

# Abbasi & Associates

Architects . Engineers . Valuers

## Valuation Report of Immovable Property

Of

### OPEN RESIDENTIAL PLOTS

Open Plot Nos. B-49/P, B-50 & B-51/P, CTS No. 6974, Sheet No. 50,  
Situated in Land Bearing Gut No. 356 (Part),  
Near VSS College, Nariman Nagar, Tq. & Dist. Jalna

Owner: Mr. Girish Manohar Singare

Reference: M/s Refking Cottsoya Pvt. Ltd.

Intended User  
State Bank of India,  
SME Branch,  
Jalna

Date of Valuation

30/12/2021

**Certified By: M.A. Abbasi [No.Ca/82/6866, CAT/1/397/1996,F.2771, IBBI/IIV-RVO/OM/363]**

**Office: Plot. No. 209, Near Teen Mandir, Arif Colony, Aurangabad - 431001**

**Phone: 8600 28 0073; Email - abbasiandassociates@yahoo.com**

Ref: SBI/Jalna/12/2021-22

Date: 30/12/2021

To,  
The Manager,  
State Bank of India,  
Jalna (M.H.)

**Subject:** To determine the Fair Market Value of immovable property for Bank Purpose.

Respected Sir / Madam,

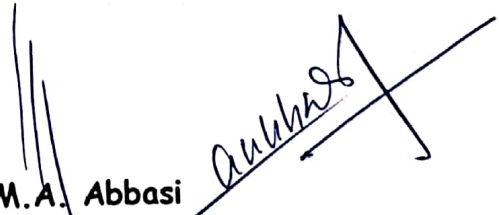
Pursuant Request from State Bank of India, Small & Medium Enterprise Branch, Jalna (M.H.) for its loan account naming M/s Refking Cottsoya Pvt. Ltd., we have assessed the Fair Market Value (For Bank Purpose) of property at Open Residential Plot Nos. B-49/P, B-50 & B-51/P, CTS No. 6974, Sheet No. 50, Situated in Land Bearing Gut No. 356 (Part), Near VSS College, Nariman Nagar, Tq. & Dist. Jalna belonging to Mr. Girish Manohar Singare; we had inspected and scrutinized the property on 27/12/2021 for which I am of the opinion that the valuation of the property as on date is as follows –

The Fair Market value of the above said Property comes out to be **Rs. 93.30 Lakh**  
**(Rs. Ninety Three Lakh Thirty Thousand Only)**

The Realizable Value of the above said property may be **Rs. 83.97 Lakh**  
**(Rs. Eighty Three Lakh Ninety Seven Thousand Only)**

The Distress Value of the above said Property can be taken as **Rs. 65.30 Lakh**  
**(Rs. Sixty Five Lakh Thirty Thousand Only)**

Thank you

  
**M.A. Abbasi**  
B.Arch., F.I.V., M.C.A., A.I.I.A.  
Architects, Engineers  
Planners & Govt. Approved Valuers  
[No.Ca/82/6866, CAT/1/397/1996,F.2771]  
[IBBI Membership No. IIV-RVO/OM/363]



Ref: SBI/Jalna/12/2021-22

Date: 30/12/2021

## VALUATION CERTIFICATE

Pursuant Request from State Bank of India, SME Branch, Jalna through its Client

Property at Open Residential Plot Nos. B-49/P, B-50 & B-51/P, CTS No. 6974, Sheet No. 50, Situated in Land Bearing Gut No. 356 (Part), Near VSS College, Nariman Nagar, Tq. & Dist. Jalna which is reported to have been owned by Mr. Girish Manohar Singare was personally inspected on 27/12/2021 on the basis of "As is, What is & where is basis" in accordance with the defined purpose of assessing the fair market value of the property.

Based upon the actual observations and the particulars provide to me, considering the present Market Rate, Govt. Rate, detailed valuation report have been prepared and furnished in the following details giving careful considerations to the important factors like specification present condition, Potential for marketability etc. are considered.

I am of the opinion that 'Fair Market Value' of the above property is **Rs. 93.30 Lakh**

**(Rs. Ninety Three Lakh Thirty Thousand Only)**

If the property is offered as collateral security, the concern financial institute is requested to verify the extent of the property shown in the valuation report with the respect of latest legal opinion. The value varies with the purpose and date. The present report is to be referred only for the purpose and date detailed above.

