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Valuation Report of Immovable Property

Of

OPEN RESIDENTIAL PLOTS

Open Plot Nos. B-51/P, B-52 & B-53/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. Kishor Jagannath Singare**

Reference: **M/s Refking Cottsoya Pvt. Ltd.**

Intended User
**State Bank of India,
SME Branch,
Jalna**

Date of Valuation

16/09/2021

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



Abbasi & Associates

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

M.A. Abbasi

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(M) 8600 28 0073

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

Date: 16/09/2021

Ref: SBI/Jalna/09/2021-22

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-51/P, B-52 & B-53/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. Kishor Jagannath Singare; we had inspected and scrutinized the property on 11/09/2021 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. 95.00 Lakh**
(Rs. Ninety Five Lakh Only)

The Realizable Value of the above said property may be **Rs. 85.50 Lakh**
(Rs. Eighty Five Lakh Fifty Thousand Only)

The Distress Value of the above said Property can be taken as **Rs. 66.50 Lakh**
(Rs. Sixty Six Lakh Fifty Thousand Only)

Thank you

M.A. Abbasi
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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/09/2021-22

Date: 16/09/2021

VALUATION CERTIFICATE

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

Property at **Open Residential Plot Nos. B-51/P, B-52 & B-53/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. Kishor Jagannath Singare** was personally inspected on **11/09/2021** 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 provided to me, considering the present Market Rate, Govt. Rate, detailed valuation report has 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. 95.00 Lakh**

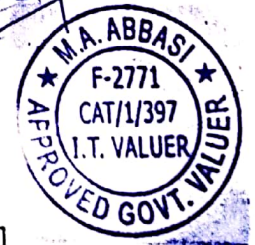
(Rs. Ninety Five Lakh Only)

If the property is offered as collateral security, the concerned 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]



Date: 16/09/2021

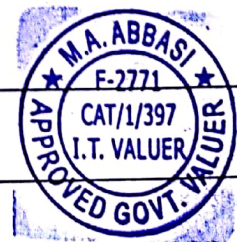
Ref: SBI/Jalna/09/2021-22

To,
State Bank of India,
SME Branch,
Jalna

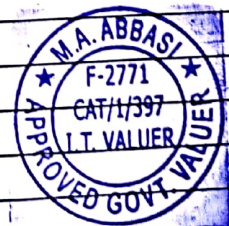
Valuation Report

(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 : 11/09/2021 b) Date on which valuation is made : 16/09/2021
3.	List of Documents Produced for perusal I. Regd. Sale Deed in name of Mr. Kishor Jagannath Singare Vide No. JNG-1/2405 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) : 1. Mr. Girish Manohar Singare (Plot No. 51/P) 2. Mr. Kishor Jagannath Singare (Plot No. 52) 3. Mr. Manohar Jagannath Singare (Plot No. 53)
	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. : b) T.S. No. / village : c) Ward / Taluka : d) Mandal / district : Open Residential Plot Nos. B-51/P, B-52 & B-53/P, CTS No. 6974, Sheet No. 50, Situated in Land Bearing Gut No. 356 (Part), Near VSS College, 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 : N.A.



	notified under agency area / scheduled area / cantonment area.		
12.	In case it is an agricultural land, any conversion to house site Plots is contemplated	:	N.A.
13.	Boundaries of the Property	As per Sale Deed	
	East :	6.0 Mt Wide Road	
	West :	Survey No. 355	
	North :	Plot No. B-54	
	South :	Plot No. B-50	
14.	Dimension of the Site	(As per Deed)	(Actual)
	East :	As per Approved Layout	Same
	West :		
	North :		
	South :		
15.	Extent of the site:	(As per Regd. Sale Deed)	(As per Site Inspection)
	Plot No. B-51/P	58.50 Sqm = 629.46 Sqft	Not Demarcated
	Plot No. B-52	156.20 Sqm = 1680.71 Sqft	
	Plot No. B-53/P	49.20 Sqm = 530.00 Sqft	
	Total Plot Area	263.90 Sqm = 2839.56 Sqft	
16.	Extent of the site considered for valuation:		
	Total Plot Area	: 263.90 Sqm = 2839.56 Sqft	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied (Open Plots)
II.	CHARACTERISTICS OF THE SITE		
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'	:	More than 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 applicability of CRZ provisions etc (Distance from sea-coast / tidal level must be incorporated)	:	No
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Part - A (Valuation of land)

