

AATULKUMAR BURHADE
B. Arch., M.I.W.A., A.I.I.L.D., F.I.I.A. [Mumbai], F.I.V. [Delhi], F.I.G.V. [Delhi]
Regd. Architect [CA - 91/13610] Regd. Valuer [CAT-1/29]
Life Member of Institution of Valuers [F - 6642]
Life Member of Institution of Government Approved Valuers [F - 199]
Life Member of Indian Water Works Association [LM - 8137]

SOYOJANN
Architects & Valuers
(Estd. 1991)

Shop No. 3, "Prabhu - Shlip" Apartments,
Ground floor, Near Spring Valley Society,
Opp. Poddar International School,
Tapovan Road, NASHIK 422 006
E Mail : atulburhade@gmail.com

- A Name of the Applicant / s : **MR. ASIF RAFIQUE SHAIKH,**
R / o **Nashik**
- B Purpose of the Valuation : To assess The Present Market Value of the
property for procuring Housing Loan
Bank : **UNION BANK OF INDIA**
Branch : **Jail Road, Nashik - Road**
- C Valuation as on Date : **05/01/2015**
- D Market Value of the Property : **Rs. 14,62,000 = 00 only**
- E Realisable Value of the Property : -
- F Present Value of the Property : -
[only for part / ongoing construction]
- G Distress Value of the Property : **Rs. 11,70,000 = 00 only**
- H Government / Stamp Duty Value : **Rs. 12,62,000 = 00 only**

This report contains total 08 pages

: DECLARATION :

- I hereby declare that :
- A] The information furnished in my Valuation Report dated 05/01/2015, is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property,
 - B] I have no direct or indirect interest in the property valued,
 - C] I have personally inspected the property on 03/01/2015,
 - D] I have not been convicted of any offence and sentenced to a term of an Imprisonment,
 - E] I have not been found guilty of any misconduct in my professional capacity,
 - F] I am registered u/s 34AB of The Wealth Tax Act, 1957 and that I am the Proprietor of the Firm, who is competent to sign this Valuation Report

Ref # : SAV / UBI / J - 65
Date : 05 / 01 / 2015
Place : Nashik




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Regd. Architect ; Regd. Valuer

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Shop No. 3, " Prabhru - Ship " Apartments,
Ground floor, Near Spring Valley Society,
Fame Multiplex to Wadala Road,
Behind Prabhru Empire Complex,
Wadala, NASHIK 422 006
Cell : 98220 - 69598 / 77440 - 69598 / 98810 - 13518 E Mail : atulburhade@gmail.com

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of Burhade
05/01/2015
AATULKUMAR BURHADE
Regd. Architect ; Regd. Valuer

Ref # : SAV / UBI / J - 65
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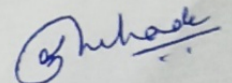
VALUATION REPORT

IN RESPECT OF : FLATS

: Format - C :

I . GENERAL :

- 01 Purpose for which valuation is : To assess The Present Market Value of the made property for procuring Housing Loan
- 02 A] Date of the Inspection : 03 / 01 / 2015 , with Mr . Asif Rafique Shaikh
B] Date of the Valuation : 05 / 01 / 2015
- 03 Documents produced for pursuel :
A] Xerox of Flat Sale Agreement , SI . No . 10064 , Dated 18 / 12 / 2014
B] Sanctioned Building Plan , No . LND / BP / 93 / 2613 , Dated 22 / 08 / 2012
C] Occupancy Certificate of building , No . 17240 / 1509 , Dated 10 / 08 / 2014
D] Sanctioned Layout Plan , No . 14 / 2009 , Dated 07 / 07 / 2009
E] Title Search Report , Dated 27 / 12 / 2014
- 04 Name of the Owner / s & his / their addresses with Phone Number / s : Shri . Deepak Moharsingh Mohabia - GPA Holder & M / s Paras Developers - Partnership Firm , Through Partners -
[Details of share of each owner in case of joint ownership]
1] Shri . Hareshbhai Vithalbhai Patel ,
2] Shri . Nandulal Manjibhai Patel - Developers
R / o Nashik .
Share is not known
- 05 Brief description of the property : Flat No . 12 , Third floor , ' Pavandham Apartment ' in Plot No . 13 of Survey No . 17 / 3 A / 1 - 2 , Dhikalenagar No . 2 , On Jail Road to Eklahare Link Road , Dasak Shiwar , Dasak , Dist . Nashik
- 06 Location of the property : Landmark : Dhikale nagar No . 2
A] Plot No . / Survey No . : Plot No . 13 / Survey No . 17 / 3 A / 1 - 2
B] Door No . : -
C] T . S . No . / Village : Dasak
D] Ward / Taluka : Nashik
E] Mandal / District : Nashik
- 07 Postal address of the property : Flat No . 12 , Third floor , ' Pavandham Apartment ' in Plot No . 13 of Survey No . 17 / 3 A / 1 - 2 , Dhikalenagar No . 2 , On Jail Road to Eklahare Link Road , Dasak Shiwar , Dasak , Dist . Nashik



