

VALUATION REPORT

OF PROPERTY :

MR. RAJU LINGAPPA BILHAD.
PLOT NO. 61, SURVEY NO. 299 + 400 + 401+ 402, BEHIND ANNA SANGAMNER
OFFICE, CHEMBARI NO. 61, EKLAHARE ROAD, EKLAHARE SHIWAR,
TAL & DIST. NASHIK.



SHIVAJI D. PINGALE

B.E.(CIVIL),M.I.E.,F.I.V.

GOVT. REGD. VALUER, 34AB REGN. NO. CCIT/1/-44-28
IBBI REGD NO-IBBI/RV/02/2029/12252

Flat No. 5 Ramkrushna Appt, Near JanlaxmiBank ,Opp Bosco Center, Gangapur Road, Nashik-
422023. Cell : 9890278671,E-Mail. er.shivajipingle@gmail.com

Shivaji D. Pingale

E.(Civil), M.I.E.,F.I.V.



Architectural Consultants ■ Chartered Engineers
Govt. Registered Valuers ■ IBBI Registered Valuers

Ref. No.:

Date:

TO,
THE CHIEF MANAGER,
BANK OF BARODA,
EKLAHARE BRANCH, NASHIK.

Date- 31/03/2022.

Subject: Submission of Valuation Report for

Name of The Borrower	MR. RAJU LINGAPPA BILHAD. PLOT NO. 61, SURVEY NO. 399 + 400 + 401+ 402, BEHIND ANNA SANGAMNER OFFICE, CHEMBARI NO. 01, EKLAHARE ROAD, EKLAHARE SHIWAR, TAL & DIST. NASHIK.
Address of Property	MR. RAJU LINGAPPA BILHAD. PLOT NO. 61, SURVEY NO. 399 + 400 + 401+ 402, BEHIND ANNA SANGAMNER OFFICE, CHEMBARI NO. 01, EKLAHARE ROAD, EKLAHARE SHIWAR, TAL & DIST. NASHIK.

Sir,

Please find herewith Valuation Report as mentioned in the subject line.

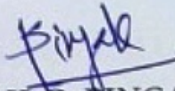
We assure you our best services in future also.

With Regards,

Thanking You,

Yours' Sincerely,




For SHIVAJI D. PINGALE
GOVT. REGD. VALUER
REGN. NO. CCIT/34AB/CAT-1/44-28

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Shivaji D. Pingale

E.(Civil), M.I.E., F.I.V.

Architectural Consultants ■ Chartered Engineers
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Ref. No.:

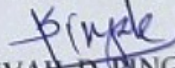
Date:

TO,
THE CHIEF MANAGER,
BANK OF BARODA,
EKLAHARE BRANCH, NASHIK.

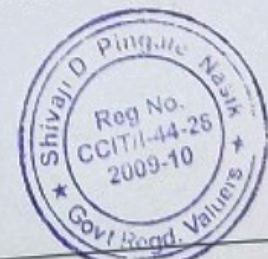
Date- 31/03/2022.

VALUATION REPORT OF LAND & BUILDING

VALUATION OF THE PROPERTY BELONGING TO	MR. RAJU LINGAPPA BILHAD. PLOT NO. 61, SURVEY NO. 399 + 400 + 401+ 402, BEHIND ANNA SANGAMNER OFFICE, CHEMBARI NO. 01, EKLAHARE ROAD, EKLAHARE SHIWAR, TAL & DIST. NASHIK.
PURPOSE	BANK LOAN PURPOSE. BANK OF BARODA, EKLAHARE BRANCH, NASHIK.
ADRESS OF PROPERTY	MR. RAJU LINGAPPA BILHAD. PLOT NO. 61, SURVEY NO. 399 + 400 + 401+ 402, BEHIND ANNA SANGAMNER OFFICE, CHEMBARI NO. 01, EKLAHARE ROAD, EKLAHARE SHIWAR, TAL & DIST. NASHIK.
FAIR MARKET VALUE OF LAND	Rs. 33,48,000.00 (Rs. Thirty Three Lakhs Forty Eight Thousand Only.)
REALIZABLE VALUE OF LAND	Rs. 30,13,000.00 (Rs. Thirty Lakhs Thirteen Thousand Only.)
DISTRESS VALUE OF LAND	Rs. 27,12,000.00 (Rs. Twenty Seven Lakhs Twelve Thousand Only.)
GOVERNMENT VALUE OF LAND	Rs. 03,90,000.00 (Rupees. Three Lakhs Ninety Thousand Only.)