1.	Size of plot	:	As mentioned Previously
	North & South	:	
	East & West	:	
2.	Total extent of the plot	:	Total Plot Area – 263.90 Sqm = 2839.56 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.	Estimated value of land:		

A	B	C	Govt. Value		Fair Market Value		Realizable Value
			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-51/P	58.50	7650	6,98,827.50	36,000.00	21,06,000.00	18,95,400.00
2	B-52	156.2	7650	11,94,930.00	36,000.00	56,23,200.00	50,60,880.00
3	B-53/P	49.20	7650	3,76,380.00	36,000.00	17,71,200.00	15,94,080.00
	Total	263.90		22,70,137.50		95,00,400.00	85,50,360.00
	Say			Rs. 22.70 Lakh		Rs. 95.00 Lakh	Rs. 85.50 Lakh

Part - B (Valuation of Building)

Technical details of the building		:	} N.A. – Open Plots	
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		:		
Condition of the buildings		:	} N.A. – Open Plots	
i) Exterior - Excellent, Good, Normal, Poor ii) Interior Excellent, Good, Normal, Poor		:		
Specifications of construction (floor-wise) In respect of				
	Description		Ground Floor	
			Other Floors	
i.	Foundation	}		
ii.	Basement			
iii.	Superstructure		N.A. – Open Plot	N.A.
iv.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc.,			

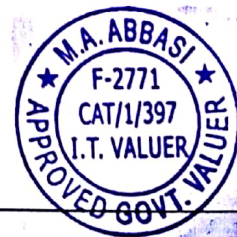


	and specify the species of timber)		
v.	RCC Works	}	N.A. – Open Plot
vi.	Plastering		
vii.	Flooring. Skirting. Dadoing		
viii.	Special finish as marble, granite, wooden paneling, grills etc.		
ix.	Roofing including weather proof course		
x.	Drainage		
2.	Compound Wall		
	Height	:	-
	Length	:	
	Type of construction	:	
3.	Electrical Installation		
	Type of wiring	:	-
	Class of fittings (superior / ordinary / poor)	:	-
	Number of light points	:	-
	Fan points	:	-
	Spare plug points	:	-
	Any other item	:	-
4.	Plumbing installation		
	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.

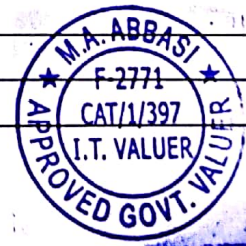
Sr. No.	Particular of Items	Plinth Area	Roof Ht.	Age of Bldg.	Estimated replacement Rate of const ⁿ	Replacement Cost	Dep.	Net Value
							Total	
							Say	

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. 95.00 Lakh
Part B	Building (B)	:	N.A. – Open Plot
Part C	Extra Items	:	-
Part D	Amenities	:	-
Part E	Miscellaneous	:	-
Part F	Services	:	-
Total		:	Rs. 95.00 Lakh
Say		:	Rs. 95.00 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. 95.00 Lakh (Rs. Ninety Five Lakh Only)**

The Realizable Value of the above property is **Rs. 85.50 Lakh (Rs. Eighty Five Lakh Fifty Thousand Only)**

The Distress Value of the above property is **Rs. 66.50 Lakh (Rs. Sixty Six Lakh Fifty Thousand Only)**

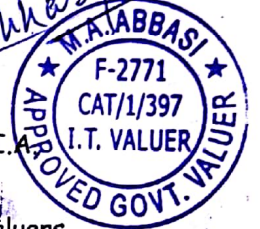
Place: Aurangabad

Date: 16/09/2021

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[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