- 08 City / Town : Nashik
 Residential area : Yes
 Commercial area : No
 Industrial area : No
- 09 Classification of the area :
 Urban / Semi - Urban / Rural : Urban
- 10 Coming Under :
 Municipal Corporation : Yes , Nashik Municipal Corporation , Nashik
 Municipal Council : No
 Village Panchayat : No
- 11 Whether covered under any State / Central Govt . Enactments [ULC Act] or notified under Agency area / Scheduled area / Cantonment area : No
- 12 Boundaries of the property [Plot]
 At North : Plot No . 1 , Open space & Road
 At South : 18.00 M DP Road ,
 At East : Survey No . 17 (P) ,
 At West : Survey No . 17 (P)
- 13 Dimensions of the site [Plot]
- | | [a] As per Deed | [b] Actuals |
|---------|-------------------|---------------|
| North : | 30.20 M | 30.20 M |
| South : | 30.20 M | 30.20 M |
| East : | 14.00 M | 14.00 M |
| West : | 20.95 M | 20.95 M |
- 14 Extent of the site [Total] : Plot : 618.60 Sq . M . [7 / 12 extract]
- 15 Extent of the site considered for Valuation . Least of 14 [a] & 14 [b] : -
- 16 Whether occupied by owner / tenant ? : The property is in the possession of owner
 If occupied by tenant since how long ? It was vacant at the time of inspection
 Rent received per month ?

II. APARTMENT BUILDING :

<u>Sr. No.</u>	<u>Description</u>	<u>Remarks</u>
01	Name of the Apartment	: " Pavandham Apartment "
02	Location	: Jail Road - Eklahara Link Road
	T. S. No .	: Survey No . 17 / 3 A / 1 - 2
	Block No .	: -
	Ward No .	: -
	Village / Municipality / Corporation	: Dasak , Nashik NMC , Nashik
	Door No . / Street / Road , Pincode	: Jail Road - Eklahara Link Road
03	Description of the Locality	: Fully developed Residential area
04	Year of Construction	: 2014 , vide O C No . 17240 / 1509 , Dated 01 / 08 / 2014
05	Number of Floors	: Parking + 4 Upper floors
06	Type of the Structure	: RCC framed
07	Number of Dwelling units in building	: 20 Nos . [Flats]

