

04/5393

# Valuation Report of Bungalow

Bungalow No. 45 having named 'Devak Nandan' in Plot No. 38, S. No. 31  
A/2, Near Siddhivinayak Ganesh Temple. M.S.E.B. Colony, Shivaji Nagar,  
Jail Road, Nashik Road, Nashik.

Owner:- Mr. Suresh Kukaji Kalamb.



DATE OF VALUATION: 03/11/2017.

PLACE: NASHIK.

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

## Valuation Report

Valuation of property belonging to	: Mr. Suresh Kukaji Kalamb.
Valuation as on	: Dt. 03/11/2017.
Purpose of Valuation	: Loan purpose to [Bank of Baroda, Eklahare Branch, Tal. & Dist - Nashik.]
Address of the property	: Bungalow No. 45 having named 'Devak Nandan' in Plot No. 38, S. No. 31A/2, Near Siddhivinayak Ganesh Temple, M.S.E.B. Colony, Shivaji Nagar, Jail Road, Nashik Road, Nashik.
Area of the Bungalow No. 45	: Land area - 279.60 Sq.m. Built up area - 255.019 Sq.m.
Fair Market Value	: Rs. 89,38,600/- (In words: Rupees Eighty Nine Lakhs Thirty Eight Thousand Six Hundred Only.)
Realizable Value	: Rs. 80,45,000/- (In words: Rupees Eighty Lakhs Forty Five Thousand Only.)
Distress Value	: Rs. 71,51,000/- (In words: Rupees Seventy One Lakhs Fifty Thousand Only.)



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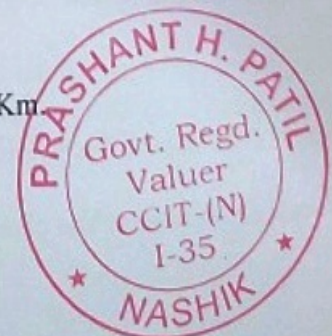
(1)

Date: 03/11/2017

**VALUATION REPORT**  
**PRIVATE & CONFIDENTIAL REPORT OF VALUATION OF IMMOVABLE**  
**PROPERTY**  
**PART-I QUESTIONNAIRE GENERAL**

**Ref:** This valuation is done on request of Bank Manager, BOB, Eklahare Branch, Nashik,  
Dt. 01/11/2017.

1. Purpose for which Valuation is made : For assessment of present market value of the Property for loan purpose of **Bank of Baroda**, [Eklahare Branch] Tal. & Dist- Nashik.
2. Date as on which valuation is made : 03/11/2017.
3. Name of the owner / owners : **Mr. Suresh Kukaji Kalamb.**  
As per 7/12 Extract, Dt. 17/10/2012.
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 **Bungalow No. 45** having named '**Devak Nandan**' in Plot No. 38, S. No. 31A/2, Near Siddhivinayak Ganesh Temple, M.S.E.B. Colony, Shivaji Nagar, Jail Road, Nashik Road, Nashik.
6. Location Street, ward no. : Near Siddhivinayak Ganesh Temple. M.S.E.B. Colony, Shivaji Nagar, Jail Road, Nashik Road, Nashik.
7. Survey /Plot No. of land : Plot No. 38, S. No. 31A/2, Dasak Shiwar, Nashik.
8. Is the property situated in residential /  
Commercial/ industrial / mixed area. : Residential Area.
9. Classification of locality - high class /  
middle Class / poor class. : Middle Class.
10. Proximity to civic amenities like schools. : All amenities are within 1.50 Km



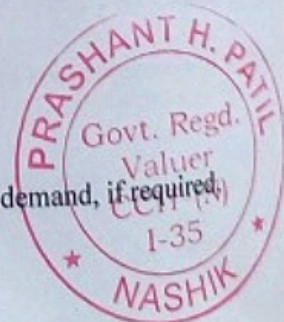
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### Valuation Report

11. Means and proximity to surface communication by which the locality is served. : The Locality is well connected by roads. Local Vehicles & Public Transport facilities are available.
11. (a) Boundaries of the Property. : Plot No. 38.
- On or towards the East :- By Plot No. 37 (Bungalow No. 44).  
On or towards the West :- By Plot No. 39 (Bungalow No. 46)  
On or towards the North :- By Plot No. 33 & 34.  
On or towards the South :- By 6.00 mtr Colony Road.
- Land:**
12. Area of land supported by documentary proof Shape. Dimensions and physical features. : 279.60 Sq.m. (As per latest 7/12 Extract)
13. Roads, Streets or lanes on which the land is abutting. : It is abutting to 6.00 mtr wide Colony Road Southern 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 : N.A  
(i) Initial premium  
(ii) Ground Rent payable per annum  
(iii) Unearned increase payable to the lessor
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 residential purpose only.
17. Are there any agreements of easements? If so attach copies. : No.
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. : No.
21. Attach a dimensional site plan. : Owner may attach on demand, if required.