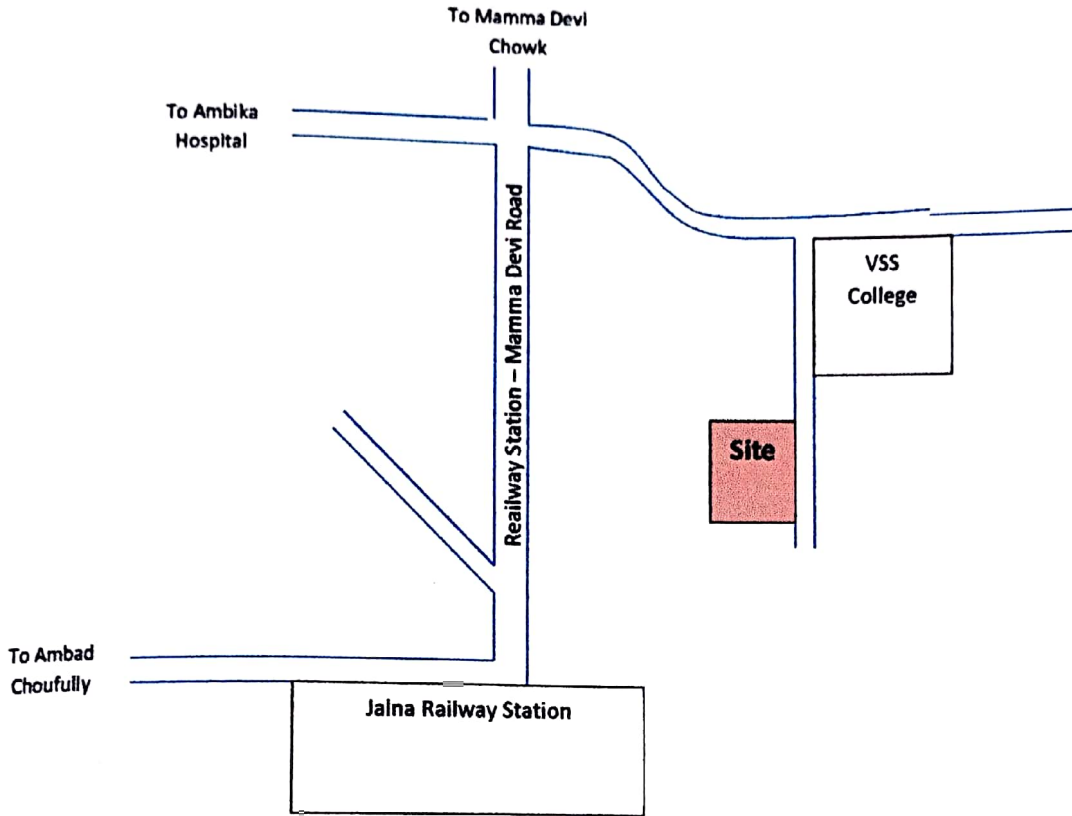
We are satisfied that the fair and reasonable market value of the property is Rs.....

(Rupees.....only)

Date:

Signature
(Name of the Branch Manager with
Official Seal)

ROUTE MAP (Not To Scale)



Govt. Guideline Rate (Ready Reckoner 2020-21)



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व 6974 1/34

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules User Manual
Close
Feedback

Annual Statement of Rates

Year: 2021/2022 Language: English

Selected District: जालना
 Select Taluka: जालना
 Select Village: जालना नगरपालिका (अ. वर्ग जालना नगरपालिका)