- 08 Quality of the Construction : Class - I
 09 Appearance of the building : General
 10 Maintenance of the building : Good
 11 Facilities Available :
 a) Lift : Yes , available
 b) Protected Water Supply : Yes , available
 c) Underground Sewerage : Yes , available
 d) Car - Parking : Open / Covered : Yes , fully covered under stilts
 e) Is Compound Wall existing ? : Yes , available on all sides
 f) Is Pavement laid around building ? : Yes
- III . FLAT :**
- 01 The floor on which Flat is situated : Third floor
 02 Door number of the Flat : Flat No . 12
 03 Specifications of the Flat :
 a) Roof : RCC Slab
 b) Flooring : Vetrified tiles
 c) Doors : TW Flushed
 d) Windows : PC Aluminium Glazed
 e) Fittings : Ordinary
 f) Finishing : Good
- 04 House Tax [Index No .] : To be assessed by NMC
 Assessment Number [House No .] : To be assessed by NMC
 Tax paid in the name of : N . A .
 Tax Amount : N . A .
- 05 Electricity Service Connection No . : To be fitted
 Meter Card in the name of : N . A .
- 06 How is the maintenance of the Flat : Good
 07 Sale Deed executed in the name of : To be executed
 08 What is the the Undivided area of the land : As per law
 as per Sale Deed ?
- 09 What is the Plinth Area of Flat ? : 54.36 Sq . M .
 10 What is the Floor Space Index ? : 1.00 + 0.40 TDR = 1.40
 11 What is the Carpet Area of Flat ? : 43.49 Sq . M .
 12 Is it Posh / I st Class / Medium / Ordinary ? : Medium
 13 Is it being used for Residential or for : Residential purpose
 Commercial purposes ?
- 14 Is it Owner Occupied / Let out ? : Owner possessed , but vacant
 15 If Rented , what is monthly rent ? : N . A .
- IV . MARKETABILITY :**
- 01 How is the marketability ? : Good
 02 What are the factors favouring for an extra : Developed Middleclass area ,
 Potential Value : Near to main road
 03 Any negative factors are observed which : No
 affect Market Value in general

- V. **RATE : [FLAT]**
 After analyzing the comparable sale instances : Rs. 23,200 = 00 [GR]
 what is the Composite rate for a similar Flat : Rs. 30,000 = 00 [MR]
 with same specifications in the adjoining :
 locality per Sq. M. : Rs. 26,900 = 00
- 02 Assuming it is a new construction, what is the adopted Composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison per Sq. M.
- 03 **BREAK-UP FOR RATE : Per Sq. M.**
 i) Building + Services : Rs. 13,500 = 00 only
 ii) Land + Others : Rs. 13,400 = 00 only
- 04 Guideline Rate adopted from Registrar Office : Rs. 23,200 = 00
 [an evidence thereof to be enclosed] : [Ref.10.3, Page 60]

VI. **COMPOSITE RATE ADOPTED AFTER DEPRECIATION :**

- a Depreciated Building rate per Sq. M. : Rs. 14,62,000 = 00 only
 Replacement Cost of Flat [V (3) i] : NIL, completed in 2014
 Age of the building in years : 60 Years, subject to maintenance
 Total life of the building estimated in years : NIL
 Depreciation % assuming Salvage value 10 % : NIL
 Depreciated Value of the building : Rs. 14,62,000 = 00 only
- b Total Composite Rate arrived for Valuation :
 Depreciated Building rate per Sq. M. : Rs. 13,500 = 00 only
 [VI (a)] : Rs. 13,400 = 00 only
 Rate for Land and Others per Sq. M. : Rs. 26,900 = 00 only
 [V (3) ii]
 Total Composite Rate Per Sq. M.

: DETAILS OF VALUATION :

Sr.No.	Description	Quantity Sq. M.	Rate Per Sq. M.	Estimated Value in Rs.
01	Present Value of Flat including Terrace, Car parking, Garden, if provided	54.36	26,900 / -	Rs. 14,62,000 = 00
02	Wardrobes			Rs. -
03	Showcases			Rs. -
04	Kitchen arrangements / SS Trolley			Rs. -
05	Superfine finishes			Rs. -
06	Interior finishes / Furniture			Rs. -
07	Electricity deposits / Electrical fittings			Rs. -
08	Extra collapsible gates / Grill works			Rs. -
09	Potential Value, if any			Rs. -
10	Others : Ornamental Front door			Rs. -
	TOTAL	54.36	26,900 / -	Rs. 14,62,000 = 00

[Signature]

VALUATION :

Here the Approved Valuer should discuss in details his approach to the valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as impending threat of acquisition by Government for road widening / public service purposes, submerging and applicability of CRZ provisions [Distance from Sea coast / tidal level must be incorporated] and their effect on -
1] Saleability 2] Likely rental values in future & 3] Any likely income if any generate may be discussed

Total Present Market Value of Property = Rs. 14,62,000.00 only

Notes :

