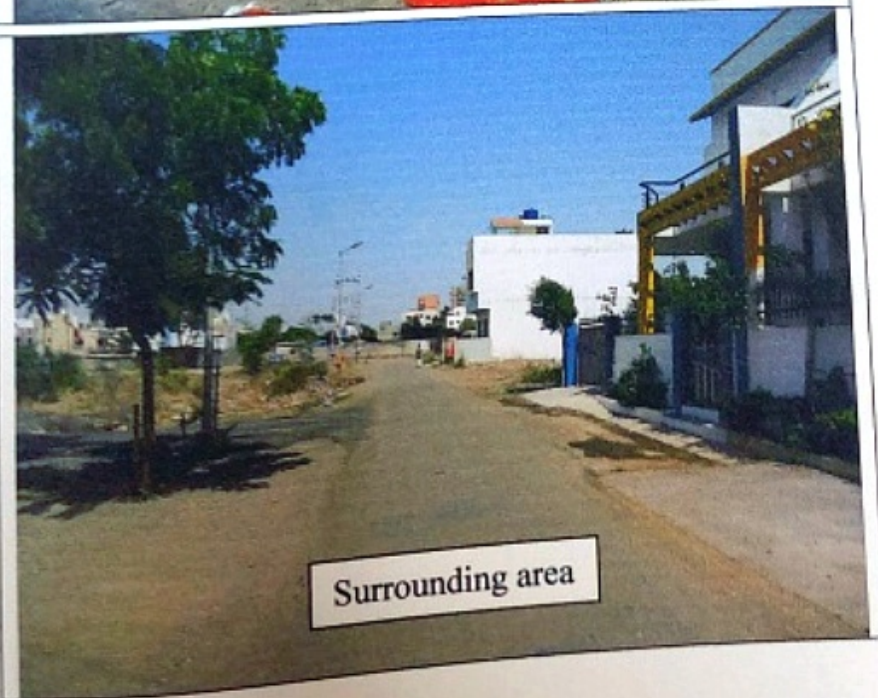
Signature



Photographs of the valued Property



Basement Floor



Surrounding area

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