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## Valuation Report

**Improvements:**

2. Attach plans and elevations of all structures standing on the land and a lay out plan : Owner may attach on demand, if required.
3. 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.
25. What is the floor space index permissible and percentage actually utilized. : As permissible according to N.M.C. Nashik FSI =1 & Actually Used 66.95%
26. (i) Names of tenants/ lessees/Licen-sees ect. : N.A.  
(ii) Portions of their occupation.  
(iii) Monthly or annual rent/compensation/ license fee, etc. paid by each.  
(iv) Gross amount received for the whole property.
27. Are any of the occupants related to or close business associates of the owner. : No.
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. : N.A.
29. Give details for water and electricity charges. If any to be borne by owner. : Details are not produced.
30. Has the tenant to bear whole or part of the cost of repairs and maintenance ? : N.A.
32. If a pump is installed who has to bear the cost of Maintenance and operations-owner or tenant ? : Owner.
31. If a lift is installed who is to bear the cost of maintenance and operations-owner or tenant ? : N.A.
33. Who has to bear the cost of electricity charges for lighting of common space like entrance hall. Stairs passages compound etc. - owner or Tenant ? : Owner.



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## Valuation Report

34. What is the amount of Property tax? Who is to Bear it? Give details of documentary proof. : Details are not produced.
35. Is the building insured? If so give the policy no. amount for which it is insured and the annual Premium. : Could not be ascertained during inspection.
36. Is any dispute between landlord and tenant regarding rent pending in a Court of Law ? : No, There is no any dispute.
37. Has any standard rent been fixed for the premises under any relating to the controlled of Rent. : N.A.

### 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. : On oral inquiry and survey done, the present market rates are found to be varying anything around Rs. 18000/- to Rs. 25000/- per Sq.m, for land.
39. Land rate adopted in this valuation : Rs. 19200/- per Sqm.
40. If sale instances are not available or not related Upon the basis of arriving at the land rate. : To enquire by Local Estate Agent & Builders.
41. Year of commencement of construction and year of completion. : Commencement No.LND/BP /146/343, Dt. 03/07/2002. Completion Certificate is not produced.
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 agreements. : N.A.
44. For items of small work done by engaging Labour directly give basic of materials and Labour supported by documentary proof. : N.A.



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**Valuation Report****PART II - VALUATION**

The property under valuation is **Bungalow No. 45** having named 'Devak Nandan' in Plot No. 38, situated M.S.E.B. colony, shivaji nagar, Jail Road, Nashik Road, Nashik. as per real estate market conditions, locality, good location, proximity to civic amenities and year of construction of the building, life of the building, good maintained building, physical condition/finishing and amenities provided at **Ground + First Floor**, built up area of the **Bungalow**, consideration for valuation, and various other information gathered in this regard, we ascertain the present market rate of the aforesaid premises by **calculating depreciation** is as follow:

**As per present market rate:**

Valuation of Land	= 279.60 Sq.m X Rs. 19200/-	= Rs. 53,68,320/-
Valuation of Building	= 255.019 Sq.m X Rs. 14000/-	= Rs. 35,70,266/-
		<b>Total Rs. 89,38,586/-</b>

1] **Fair Market Value** **Say Rs. 89,38,600/-**  
(In Words: Rupees Eighty Nine Lakhs Thirty Eight Thousand Six Hundred Only.)

2] **Realizable Value** **Rs. 80,45,000/-**  
(In Words: Rupees Eighty Lakhs Forty Five Thousand Only.)

3] **Distress Value** **Rs. 71,51,000/-**  
(In Words: Rupees Seventy One Lakhs Fifty One Thousand Only.)

**As on date 03/11/2017.**

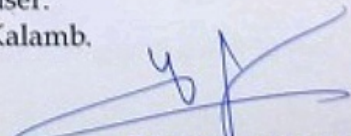
**Document Verified:** - (a) Latest 7/12 Extract & Reg. Sale Deed (b) Approved Building Plan  
© Commencement Certificate.

**Remark:** Completion certificate is not produced by owner.

**PART III - DECLARATION**

I hereby also declare that:

- The information furnished in the enclosed paper is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the property valued.
- I have not been convicted of any offence & sentenced to a term of imprisonment.
- This report is prepared for specific purpose & specific intended user.
- The property was inspected on 01/11/2017 in presence of Mrs. Kalamb.
- Legal aspects are not considered for valuation.