SHIVAJI D. PINGALE
GOVT. REGD. VALUER
34 AB REGN. NO. CCIT/I/-44-28/2009-10
IBBI REGN. NO.- IBBI/RV/02/2029/12252

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Flat No. 5, Ramkrishna Aptt., Near Janlaxmi Bank, Opp. Bosco Center, Gangapur Road, Nashik - 422 013.
Tel.: 0253-2317453, Cell : 98902 78671, 94239 83321. er.shivajipingale@gmail.com

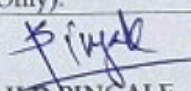
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Date:

Annexure-I**Summary Valuation Report On Properties Owned MR. RAJU LINGAPPA BILHAD.**

Sr.No.	Particulars	Details/Information
1	Name Of The Branch	Bank Of Baroda, Eklahare Branch, Nashik.
2	Name Of The Borrower	Mr. Raju Lingappa Bilhad. Plot No. 61, Survey No. 399 + 400 + 401+ 402, Behind Anna Sangamner Office, Chembari No. 01, Eklahare Road, Eklahare Shiwar, Tal & Dist. Nashik.
3	Name Of The Valuer	Shivaji D. Pingale, Govt. Regd. Valuer Regn. No. CCIT/34AB/CAT-1/44-28
4	Date Of Visit By Valuer	29/03/2022
5	Description Of Property	
a)	Name Of The Owner/Mortgagor	Mr. Raju Lingappa Bilhad. Plot No. 61, Survey No. 399 + 400 + 401+ 402, Behind Anna Sangamner Office, Chembari No. 01, Eklahare Road, Eklahare Shiwar, Tal & Dist. Nashik.
b)	Extent Of Area (In Sqm.)	Area of Plot no. 61 - 250.00 Sqm.
c)	Area Considered for Valuation Purpose	Area of Plot no. 61 - 250.00 Sqm.
d)	P. No./Survey No.	Plot No. 61, Survey No. 399 + 400 + 401+ 402
e)	Type Of Property	Free hold Property
f)	Nature Of Property	Residential
g)	In Possession Of / Occupancy	Owner Occupied
h)	Boundaries	Identified
i)	Age Of Building	07 years
j)	Future Life Of Building	53 years
k)	Fair Market Value Of Land	Rs. 33,48,000.00 (Rs. Thirty Three Lakhs Forty Eight Thousand Only.)
l)	Realizable Value Of Land	Rs. 30,13,000.00 (Rs. Thirty Lakhs Thirteen Thousand Only.)
m)	Distress Value Of Land	Rs. 27,12,000.00 (Rs. Twenty Seven Lakhs Twelve Thousand Only.)
n)	Government Value Of Land	Rs. 03,90,000.00 (Rupees. Three Lakhs Ninety Thousand Only.)

 Place: NASHIK
 Date: 31/03/2022.


 SHIVAJI D. PINGALE
 GOVT. REGD. VALUER
 REGN. NO. CCIT/34AB/CAT-1/44-28

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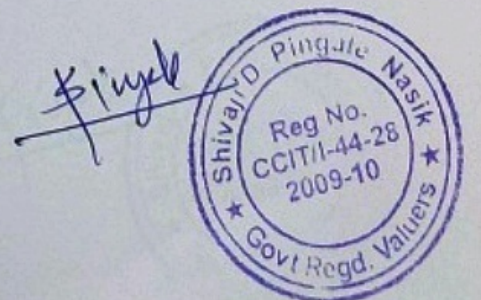
TO,
THE CHIEF MANAGER,
BANK OF BARODA,
EKLAHARE BRANCH, NASHIK.

Date- 31/03/2022.

