

# Abbasi & Associates

Architects . Engineers . Valuers

## Valuation Report of Immovable Property

Of

**RESIDENTIAL HOUSE**

**Constructed on MCH No. 2-17-98, CTS No. 5816,**

**Bhoigalli, Near Pani Wes, Mz. Kadrabad,**

**Jalna, 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

**16/11/2021**

**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**

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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: abbasiandassociates@yahoo.com

Ref: SBI/Jalna/09/2021-22

Date: 16/09/2021

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 Residential House, Constructed on MCH No. 2-17-98, CTS No. 5816, Bholgalli, Near Pani Wes, Mz. Kadrabad, Jalna, 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. 116.35 Lakh**  
(Rs. One Crore Sixteen Lakh Thirty Five Thousand Only)

The Realizable Value of the above said property may be **Rs. 104.72 Lakh**  
(Rs. One Crore Four Lakh Seventy Two Thousand Only)

The Distress Value of the above said Property can be taken as **Rs. 81.40 Lakh**  
(Rs. Eighty One Lakh Forty Thousand Only)

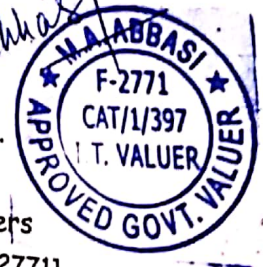
The Insurable Value of the above said Property can be taken as **Rs. 17.50 Lakh**  
(Rs. Seventeen Lakh Fifty Thousand Only)

Thank you

M. A. Abbasi

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

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[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 **Residential House, Constructed on MCH No. 2-17-98, CTS No. 5816, Bholgalli, Near Pani Wes, Mz. Kadrabad, Jalna, 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.

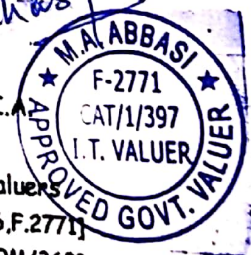
Based upon the actual observations and the particulars provide to me, considering the present Market Rate, Govt. Rate, detailed valuation report have been prepared and furnished in the following details giving careful considerations to the important factors like specification present condition, Potential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

I am of the opinion that 'Fair Market Value' of the above property is **Rs. 116.35 Lakh**

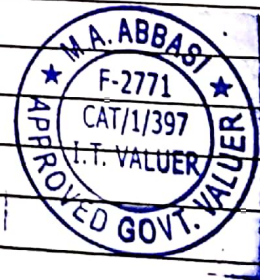
**(Rs. One Crore Sixteen Lakh Thirty Five Thousand Only)**

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*  
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	cantonment area.		
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 :	House of Mr. Manohar Jagannath Singare	
	West :	House of Mr. Shaam Jagannath Singare	
	North :	Bhoi Galli	
	South :	CTS no. 5814, Space of Mr. Shaam Jagannath	
14.	<b>Dimension of the Site</b>	<b>(As per Deed)</b>	<b>(Actual)</b>
	East :	As per Toch Map	Same
	West :		
	North :		
	South :		
15.	<b>Extent of the site:</b>	<b>(As per Regd. Sale Deed)</b>	<b>(As per Site Inspection)</b>
	Total Plot Area	171.00 Sqm = 1840.00 Sqft	171.00 Sqm = 1840.00 Sqft
	Total Built Up Area	166.00 Sqm = 1786.16 Sqft	256.50 Sqm = 2760.00 Sqft
16.	<b>Extent of the site considered for valuation:</b>		
	Total Plot Area	171.00 Sqm = 1840.00 Sqft	
	Total Built Up Area	166.00 Sqm = 1786.16 Sqft	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied
<b>II. CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Residential
2.	Development of surrounding areas	:	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	:	Rectangular
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	:	Concrete 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	:	Available
16.	Underground sewerage system	:	Available
17.	Is power supply available at the site?	:	Available
18.	Advantages of the site	:	Located near Pani Wes, Kadrabad, Jalna



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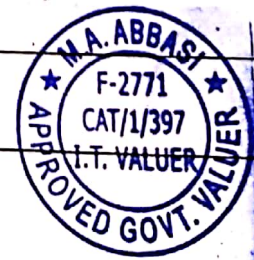
Date: 16/09/2021