**M.A. Abbasi**

B.Arch., F.I.V., M.C.A., A.I.I.A.

Architects, Engineers

Planners & Govt. Approved Valuers

[No. Ca/82/6866, CAT/1/397/1996, F.2771]

[IBBI Membership No. IIV-RVO/OM/363]



# Abbasi & Associates

Architects . Engineers . Planners  
& Govt. Approved Valuers (Since 1984)

**M.A. Abbasi**

B.Arch., F.I.V., M.C.A., A.I.I.A.  
[No.Ca/82/6866, CAT/1/397/1996,F.2771]  
[IBBI Membership No. IIV-RVO/OM/363]  
(M) 8600 28 0073

Address: Plot No. 209, Near Teen Mandir, Arif Colony, Aurangabad – 431001 Email: abbasilandassociates@yahoo.com

Ref: SBI/Jalna/12/2021-22

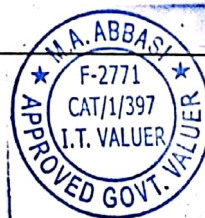
Date: 30/12/2021

To,  
State Bank of India,  
SME Branch,  
Jalna

## Valuation Report

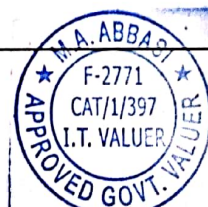
(In Respect of Land / Site & Building)  
(To be filled by the Approved Valuer)

I. General	
1. Purpose for which valuation is made	: To Know the FMV of the Property (Bank Purpose)
2. a) Date of Inspection	: 27/12/2021
b) Date on which valuation is made	: 30/12/2021
3. List of Documents Produced for perusal	
I. Regd. Sale Deed Vide No. JNG-1/2406 dt. 11/06/2013	
II. CTS Records	
4. Name of the owner(s) & his / their address (es) with Phone No. (Details of share of each owner in case of Joint Ownership)	: Mr. Girish Manohar Singare
Applicant / Borrower name	: M/s Refking Cottsoya Pvt. Ltd. (M) 74474 97555; 77740 09822
5. Brief Description of the Property – The property are open plots located in Nariman Nagar, near VSS College of Arts, Science & Commerce, Jalna. The plots are not demarcated at site, thus, the Bank must verify the extent and get demarcated from the Owner / Borrower.	
6. Location of Property	
a) Plot No. / S.No./Door No.	: Open Residential Plot Nos. B-49/P, B-50 & B-51/P,
b) T.S. No. / village	CTS No. 6974, Sheet No. 50, Situated in Land
c) Ward / Taluka	Bearing Gut No. 356 (Part), Near VSS College,
d) Mandal / district	Nariman Nagar, Tq. & Dist. Jalna
7. Google Location of the Site	: 19.83774741944427, 75.89462377055004
8. City / town	: Jalna
Residential/Commercial/Industrial Area	: Residential
9. Classification of the Area	:
i) High / Middle / Poor	Middle Class
ii) Urban / Semi Urban / Rural	Urban
10. Coming under Corporation Limit / Village Panchayat / Municipality	: Municipal Limits
11. Whether covered under any State /Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	: N.A.



