

Ref. No.S&G/NSK/SHRI/2023/JAN-02.

Date: 13/01/2023.

To,
The Branch Manager,
Shriram City Union Finance Ltd.
Govind Nagar Branch, Tal &Dist- Nashik.

Subject: **Valuation Report.**

Dear Sir,

Please find enclosed here with the subject Valuation Report.

Purpose of Valuation: To assess the Fair Market Value.

Owner Name: **Mr. SANJAY DIGAMBAR MALVE.**

Location : Unit Bearing no. 003, 004 on Ground Floor and Unit Bearing No. 104
on first floor in Building No.C2, Phase III, Vini Park, Survey
NO.60/3+4/1to 4, behind Buchdi Ground, Village-Sansari, Taluka and
District Nashik - 422401

Kindly acknowledge the receipt,

Thanking you,

Yours faithfully,

M/s. SHINDE & GAIKWAD ASSOCIATES.

Ref No.S&G/NSK/SHRI/2023/JAN-02

Date: 13/01/2022.

CERTIFICATE

Based on the actual observation, inspection, verification & information and the particulars provided the special by borrower and on of perusal of various documents produced before me, the assessment of property is under:-

Unit Bearing no. 003, 004 on Ground Floor and Unit Bearing No. 104 on first floor in Building No.C2, Phase III, Vini Park, Survey NO.60/3+4/1to 4, behind Buchdi Ground, Village-Sansari, Taluka and District Nashik - 422401

OWNED BY: MR. SANJAY DIGAMBAR MALVE.

This is to certify that in my opinion fair market value of the same is

Fair Market Value : Rs. 2,15,37,555/-

(Rupees. Two Crore Fifteen Lakh Thirty Seven Thousand Five Hundred and Fifty Five Only.)

Realizable Sale Value: Rs. 1,93,83,799/-

(Rupees. One Crore Ninty Three Lakh Eighty Three Thousand Seven Hundred and Ninty Nine Only.)

Distress / Forced Value: Rs. 1,72,30,044/-

(Rupees. One Crore Sixty Six Lakh Ninty Nine Thousand Eight Hundred and Eighty Eight Only.)

Date: 13/01/2023

Place: Nashik.

Panel Valuer
(S.C.U.F.)
Regd. No.CAT-I/399.

VALUATION REPORT

Purpose of Valuation: Purpose of Valuation: To assess the Fair Market Value.				
1	Date of visit of the site	12/01/2023		
2	Date of valuation	13/01/2023		
3	Name of Owner of the Property	M/S. BINDU LAND DEVELOPERS AND BUILDERS (OWNER) MR. SANJAY DIGAMBAR MALVE. (PURCHASER)		
a	Date of purchase of Immovable Property	--		
b	Purchase price of Immovable Property	Unit No. 003: Rs. 35,00,000/- (Draft) Unit No. 004: Rs. 35,00,000/- (Draft) Unit No. 104: Rs. 35,00,000/- (Draft)		
4	Whether necessary enquiries have been made from the concerned locality with regard to the ownership of the property	N.A.		
5	If the property is under joint ownership /co-ownership, share of each such owner. Are these shares undivided?	Sole Ownership.		
6	Brief description of the property	Villa		
a	Location, Street, Ward No.(Postal add).	Unit Bearing no. 003, 004 on Ground Floor and Unit Bearing No. 104 on first floor in Building No.C2, Phase III, Vini Park, Survey NO.60/3+4/1to4, behind Buchdi Ground, Village-Sansari, Taluka and District Nashik - 422401.		
b	Complete Address /S.No. /Plot No.	Survey NO.60/3+4/1 to 4		
	Boundaries of the Valued property.	Unit No. 003	Unit No. 004	Unit No. 104
	East	Side Margin	Unit No. 003	Unit No. 103
	West	Unit No. 004	Front Margin	Front Margin
	South	Adj. Unit	Adj. Unit	Adj. Unit
	North	Staircase	Staircase	Staircase
C	Is the Immovable Property bears the same description /details as mentioned in the document /title deeds	Yes.		
d	Is the Property situated in residential/commercial /mixed area /Industrial area	Residential Area.		
E	Is the property is situated in an unauthorized /authorized colony.	Authorized Colony.		
f	Classification of locality –high class/ middle class /poor class	High Class.		
g	Is the property is ready or under construction	Property is 100% work Complete		