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 : 11/09/2021 b) Date on which valuation is made : 16/09/2021
3.	<b>List of Documents Produced for perusal</b> I. Regd. Sale Deed Vide No. JNG-1/2971 dt. 07/11/2006 II. Building Permission & Plan Vide No. 7242 File No. PBCAR/157 dt. 22/09/2009 III. 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. Kishor Jagannath Singare
	Applicant / Borrower name : M/s Refking Cottsoya Pvt. Ltd. (M) 74474 97555; 77740 09822
5.	<b>Brief Description of the Property</b> – The property is a Residential House, constructed in RCC Framed structure enclosed in BB Masonry provided with Ceramic Flooring, TW & Flush Doors, Concealed fittings, Interior Work, Fixed Furnitures, etc complete.
6.	<b>Location of Property</b> a) Plot No. / S.No./Door No. : Residential House, Constructed on MCH No. 2-17-98, CTS No. 5816, Bhoigalli, Near Pani Wes, Mz. Kadrabad, Jalna, Tq. & Dist. Jalna b) T.S. No. / village c) Ward / Taluka d) Mandal / district
7.	Google Location of the Site : 19.843573977371854, 75.89939806003426
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 / : N.A.



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	:	171.00 Sqm = 1840.00 Sqft
3.	Prevailing market rate	:	Rs. 50,000/- per Sqm to Rs. 80,000/- per Sqm
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs. 5,000/- per Sqm (Govt. RR Rate)
5.	Assessed / adopted rate of valuation	:	Rs. 40,000/- per Sqm

### 6. Estimated value of land:

A	B	C	Govt. Value		Fair Market Value		Realizable Value
			D	E	F	G	
Sr. No.	CTS No.	Area (In Sqm)	Rate per Sqm	Value (In Rs.)	Rate per Sqm (In Rs.)	Value (In Rs.)	
			(In Rs.)	(C x D)	(Rs.)	(C x F)	
1	5816	171.00	5000.00	8,55,000.00	45,000.00	76,95,000.00	69,25,500.00
	<b>Total</b>	<b>171.00</b>		<b>8,55,000.00</b>		<b>76,95,000.00</b>	<b>69,25,500.00</b>
	<b>Say</b>			<b>Rs. 8.55 Lakh</b>		<b>Rs. 76.95 Lakh</b>	<b>Rs. 69.26 Lakh</b>

### Part - B ( Valuation of Building )

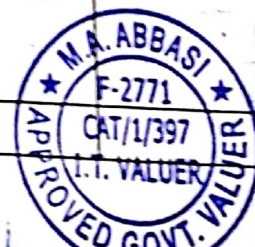
Technical details of the building	:	
a. Type of Building		Residential
b. Type of construction		RCC Framed Structure
c. Year of construction		2009 (As per Building Permission)
d. Residual Life		48 Years (Subject to Proper Maintenance)
e. Number of floors and height of each floor including basement, if any		Ground + 01 Storey
f. Plinth area floor-wise		<b>Total Built Up Area = 166.00 Sqm = 1786.16 Sqft</b>

### Condition of the buildings

- 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	RCC	
ii. Basement	-	
iii. Superstructure	BB Masonry	N.A.
iv. Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	TW & Flush Doors & Alluminium Sliding Windows	
v. RCC Works	1:2:4 Proportion	



vi.	Plastering	POP / Sand Faced	
vii.	Flooring. Skirting. Dadoing	Ceramic Flooring	
viii.	Special finish as marble, granite, wooden paneling, grills etc.	Interior Works, Fixed Furnitures, etc	
ix.	Roofing including weather proof course	Yes	
x.	Drainage	Available	
<b>2. Compound Wall</b>			
	Height	: 1.50 Mt	
	Length	: At Plot Margins	
	Type of construction	: BB Masonry with RCC Columns	
<b>3. Electrical Installation</b>			
	Type of wiring	: Concealed	
	Class of fittings (superior / ordinary / poor)	: Ordinary	
	Number of light points	: As per Requirement	
	Fan points	: As per Requirement	
	Spare plug points	: As per Requirement	
	Any other item	: -	
<b>4. Plumbing installation</b>			
	a. No. of water closets and their type	} Concealed	
	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 -