Page 4 of 13

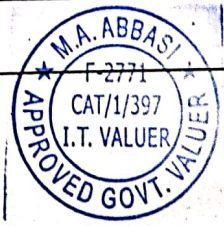
12.	In case it is an agricultural land, any conversion to house site Plots is contemplated	:	N.A.
13.	<b>Boundaries of the Property</b>	<b>As per Sale Deed</b>	
	East :	6.0 Mt Wide Road	
	West :	Survey No. 355	
	North :	Plot No. B-52	
	South :	Plot No. B-48	
14.	<b>Dimension of the Site</b>	<b>(As per Deed)</b>	<b>(Actual)</b>
	East :	As per Approved Layout	Same
	West :		
	North :		
	South :		
15.	<b>Extent of the site:</b>	<b>(As per Regd. Sale Deed)</b>	<b>(As per Site Inspection)</b>
	Plot No. B-49/P	16.55 Sqm = 178.07 Sqft	Not Demarcated
	Plot No. B-50	151.15 Sqm = 1626.37 Sqft	
	Plot No. B-51/P	91.35 Sqm = 982.92 Sqft	
	<b>Total Plot Area</b>	<b>259.15 Sqm = 2788.45 Sqft</b>	
16.	<b>Extent of the site considered for valuation:</b>		
	<b>Total Plot Area :</b>	<b>259.15 Sqm = 2788.45 Sqft</b>	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied (Open Plots)
<b>II. CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Residential
2.	Development of surrounding areas	:	Partly Developed
3.	Possibility of frequent flooding / sub Merging	:	Not Anticipated
4.	Feasibility to the Civic amenities like School. Hospital, Bus Stop, Market etc.	:	Near
5.	Level of land with topographical conditions.	:	Levelled
6.	Shape of land	:	As per Layout
7.	Type of use to which it can be put	:	Residential
8.	Any usage restriction	:	No
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Available
12.	Type of road available at present	:	WBM Road
13.	Width of road - is it below 20 ft. or more than 20'	:	20'0" Wide Road
14.	Is it a Land - Locked land?	:	No
15.	Water potentiality	:	N.A. - Open Plot
16.	Underground sewerage system	:	N.A. - Open Plot
17.	Is power supply available at the site?	:	N.A. - Open Plot
18.	Advantages of the site	:	-
19.	Special Remarks, if any, like threat of acquisition of land for public service purposes, road widening or	:	No



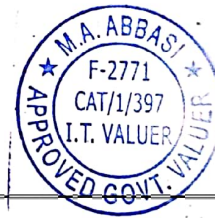
applicability of CRZ provisions etc (Distance from sea-coast / tidal level must be incorporated)		
<b>Part - A ( Valuation of land )</b>		
1.	Size of plot	: As mentioned Previously
	North & South	:
	East & West	:
2.	Total extent of the plot	: Total Plot Area – 259.15 Sqm = 2788.45 Sqft
3.	Prevailing market rate	: Rs. 30,000/- per Sqm to Rs. 40,000/- per Sqm
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: Rs. 7,650/- per Sqm (Govt. RR Rate)
5.	Assessed / adopted rate of valuation	: Rs. 36,000/- per Sqm
6.	<b>Estimated value of land:</b>	

			Govt. Value		Fair Market Value		Realizable Value
A	B	C	D	E	F	G	H
Sr. No.	Plot No.	Area (In Sqm)	Rate per Sqm (In Rs.)	Value (In Rs.) (C x D)	Rate per Sqm (In Rs.)	Value (In Rs.) (C x F)	
1	B-49/P	16.55	7650	1,26,607.50	36,000.00	5,95,800.00	5,36,220.00
2	B-50	151.25	7650	11,57,062.50	36,000.00	54,45,000.00	49,00,500.00
3	B-51/P	91.35	7650	6,98,827.50	36,000.00	32,88,600.00	29,59,740.00
	<b>Total</b>	<b>259.15</b>		<b>19,82,497.50</b>		<b>93,29,400.00</b>	<b>83,96,460.00</b>
	<b>Say</b>			<b>Rs. 19.83 Lakh</b>		<b>Rs. 93.30 Lakh</b>	<b>Rs. 93.48 Lakh</b>

<b>Part - B ( Valuation of Building )</b>	
<b>Technical details of the building</b> a. Type of Building b. Type of construction c. Year of construction d. Residual Life e. Number of floors and height of each floor including basement, if any f. Plinth area floor-wise	:
g. <b>Condition of the buildings</b> i) Exterior - Excellent, Good, Normal, Poor ii) Interior Excellent, Good, Normal, Poor	:
h. Date of Issue & validity of Layout of approved Map / plan	:
i. Approved Map / Plan Issuing authority	:
j. Whether Genuineness or authenticity of approved Map / Plan is verified	:
k. Any Other comments by our empanelled valuers on authentic of approved Plan	:



Specifications of construction (floor-wise) In respect of		Ground Floor	Other Floors
Description			
i.	Foundation	} N.A. – Open Plot	N.A.
ii.	Basement		
iii.	Superstructure		
iv.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)		
v.	RCC Works		
vi.	Plastering		
vii.	Flooring. Skirting. Dadoing		
viii.	Special finish as marble, granite, wooden paneling, grills etc.		
ix.	Roofing including weather proof course		
x.	Drainage		
<b>2. Compound Wall</b>			
	Height	:	-
	Length	:	-
	Type of construction	:	-
<b>3. Electrical Installation</b>			
	Type of wiring	:	-
	Class of fittings (superior / ordinary / poor)	:	-
	Number of light points	:	-
	Fan points	:	-
	Spare plug points	:	-
	Any other item	:	-
<b>4. Plumbing Installation</b>			
	a. No. of water closets and their type	} N.A.	
	b. No. of wash basins		
	c. No. of urinals		
	d. No. of bath tubs		
	e. Water meters, taps etc.		
	f. Any other fixtures		

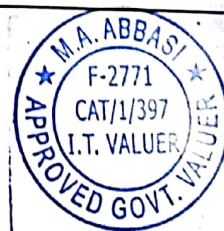


**Details of Valuation - N.A.**

Particular of Items	Plinth Area	Roof Ht.	Age of Bldg.	Estimated replacement Rate of const <sup>n</sup>	Replacement Cost	Dep.	Net Value
						<b>Total</b>	
						<b>Say</b>	

PART C ( EXTRA ITEMS )		
1.	Portico	: -
2.	Ornamental front door	: -
3.	Sit out / Verandah with steel grills	: -
4.	Underground/Overhead water tank	: -
5.	Extra steel / collapsible gates	: -
Total		: -
PART D ( AMENITIES )		
1.	Fixed Furnitures viz. Wardrobes, etc	: -
2.	Glazed tiles	: -
3.	Extra sinks and bath tub	: -
4.	Marble / ceramic tiles flooring	: -
5.	Interior decorations	: -
6.	Architectural elevation works	: -
7.	Paneling works	: -
8.	Aluminum works	: -
9.	False ceiling	: -
10.	Other Items (If Any)	: -
Total		: N.A.
PART E ( MISCELLANEOUS )		
1.	Separate toilet room	: -
2.	Separate lumber room	: -
3.	Separate water tank / sump	: -
4.	Trees, gardening	: -
Total		: N.A.
PART F ( SERVICES )		
1.	Water supply arrangements	: -
2.	Drainage arrangements	: -
3.	Compound wall	: -
4.	C.B. deposits, fittings etc	: -
5.	Pavement	: -
Total		: -

Total Abstract of the Entire Property		
Part A	Land (A)	: Rs. 93.30 Lakh
Part B	Building (B)	: N.A. – Open Plot
Part C	Extra Items	: -
Part D	Amenities	: -
Part E	Miscellaneous	: -
Part F	Services	: -
Total		: Rs. 93.30 Lakh
Say		: Rs. 93.30 Lakh





**General Notes –**

- I. The properties are Open Plots approved for Residential purpose.
- II. The plots are not demarcated at site, thus, the Bank must verify the extent and get demarcated from the Owner / Borrower.
- III. It is to be taken into consideration that due to the 03 major impact of De-monetization, application of RERA and the present pandemic COVID-19, the market potential of the property is drastically affected, thus, the value of the property is based upon the current market transaction.
- IV. The value of the property is arrived based upon the site investigation, market enquiry, Recent Sale Transactions, potentiality of the property and the market trends which are subjected to change w.r.t. time and situation.
- V. The report is prepared as per documents produced at the time of valuation, thus, the valuer is not responsible for any document justification.
- VI. The report should be used only for the purpose it is prepared.

**Justification/Reasoning regarding Difference between Govt. Rate (For Stamp Duty Purpose Only) and Prevailing Market Rate i.e. Current Market Rate in the locality**

The Government Guideline rates are basically generated for stamp duty purpose (at the time of sale and purchase of a property, which are fixed for a particular year and for particular CTS Numbers, Survey Numbers, Gut Numbers, etc. thus, it does not considers the shape/size/location and the market potential of the property.

The legal sale transaction in the market are carried on the basis of Govt. Rate for minimizing the Stamp Duty and the remaining transactions are carried out in cash which has no legal proof.