h	Year of Commencement	No.: 2359/BLD/E-8/3120 Dated: 15/09/2020
	Year of Completion	No.: 2359/BLD/E-8/2183, Dated: 13/09/2020
i	Year of construction	Year of Construction is 2022
j	Age of property	Age of property is 01 Years Residual Age of property is 59 Years
K	Level of maintenance of property	Excellent.
l	Is the Immovable Property in question or any part of it is under encroachment	No.
7	1)Property to civic amenities likes school, Hospitals, offices, markets, cinema halls, etc.	Available.
	2) Means and proximity to surface Communication by which the locality is served.	Yes.
8	Area supported by documentary proof, Shape, Dimensions And Physical features	The site property is residential unit rectangular shaped
b	Roads streets or lane, on which the land is abutting, surrounded.	Unit is abutting Internal road front Villa
c	Attach a dimensional site plan & elevations of all structure standing on the land along with photograph of the built up property.	Owner may attach on demand, if required
d	Furnish details of the building on a separate sheet.	N.A.
e	Is the construction/ built up property is as per the plan approved by the competent authority.	Yes.
f	What is the floor space index permissible and percentage actually utilized?	FSI Consumed = 1.00
g	Estimated Future life	Estimated Future Life Age of property is 59 Years
9	Is it free hold or lease hold land?	Free Hold.
10	If lease hold -	--
	The name of Lessor / Lessee-	--
	Nature of lease -	--
	Date of commencement -	--
	Termination of lease-	--
A	Initial premium	N. A.
B	Ground rent payable per annum	N. A.
C	Unearned increase payable to the lessor in the event of the sale or transfer	N. A.
D	Are there any agreements of easement?	N. A.

11	Is there any restrictive covenant in regard to use of land? If so, details are given.	N. A.
12	Dose the land fall in an area included in any Town planning scheme or any development plan of Govt. or any Statutory body? If so, give particulars.	Deolali Cantonment Board
b	Has any contribution been made towards development or is any demand for such Contribution still outstanding.	N. A.
13	Is the property (whole or part of land) notified for acquisition by Govt. or any statutory body? If so, date of notification.	N. A.
14	a) Is the Plot /building-owner occupied/tenanted/ both?	Vacant
	b) If partly owner occupied, specify portion and extent of area under owner occupation	N. A.
15	a) Names of tenants/lessees/licenseesetc.	N. A.
	b) Portion in their occupations.	N. A.
	c) Monthly or annual rent/compensation/ license fee, etc. paid by each.	N. A.
	d) Gross amount received for whole property.	N. A.
	e) Are any of the occupants related to or close business associates of the owner.	N. A.
	N. A. Order No.	--

Fair Market Value:

Unit No. 003, Ground Floor 1104.49 Sq. Ft. X Rs. 6500/- Per Sq. Ft.	Rs. 71,79,185/-
Unit No. 004, Ground Floor 1104.49 Sq. Ft. X Rs. 6500/- Per Sq. Ft.	Rs. 71,79,185/-
Unit No. 104, First Floor 1104.49 Sq. Ft. X Rs. 6500/- Per Sq. Ft.	Rs. 71,79,185/-
Total Fair Market Value	Rs. 2,15,37,555/- (Rupees. Two Crore Fifteen Lakh Thirty Seven Thousand Five Hundred and Fifty Five Only.)
Realizable Sale Value	10% Less than Fair Market Value
	Rs. 1,93,83,799/-
Distress / Forced Value	20% less than fair market value
	Rs. 1,72, 30,044/-

Remarks:

- a) The valuation is based on site visit & information given by the borrower.
- b) The valuation is subject to clear and marketable title & adequacy of Engineering Design.
- c) This valuation report will remain valid only for the purpose for which it is made. The market value obtained in this report is defined as follows; market value is the estimated amount for which an asset should on exchange on the date of valuation between willing buyer and a willing buyer and a willing seller in an arms length transaction after property marketing wherein the parties had each acted knowledgeably and without compulsion. (as define by the international valuation standards committee , London)Emphasis of this report is on the value of the property and not on the area measurements of title verification of the property.
- d) The encumbrance on the asset due to any other lone, govt. dues, duties etc. is not considered in this valuation. In fact we have treated the assets as free of encumbrances.
- e) The opinion about valuation is true and correct to the best of our knowledge and belief. We have no direct or interest in the valued assets.
- f) **Xerox copy of following documents is referred.**
 - 1) **Draft Agreement**
 - 2) **Approved Plan**
 - 3) **Commencement Certificate**
 - 4) **Completion Certificate**

Declaration:

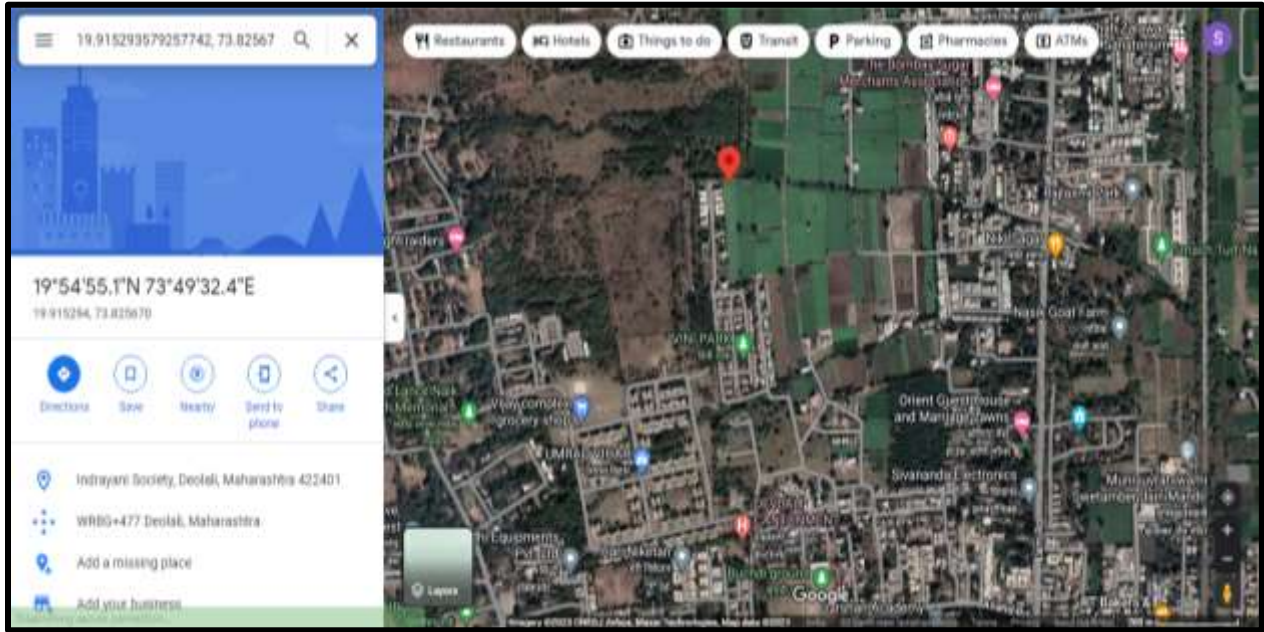
I hereby declare that,

- a) The information furnished above is true to the best of my knowledge and belief.
- b) I have no direct or indirect interest in the valued property.
- c) I inspected the property physically.
- d) I have not found guilty of misconduct in our professional capacity.

Date: 13/01/2023.

Place: Nashik.

**Panel Valuer
(S.C.U.F.)**



-VALUATION REPORT-

-PHOTOGRAPHS-

MR.SANJAY DIGAMBAR MALVE.