Search By: Survey No Location

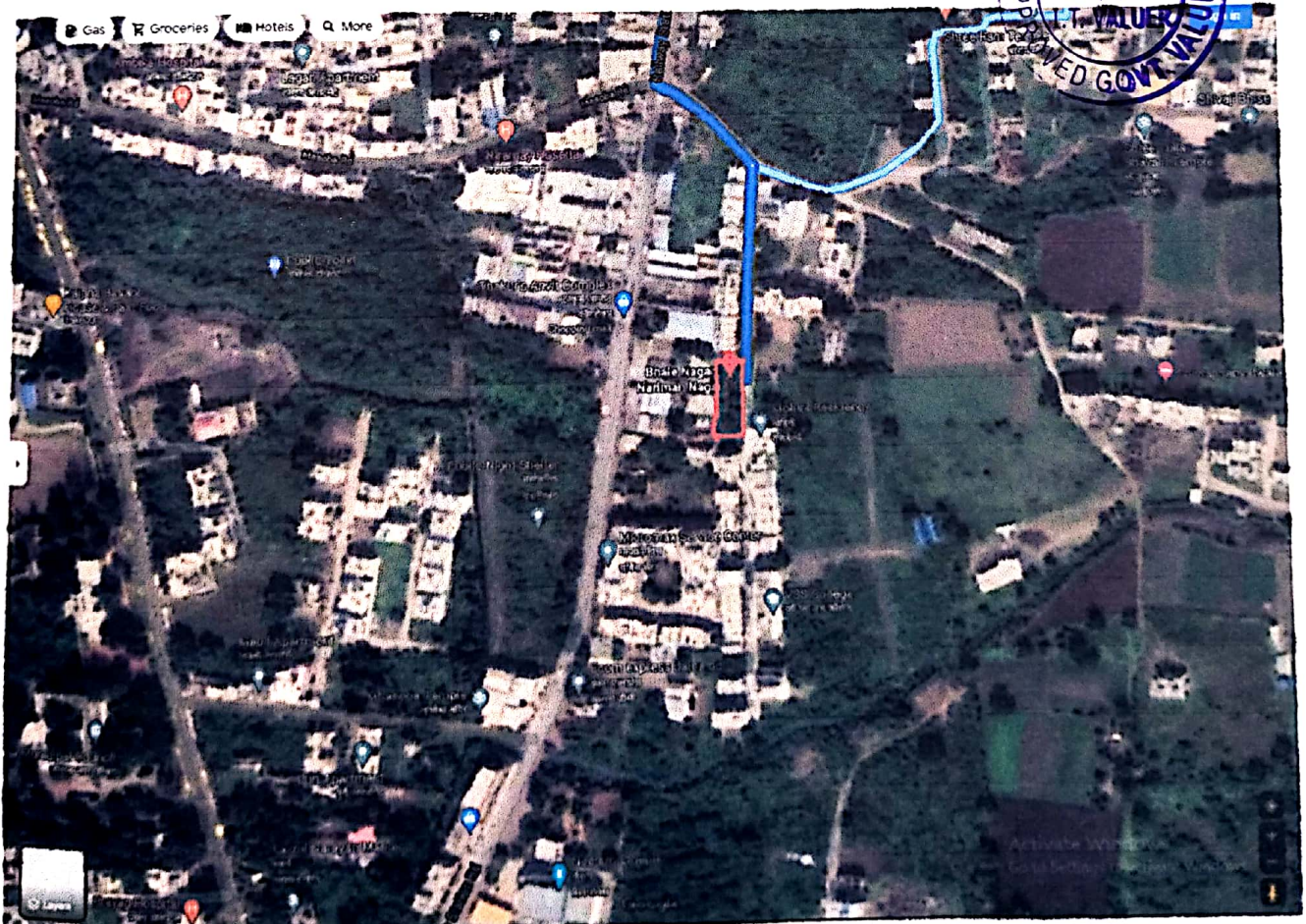
Select	वर्णना	दुनी चवीत	तिवासी बदतिका	अंकीत	दुकाने	अंकीत	एकक (रि.द.)
SurveyNo	1.28-वैजनाजी रस्ता, पाणीवेत ते मिवाजी पुतळा	10250	23000	40000	77000	0	चौ. मीटर
SurveyNo	1.29-मिवाजी पुतळा ते मंगळ बाबारावडे भायारा रस्ता	5800	20000	25000	46000	0	चौ. मीटर
SurveyNo	1.2-मिवाजी पुतळा ते चाकर स्टेशन रस्ता	10700	23000	38000	75000	0	चौ. मीटर
SurveyNo	1.30-उर्वरीत सर्व मिळकती	5000	18900	0	0	0	चौ. मीटर
SurveyNo	1.31-संवा देवी मंदीर ते रेल्वेस्टेशन (पुर्व बाजू)	7650	24200	35000	65000	0	चौ. मीटर