Also, The COVID-19 crisis and its impact on Indian real estate is such that it is being considered the third 'black swan' event for the realty sector in the last five years, the first two being Demonetization and the implementation of Real Estate (Regulation and Development) Act, 2016.

Perhaps, no recent sale Transactions were available being COVID-19 Pandemic Effect overt the Market, therefore, considering the current Market Rates available as per Oral Market Enquiries -

Hence, we have adopted the current market rate based upon the factors which are as follows -

- i. Shape / Size / location of the property for its effective utilization
- ii. Prevailing Market Trends in the Locality
- iii. Approach Road/Road Abutting the Property
- iv. Topography / Terrain
- v. Commercial Potentiality by virtue of locational benefits
- vi. Availability of basic infra structural facilities and amenities



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 condition with aforesaid specifications is **Rs. 93.30 Lakh (Rs. Ninety Three Lakh Thirty Thousand Only)**

The Realizable Value of the above property is **Rs. 83.97 Lakh (Rs. Eighty Three Lakh Ninety Seven Thousand Only)**

The Distress Value of the above property is **Rs. 65.30 Lakh (Rs. Sixty Five Lakh Thirty Thousand Only)**

Place: Aurangabad  
Date: 30/12/2021



**M. A. Abbasi**

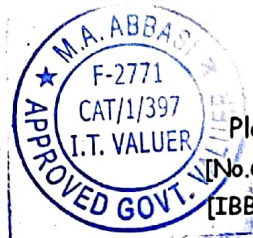
B.Arch., F.I.V, M.C.A., A.I.I.A.

Architects, Engineers

Planners & Govt. Approved Valuers

[No.Ca/82/6866, CAT/1/397/1996,F.2771]

[IBBI Membership No. IIV-RVO/OM/363]