VALUATION REPORT OF BUNGALOW

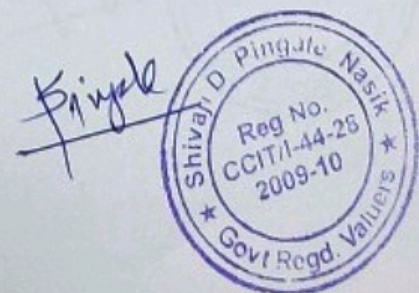
I		GENERAL	
1.	Purpose for which the valuation is made		Bank Loan Purpose for Bank Of Baroda, Eklahare Branch, Nashik.
2.	a)	Date of inspection	29/03/2022
	b)	Date on which the valuation is made	31/03/2022.
3.	List of documents produced for perusal		
	a)	7/12 Extract	Yes
	b)	Layout Sanctioned by	NA
	c)	Commencement Certificate	Gram Panchayat, Eklahare. Dated- 26/02/2012.
	d)	Occupancy Certificate	Gram Panchayat, Eklahare. Dated- 18/12/2014.
	e)	N.A. Order No.	Collector Of Nashik. Vide Letter No. Maha/Kaksh-3/NA/SR/ 348/84. Dated - 25/11/1986.
4.	Name of the owners and their Address with phone no.		Mr. Raju Lingappa Bilhad. Plot No. 61, Survey No. 399 + 400 + 401+ 402, Behind Anna Sangamner Office, Chembari No. 01, Eklahare Road, Eklahare Shiwar, Tal & Dist. Nashik.
5.	Brief description of the property		The property under valuation is Bungalow belonging to Mr. Raju Lingappa Bilhad. Plot No. 61, Survey No. 399 + 400 + 401+ 402, Behind Anna Sangamner Office, Chembari No. 01, Eklahare Road, Eklahare Shiwar, Tal & Dist. Nashik. The surrounding of property is well developed. Infrastructure facilities such as roads, water supply ,drainage, electricity etc are available in this area.
6.	Location of property		
	a)	Plot No./S. No./G. No.	Plot No. 61, Survey No. 399 + 400 + 401+ 402

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	b)	Door No	Plot No. 61, Survey No. 399 + 400 + 401 + 402
	c)	Location	Behind Anna Sangamner Office, Chembari No. 01, Eklahare Road, Eklahare Shiwar, Tal & Dist. Nashik.
	d)	Taluka	Nashik.
	e)	District	Nashik.
7.		Postal address of the property	Mr. Raju Lingappa Bilhad. Plot No. 61, Survey No. 399 + 400 + 401 + 402, Behind Anna Sangamner Office, Chembari No. 01, Eklahare Road, Eklahare Shiwar, Tal & Dist. Nashik.
8		City/Town	Nashik Municipal Corporation, Nashik.
		Residential Area	Residential.
		Commercial Area	
		Industrial Area	
9		Classification of the area	
	i)	High/Middle/poor	Middleclass Area.
	ii)	Urban/ Semi Urban/ Rural	Urban
10		Coming under Corporation limit/ Village Panchayat/Municipality	Nashik Municipal Corporation, Nashik.
11		Boundaries of the property	Plot No. 61
		East	Canal & 7.50m Colony Road
		West	Plot No. 48
		South	Plot No. 62
		North	Plot No. 60
12		Extent of the site	Area of Plot no. 61 - 250.00 Sqm.
13		Extent of the site considered for Valuation (least of 14a & 14b)	Area of Plot no. 61 - 250.00 Sqm.
14		Whether occupied by the owner/ Tenant? If occupied by tenant, since how long? Rent received per month.	Owner Occupied
II		CHARACTERSTICS OF THE SITE	
1		Classification of locality	Middle class locality.
2		Development of surrounding area	Well Developed area.
3		Possibility to frequent flooding/ submerging	No.
4		Feasibility to the civic amenities like School, Hospital, Bus Stop, Market etc.	All amenities nearby.
5		Level of land with topographical conditions	Level land
6		Shape of land	Rectangular shape.
7		Type of use to which it can be put	Residential

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8	Any usage restriction	No
9	Is plot in town planning approved layout?	-----
10	Corner plot or intermittent plot?	Intermittent plot
11	Road facilities	Available.
12	Type of road available at present.	W.B.M. Road.
13	Width of road -is it below 20 ft. or more than 20 ft.	9.00 mt. Wide Road
14	Is it a Land - Locked Land?	No
15	Water potentiality	Bore well.
16	Underground sewerage system	Yes
17	Is power supply available at the site?	Yes
18	Advantages of the site	
		1. Market is near to site.
		2. School, Hospital, Bus Stop is also near to site.