Sr. No	Particular of Items	Plinth Area	Roof Ht.	Age of Bldg.	Estimated replacement Rate of const <sup>n</sup>	Replacement Cost	Dep.	Net Value
1.	Total Built Up Area	166.00 Sqm	3.0 Mt	12 Years	Rs. 18,000/- per Sqm	Rs. 29,88,000/-	5%	Rs. 28,38,600/-
							<b>Total</b>	<b>Rs. 28,38,600/-</b>
							<b>Say</b>	<b>Rs. 28.40 Lakh</b>

<b>PART C ( EXTRA ITEMS )</b>			
1.	Portico	:	-
2.	Ornamental front door	:	Rs. 50,000/-
3.	Sit out / Verandah with steel grills	:	-
4.	Underground/Overhead water tank	:	Rs. 1,50,000/-
5.	Extra steel / collapsible gates	:	-
	<b>Total</b>	:	<b>Rs. 2,00,000/-</b>
<b>PART D ( AMENITIES )</b>			
1.	Fixed Furnitures viz. Wardrobes, etc	:	Rs. 5,00,000/-
2.	Glazed tiles	:	-
3.	Extra sinks and bath tub	:	-
4.	Marble / ceramic tiles flooring	:	-

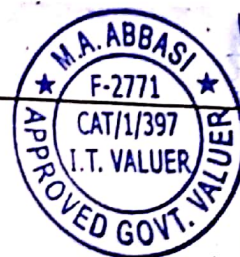


5.	Interior decorations	:	Rs. 50,000/-
6.	Architectural elevation works	:	
7.	Paneling works	:	-
8.	Aluminum works	:	-
9.	False ceiling	:	Rs. 1,50,000/-
10.	Other Items (If Any)	:	-
Total			Rs. 7,00,000/-
<b>PART E ( MISCELLANEOUS)</b>			
1.	Separate toilet room	:	-
2.	Separate lumber room	:	-
3.	Separate water tank / sump	:	-
4.	Trees, gardening	:	-
Total			N.A.
<b>PART F ( SERVICES)</b>			
1.	Water supply arrangements	:	Included in Building Value
2.	Drainage arrangements	:	Included in Building Value
3.	Compound wall	:	Rs. 1,00,000/-
4.	C.B. deposits, fittings etc	:	Included in Building Value
5.	Pavement	:	Rs. 1,00,000/-
Total			Rs. 2,00,000/-

<b>Total Abstract of the Entire Property</b>			
Part A	Land (A)	:	Rs. 76.95 Lakh
Part B	Building (B)	:	Rs. 28.40 Lakh
Part C	Extra Items	:	Rs. 2.00 Lakh
Part D	Amenities	:	Rs. 7.00 Lakh
Part E	Miscellaneous	:	-
Part F	Services	:	Rs. 2.00 Lakh
Total			Rs. 116.35 Lakh
Say			Rs. 116.35 Lakh

**General Notes –**

- I. The property is a Residential House occupied by the Owner and maintained in Good Condition.
- II. 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.
- III. 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.
- IV. The report is prepared as per documents produced at the time of valuation, thus, the valuer is not responsible for any document justification.
- V. 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.

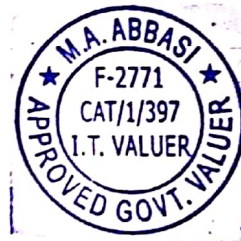
Perhaps, no recent sale Transactions were available being COVID-19 Pandemic Effect overt the Market, therefore, considering the current Market Rates available as per Oral Market Enquiries –

Also, considering the factors which directly / indirectly affects the Market potential of the property are as follows -

1. The property is a self owned residential House of the Owner.
2. The property is located near Pani Bes, Kadrabad Road, where properties are generally not available for sale.
3. Also, the highly known Shivaji Circle in Jalna is located at a distance of 500.00 Mt from the property.
4. All civic amenities and facilities are available as walkable distance from the property.