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

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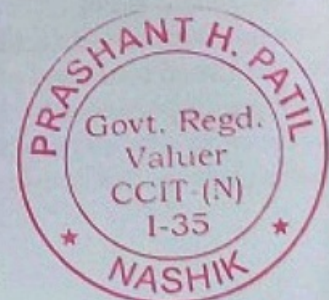
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**Valuation Report**  
**ANNEXURE**

**Technical details:**

1. No. of floors and height of each floor. : Ground + First Floors only.  
Each floor Height is 3.00 mtr.
2. Plinth area floor wise  
(As per IS: 3861-1966) : **Built up area - 255.019 Sq.m.**  
Carpet area - 204.015 Sq.m
3. Year of construction : Approx 2002 - 2003.
4. Estimated future life : 46 Years or thereabout.  
(With proper maintenance and care)
5. Type of construction : R.C.C. Frame Structure.  
(Load-bearing walls/R.C.C. frame/  
Steel frame structure)
6. Type of foundations : R.C.C. Foundation.
7. Walls :  
(a) Ground + 1<sup>st</sup> Floor : 230 mm thick burnt brick masonry walls in cement  
mortar.
8. Partitions : 150 mm thick burnt brick masonry wall in cement  
mortar.
9. Doors & windows : Flush Doors & M.S. Grill Sliding Glass windows.
10. Flooring : Partly White Marble & Partly Kota Flooring &  
Granite Kitchen Platform.
11. Finishing : Cement plaster with plastic paint.
12. Roofing & Terracing : R.C.C. Slab.
13. Special architectural or decorative features : Good Elevation.  
if any.
14. (i) Internal wiring - : Concealed Wiring.  
(ii) Class of fitting (Superior /Ordinary /poor) : Superior.





Date: 03/11/2017

EKLAHARE Branch

**PRASHANT PATIL & ASSOCIATES**

**CONTINUATION SHEET**

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**Valuation Report**

15. Sanitary Installation:

- (a) (i) No. of W.C. : 2 Nos.
- (ii) No. of lavatory basins : 3 No.
- (iii) No. of Sink : 1 Nos.
- (iv) No. of Bath : 2 No.
- (v) No. of Toilet : 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. : N.A

18. Underground pump capacity. : Approx 3000 Ltrs  
and type of construction : Brick Masonry Tank.

19. Overhead tank

- (i) Where Located : On Terrace.
- (ii) Capacity. : 1000 Ltrs Tank.
- (iii) Type of construction : P.V.C. Type.

20. Pumps No. their H. P. : As per requirement.

21. Road & paving within the : Rough Shahabad Flooring.  
Compound. Approximate area and  
type of Paving.

22. Sewage disposal whether connected to : Septic Tank to Soak Pit.  
Public sewers.



Photograph No. 01



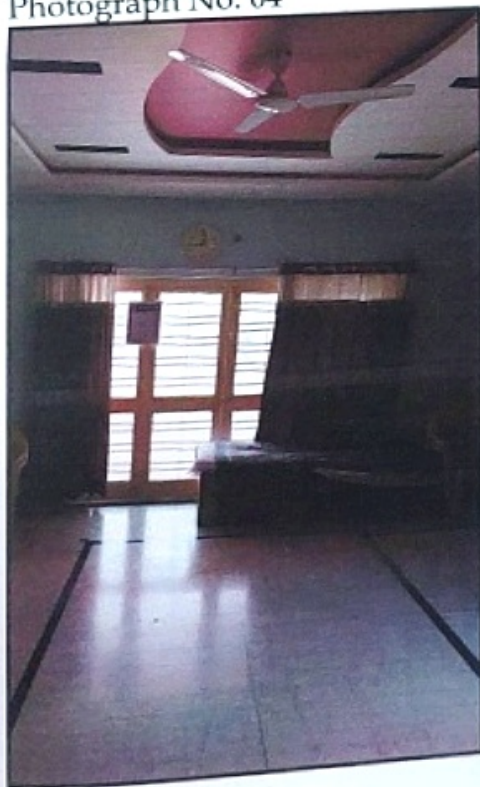
Photograph No. 02



Photograph No. 03



Photograph No. 04



Photograph No. 05



Photograph No. 06



These photographs represent of is **Bungalow No. 45** having named 'Devak Nandan' in Plot No. 38, S. No. 31A/2, Near Siddhivinayak Ganesh Temple, M.S.E.B. Colony, Shivaji Nagar, Jail Road, Nashik Road, Nashik.