Part - A (Valuation of land)

1	Size of plot	Area of Plot no. 61 - 250.00 Sqm.
	North & South	
	East & West	
2	Total extent of the plot	Area of Plot no. 61 - 250.00 Sqm.
3	Prevailing market rate	Rs.12,000/Sqm
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Area of Plot no. 61 - 250.00 Sqm. X 1560/- per sqm. = Rs. 03,90,000.00 Total Government Valuation - Rs. 03,90,000.00
5	Assessed/ adopted rate of valuation	Rs.12,000/Sqm
6	Estimated value of land	Area of Plot no. 61 - 279.03 Sqm. X Rs. 12000/Sqm = Rs. 33,48,360.00

Part - B(valuation of Building)

1	Technical details of the building	
a)	Type of Building (Residential/ commercial/ Industrial)	-----
b)	Type of construction (Load bearing/ R.C.C./ Steel Framed)	-----
c)	Year of construction	2014
d)	Number of floors and height of each floor including basement, if any	----
e)	Plinth area floor- wise	
f)	Condition of the building	---

Pingale



Specification of construction (floor- wise in respect of)

Sr. No.	Description	Ground Floor
1	Foundation	
2	Basement	
3	Superstructure	
4	Joinery / doors & windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	
5	R.C.C. work	
6	Plastering	
7	Flooring, Skirting, dadoing	
8	Special finish as marble, granite, wooden paneling, grills etc.	
9	Roofing including weather proof course	
10	Drainage	
3	Electrical Installation	
	Type of wiring	
	Class if fitting (superior / ordinary / poor)	
	Number of light points	
	Fan Points	
4	Plumbing installation	
a)	No. of water closet and their type	
b)	No. of wash Basin	
c)	No. of Urinals	

DETAILS OF VALUATION

Sr. No	Particulars of item	Built-up Area Sqm.	Height of Bldg	Age of Building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.



TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part -A	Land	Rs. 33,48,360.00
Part -B	Building	
Part -C	Extra Items-Interior work and furniture work	
Part -D	Amenities	
Part -E	Compound Wall	
	Total Valuation Of Property	Rs. 33,48,360.00
	Say	Rs. 33,48,000.00

The property under valuation is Residential Bungalow belonging to Mr. Raju Lingappa Bilhad..Residential Bungalow – "B" Type, On Plot No. 28, Located In M.S.E.B. Society/ Colony, Behind Indira Gandhi Statue, Off, Jail Road, Nashik Road, Nashik. Tal & Dist. Nashik.

I have visited site on 29/03/2022 with Mr. Raju Lingappa Bilhad. There is RCC framed structure of Ground floor is constructed as per plan section by Sarpanch, Gram Panchayat Dasak. Dated- 10/10/1978.
(Cannot Be Used For Residential Purpose) So Not Considered In Valuation.)

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

The Market Value Of The Above Property Is	Rs. 33,48,000.00 (Rs. Thirty Three Lakhs Forty Eight Thousand Only.)
The Realizable Value Of The Above Property Is	Rs. 30,13,000.00 (Rs. Thirty Lakhs Thirteen Thousand Only.)
The Distressed Sale Value Of The Above Property Is	Rs. 27,12,000.00 (Rs. Twenty Seven Lakhs Twelve Thousand Only.)

Place: Nashik
Date: 31/03/2022.



SHIVAJI D. PINGALE
GOVT. REGD. VALUER
34 AB REGN. NO. CCIT/1-44-28/2009-10
IBBI REGN. NO.- IBBI/RV/07/2019/12252

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. 33,48,000.00 (Rs. Thirty Three Lakhs Forty Eight Thousand Only.)

(Name of the Branch Manager with Official seal)