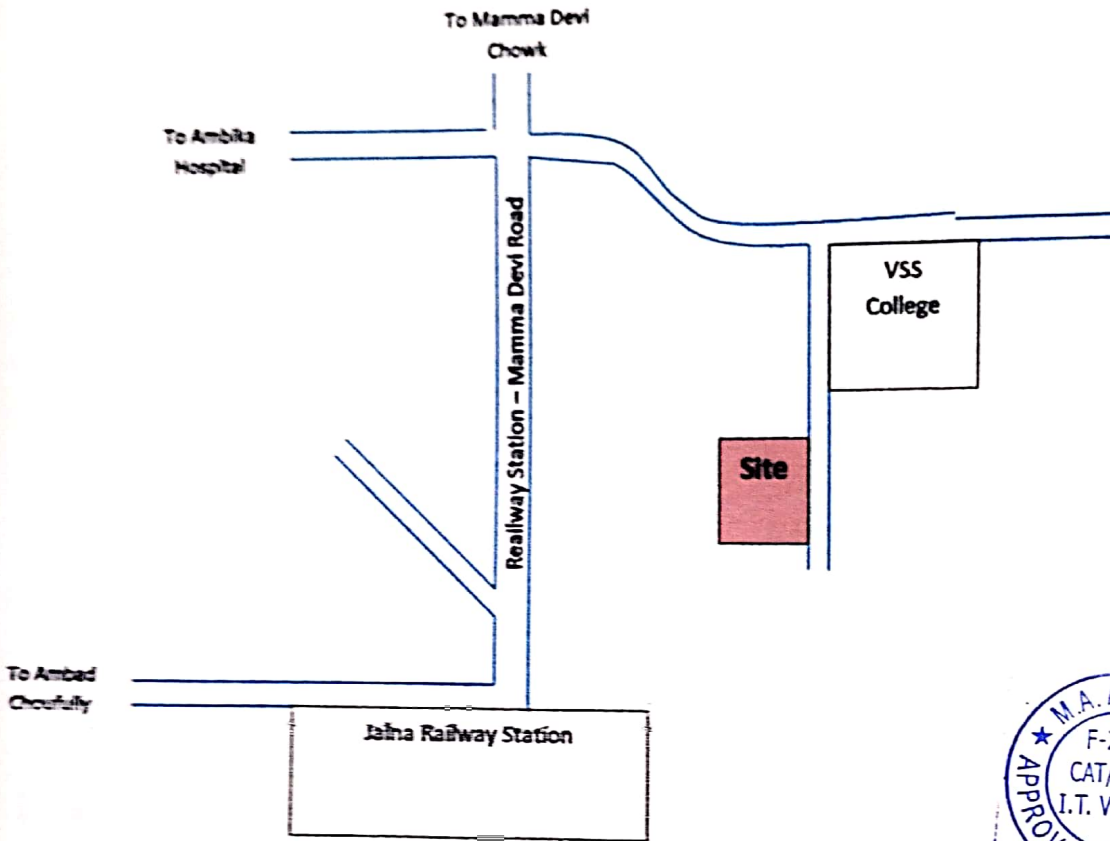


The undersigned has inspected the property detailed in the Valuation Report on..... and We are satisfied that the fair and reasonable market value of the property is Rs..... (Rupees.....only)

Date:

**Signature**  
(Name of the Branch Manager with  
Official Seal)

# ROUTE MAP (Not To Scale)



## Govt. Guideline Rate (Ready Reckoner 2021-22)



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व

६९७४

1/34

महाराष्ट्र सरकार

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

Home	Valuation Rates	Fee Manual	Class	Feedback
------	-----------------	------------	-------	----------

Year  
2021-22

### Annual Statement of Rates

Language  
English

Selected District: वासना  
Selected Taluka: वासना  
Selected Village: वासना नगरपालिका (न. व. वासना नगरपालिका)  
Search By:  Survey No  Location

Select	वर्णन	कुटी मती	निसवी मती	मॉडल	दुबई	ऑनोमिक	एक (रु.)
Success	1.25-सिवासी पुरवा, पारिषद ते सिवासी पुरवा	10250	23000	40000	77000	0	ची. बीरर
Success	1.25-सिवासी पुरवा एका ते संसद बाजारबाहेर वासना एका	5800	20000	25000	48000	0	ची. बीरर
Success	1.2-सिवासी पुरवा ते वावर संसद एका	10700	23000	36000	75000	0	ची. बीरर
Success	1.30-उपरीत वर सिवासी	6000	18900	0	0	0	ची. बीरर
Success	1.31-सवा मती मतीर ते एकेकेक (पुरी वर)	7858	24200	35000	65000	0	ची. बीरर

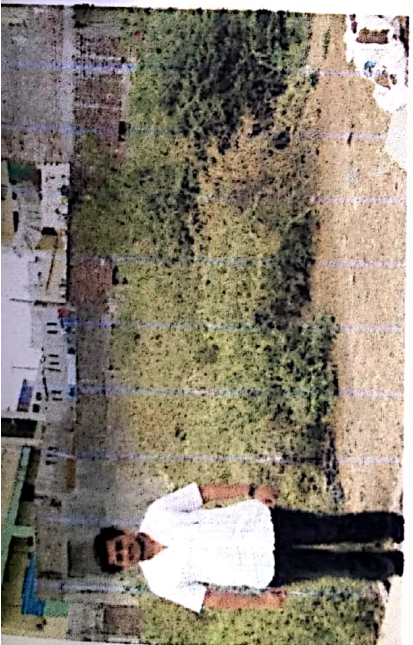
12345678910...