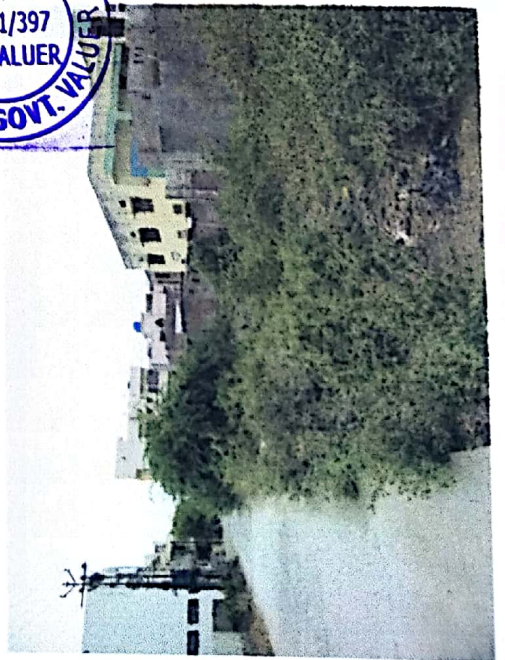
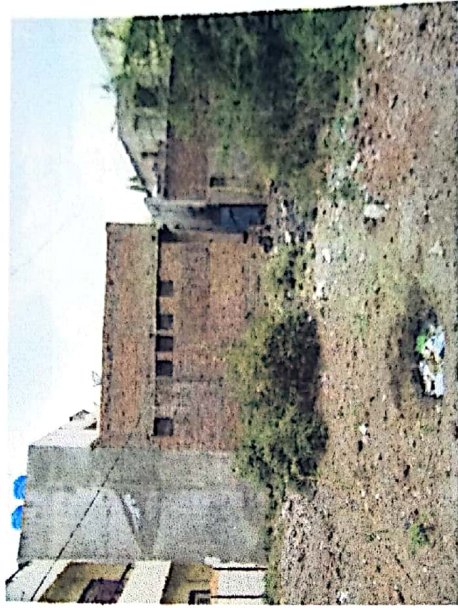
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Survey Number

9888 . 7152 . 9887 . 9884 . 9883 . 9882 . 9876 . 9875 . 9874 . 9371 . 9870 . 9869 . 6975/अ7 . 7153 . 353 . 7150 . 7149 . 9886 . 7146 . 6974/अ6 . 7143 . 7137 . 7136 . 6975/अ9 . 6975/अ8 . 7154 . 6974/अ2 . 6974/अ4 . 6974/अ33 . 6974/अ32 . 6974/अ30 . 6974/अ3 . 6974/अ29 . 6974/अ27 . 6974/अ26 . 6974/अ24 . 6974/अ23 . 9890 . 6974/अ20 . 352 . 6974/अ19 . 6974/अ17 . 6974/अ16 . 6974/अ15 . 6974/अ13 . 6974/अ12 . 6974/अ11 . 6974/अ1 . 6974 . 355 . 7145 . 6974/अ22 . 6975/अ26 . 6975/अ14 . 6975/अ16 . 6975/अ17 . 6975/अ18 . 6975/अ20 . 6975/अ13 . 6975/अ24 . 6975/अ2 . 6975/अ27 . 6975/अ28 . 6975/अ3 . 6975/अ4 . 6975/अ5 . 7147 . 6975/अ23 . 6975/अ10 . 6975/अ1 . 6975 . 6974/अ8 . 6975/अ22 . 6974/अ7 . 6975/अ12

Google Map





M.A. ABBASI
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CAT/1/397
J. T. VALUER
APPROVED GOVT. VALUER