Annexure-II
Format - E
DECLARATION FROM VALUERS

I hereby declare that-

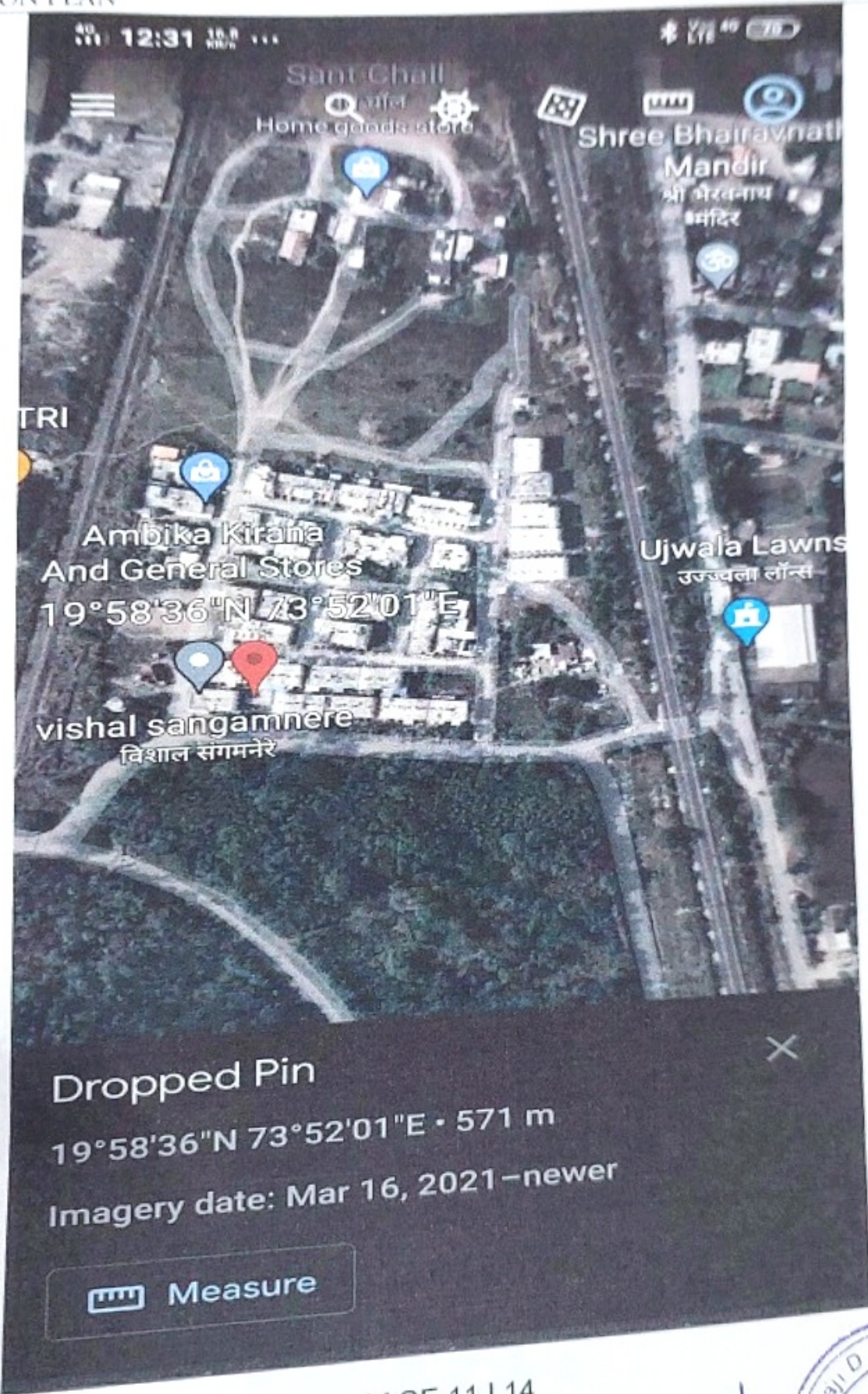
- a. The information furnished in my valuation report dated 31/03/2022. is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 29/03/2022 The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Place: NASHIK
Date: 31/03/2022.



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SHIVAJI D. PINGALE
GOVT. REGD. VALUER
REGN. NO. CCIT/34AB/CAT-I/44-28
IBBI REGD NO-IBBI/RV/02/2019/12252

LOCATION PLAN



Pingale
Shivaji D. Pingale
Reg No. CCIT/1-44-26
2009-10

PROPERTY PHOTOS



Bingale
Shivaji D Bingale Nasik
Reg No. CCIT/1-44-28
2009-10
Govt. Regd. Valuers

NA ORDER

वि.प्र.सं. १५०५/२००९
 दि. १२/१२/२००९
 दि. १२/१२/२००९

जिल्हाधिकारी कार्यालय
 नासिक
 म.प्र. (४७) २९/२००९
 दि. १२/१२/२००९

नसम-१
 दस्त क्र. १०५२९/२००९
 १२/१२/०९

आपला मुलासंबंधी जिल्हाधिकाऱ्यांना दि. १२/१२/०९ रोजी एक पत्र लिहून देऊन याबाबतची नोंद घेतली होती. त्या नोंदीचा ता. १२/१२/०९ रोजी मुलासंबंधी जिल्हाधिकाऱ्यांच्या कार्यालयीन पत्र सोडवण्यात आला आहे. या पत्रात याबाबतची संपूर्ण माहिती देण्यात आली आहे.