- 1] The property u/r is a 1HK Flat with 1 Toilet, 3 Balconies & 1 Cupboard, admeasuring the Built-up area of 54.36 Sq. M., bearing Flat No. 12, is situated on the Third floor in the building known as " Pavandham Apartment ", in Plot No. 13, Survey No. 17/3A/1-2, Dhikalenagar No. 2, On Jail Road to Ekahara Link Road, in Dasak Shiwar, Dasak, Dist. Nashik
- 2] The boundaries of the Flat No. 12 are :
Towards North : Passage, Staircase, Duct & Flat No. 11,
Towards East : Marginal open area,
Towards West : Flat No. 13,
Towards South : Marginal open area & then 18.00 M DP Road
- 3] The Age of the property is 05 Months & its Residual life is 54 years & 07 Months

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 conditions and with the aforesaid specifications is **Rs. 14,62,000 = 00 only**

- [In words, Rupees : **FOURTEEN LAKHS, SIXTY TWO THOUSANDS ONLY**]
- The Book Value of the above property as on 05/01/2015 is **Rs. 12,62,000 = 00 only**
- [In words, Rupees : **TWELVE LAKHS, SIXTY TWO THOUSANDS ONLY**]
- The Distress Value is **Rs. 11,70,000 = 00 only**
- [In words, Rupees : **ELEVEN LAKHS, SEVENTY THOUSANDS ONLY**]

Place : Nashik
Date : 05/01/2015



A. Burhade
05/01/2015
AATULKUMAR BURHADE
Approved Valuer

The undersigned has inspected the property detailed in the Valuation Report Dated

on
We are satisfied that the Fair and Reasonable Value of property is **Rs. 14,62,000**
[Rs. *Fourteen Lacs* Only]

Date : *5/1/15*

Branch Manager / Inspecting Officer
[06]

VALUATION :

Here, the Approved Valuer should discuss in details his approach to the valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as impending threat of acquisition by Government for road widening / public service submerging - and applicability of CRZ provisions (Distance from Sea coast / tidal level must be incorporated) and there effect on -

1] Saleability 2] Likely rental values in future & 3] Any likely income it may generate may be discussed

Total Present Market Value of Property = Rs. 14,62,000.00 only

Notes:

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[In words, Rupees: **FOURTEEN LAKHS, SIXTY TWO THOUSANDS ONLY**]

The Book Value of the above property as on 05/01/2015 is **Rs. 12,62,000 = 00 only**

[In words, Rupees: **TWELVE LAKHS, SIXTY TWO THOUSANDS ONLY**]

The Distress Value is **Rs. 11,70,000 = 00 only**

[In words, Rupees: **ELEVEN LAKHS, SEVENTY THOUSANDS ONLY**]

Place : Nashik
Date : 05/01/2015

AATULKUMAR BURHADE
Approved Valuer



The undersigned has inspected the property detailed in the Valuation Report Dated

on

We are satisfied that the Fair and Reasonable Value of property is **Rs. 15,00,000**

[Rs. Fifteen Lacs Only]

Date : 5/1/15

Branch Manager / Inspecting Officer



Deolali Shiwar

To Nashik
Pune NH-50

J
A
I
L
R
O
A
D

Deolali Shiwar

Eklahara Link Road

Dasak Shiwar

Dhikalenagar -2

Dasak Shiwar

Yayatinagar

Panchak Shiwar

To Rajrajeshwari
Mangal
Karyalaya

To Nandur
& Manur

SCHEMATIC LAYOUT

Shinde
05/10/2015

PHOTOGRAPHS OF THE PROPERTY ON THE DATE OF VALUATION



01. Interior view of Hall



02. Interior view of Kitchen



Atul Burhade
05/01/2015
AATULKUMAR BURHADE
Regd. Architect ; Regd. Govt. Valuer

PHOTOGRAPHS OF THE PROPERTY ON THE DATE OF VALUATION



03. Interior view of Bedroom



04. Exterior view of Building & Port property



As Burhade
05/01/2015
AATULKUMAR BURHADE
Regd. Architect ; Regd. Govt. Valuer