Survey Number

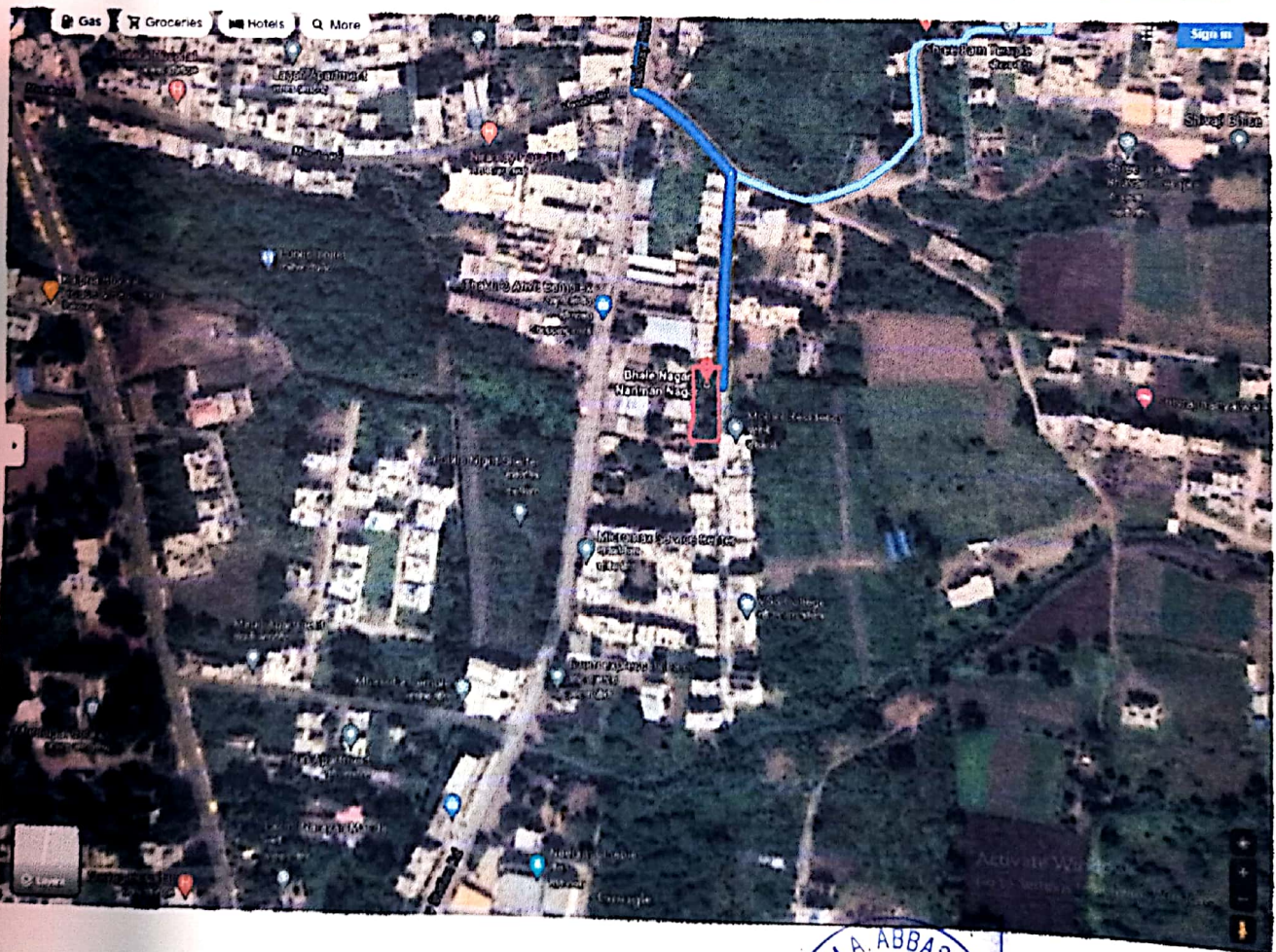
6968 7152 8887 9964 9983 9982 9978 9975 9974 9971 9970 9969 9975-77 7153 353  
7150 7149 9988 7148 9974-76 7143 7137 7136 9975-79 9975-73 7154 9974-72 9974  
74 9974-73 9974-72 9974-70 9974-73 9974-72 9974-72 9974-72 9974-72 9974-72 9974-72  
723 9990 9974-70 352 9974-71 9974-71 9974-71 9974-71 9974-71 9974-71 9974-71  
9974-71 9974-71 9974-71 9974-71 9974-71 9974-71 9974-71 9974-71 9974-71  
9975-78 9975-72 9975-73 9975-74 9975-72 9975-72 9975-72 9975-73 9975-74  
9975-75 2147 9975-72 9975-71 9975-71 9975-71 9975-72 9975-72 9975-72 9975-72



M.A. ABBASI  
F-2771  
CAT/1/397  
I.T. VALUER  
APPROVED GOVT.



# Google Map



M.A. ABBASI  
F-2771  
CAT/1/397  
I.T. VALUER  
APPR  
LUER