१. आपला मुलासंबंधी जिल्हाधिकाऱ्यांना दि. १२/१२/०९ रोजी एक पत्र लिहून देऊन याबाबतची नोंद घेतली होती. त्या नोंदीचा ता. १२/१२/०९ रोजी मुलासंबंधी जिल्हाधिकाऱ्यांच्या कार्यालयीन पत्र सोडवण्यात आला आहे. या पत्रात याबाबतची संपूर्ण माहिती देण्यात आली आहे.

२. आपला मुलासंबंधी जिल्हाधिकाऱ्यांना दि. १२/१२/०९ रोजी एक पत्र लिहून देऊन याबाबतची नोंद घेतली होती. त्या नोंदीचा ता. १२/१२/०९ रोजी मुलासंबंधी जिल्हाधिकाऱ्यांच्या कार्यालयीन पत्र सोडवण्यात आला आहे. या पत्रात याबाबतची संपूर्ण माहिती देण्यात आली आहे.

३. आपला मुलासंबंधी जिल्हाधिकाऱ्यांना दि. १२/१२/०९ रोजी एक पत्र लिहून देऊन याबाबतची नोंद घेतली होती. त्या नोंदीचा ता. १२/१२/०९ रोजी मुलासंबंधी जिल्हाधिकाऱ्यांच्या कार्यालयीन पत्र सोडवण्यात आला आहे. या पत्रात याबाबतची संपूर्ण माहिती देण्यात आली आहे.

४. आपला मुलासंबंधी जिल्हाधिकाऱ्यांना दि. १२/१२/०९ रोजी एक पत्र लिहून देऊन याबाबतची नोंद घेतली होती. त्या नोंदीचा ता. १२/१२/०९ रोजी मुलासंबंधी जिल्हाधिकाऱ्यांच्या कार्यालयीन पत्र सोडवण्यात आला आहे. या पत्रात याबाबतची संपूर्ण माहिती देण्यात आली आहे.

५. आपला मुलासंबंधी जिल्हाधिकाऱ्यांना दि. १२/१२/०९ रोजी एक पत्र लिहून देऊन याबाबतची नोंद घेतली होती. त्या नोंदीचा ता. १२/१२/०९ रोजी मुलासंबंधी जिल्हाधिकाऱ्यांच्या कार्यालयीन पत्र सोडवण्यात आला आहे. या पत्रात याबाबतची संपूर्ण माहिती देण्यात आली आहे.



Pingla



नस-१
प्लॉट क्र. (१४८३३) ४०२१

श्री. राजु लिंगप्पा भिल्लाड
उ. व. ४०, धंदा - व्यापार,
रा. एकलहरे, हनुमान नगर,
नासिक रोड, नासिक.

लिहून देणार

- यांसी -

१. श्री. मधुसुदन जयकृष्ण दंडे
उ. वय. ७६, धंदा - व्यापार,
रा. दंडे टॉयर्स, दत्त मंदिर सर्कल,
नासिकरोड ता. जि. नासिक

लिहून देणार

२. श्री. सुभाष बाळकृष्ण लोया
उ. वय. ५५, धंदा - व्यापार,
रा. मेघशित, दत्तमंदिर सर्कल,
नासिकरोड, नासिक.

तर्फे जनरल मुखत्यार व विकसन कर्ता
श्री. हेमंत शिवाजीराव सानप
उ. वय. ३३, धंदा - शेती व व्यापार,
साकेत बंगला, डावखरवाडी,
के. जे. मेहता हायस्कूल जवळ,
नासिकरोड, नासिक.

कारणे फरोक्त खरेदीखत लिहून देतात ते ऐसा जे की,

०१. मिळकतीचे वर्णन :-

तुकडी जिल्हा नासिक, पोट तुकडी तालुका नासिक पैकी, एकलहरे
ग्रामपंचायत हद्दीतील संव्हे नंबर ३९९+४००+४०१+४०२ मधील
ज. क. म कायद्यान्वये तळेगाव दाभाडे मंजूर योजनेतील मंजूर ले-
आउट प्लॅनमधील बिनशेती प्लॉट क्रमांक ६१ यांसी क्षेत्र २५०.००
चौरस मिटर्स. यांसी बिनशेती आकार रुपये ७.५० यांसी चतुःसिमा
प्रमाणे.

यांसी चतुःसिमा :-

पुर्वेस - ७.५ मीटर रुंद रस्ता.
पश्चिमेस - प्लॉट नं. ४८.