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. 116.35 Lakh (Rs. One Core Sixteen Lakh Thirty Five Thousand Only)**

The Realizable Value of the above property is **Rs. 104.72 Lakh (Rs. One Crore Four Lakh Seventy Two Thousand Only)**

The Distress Value of the above property is **Rs. 81.40 Lakh (Rs. Eighty One Lakh Forty Thousand Only)**

The Insurable Value of the above property is **Rs. 17.50 Lakh (Rs. Seventeen Lakh Fifty Thousand Only)**

Place: Aurangabad

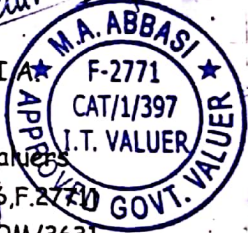
Date: 16/09/2021

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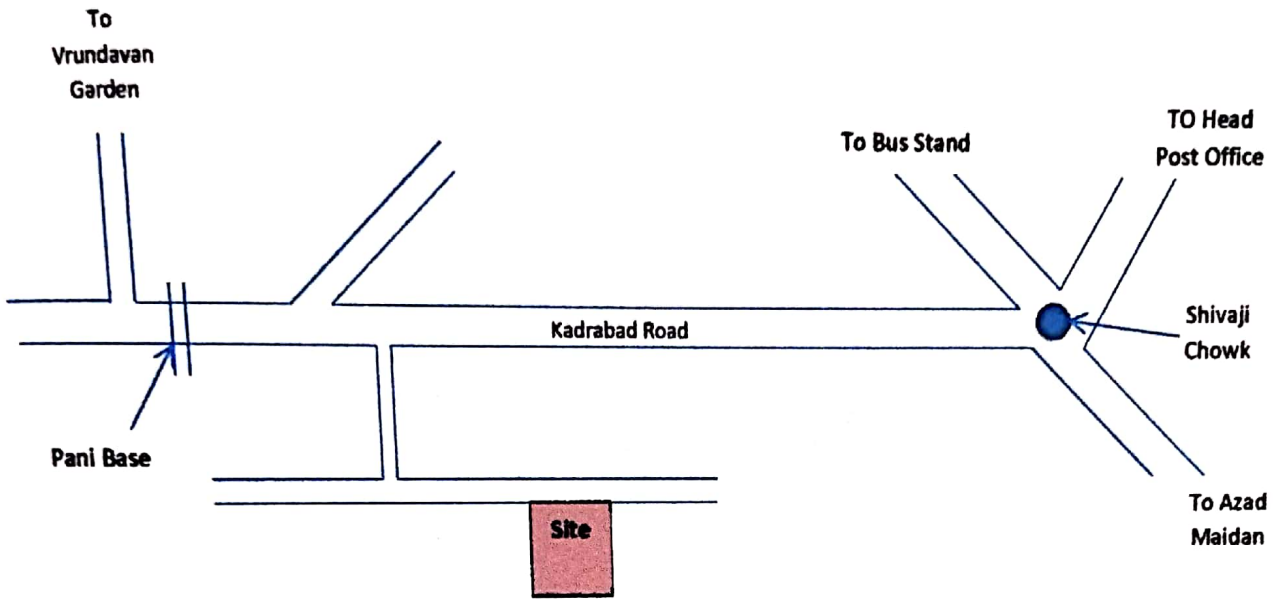
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[IBBI Membership No. IIV-RVO/OM/363]



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 मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
सामान्य दर पत्रक

Home	Valuation Rules	User Manual	Close	Feedback
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Year: 2021/2022 Language: English

Selected District:   
 Select Tahuka:   
 Select Village:

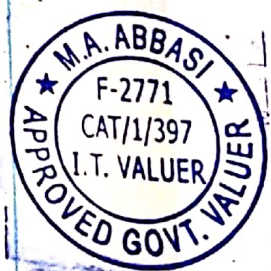
Search By:  Survey No  Location

Select	वर्णना	चूरी चर्चीत	विवाही इदनिक	अंशित	दुकाने	सोपोधिक	दरक (रि.२)
Successible	1.28-वेळमनी रस्ता, पार्श्विक के विवाही पुत्रा	10250	23000	40000	77000	0	चौ. मीटर
Successible	1.29-विवाही पुत्रा रस्ता के मंगळ बाजारवाडे जाकारा रस्ता	5800	20000	25000	40000	0	चौ. मीटर
Successible	1.2-विवाही पुत्रा के कारर म्नेशन रस्ता	10700	23000	30000	75000	0	चौ. मीटर
Successible	1.30-उर्दीच वर्ग मिळकती	8000	18000	0	0	0	चौ. मीटर
Successible	1.31-मंका रेकी म्नीर के रेन्वेन्शन ( पुर्व बाग)	7650	24200	35000	65000	0	चौ. मीटर

12345678910...

Survey Number

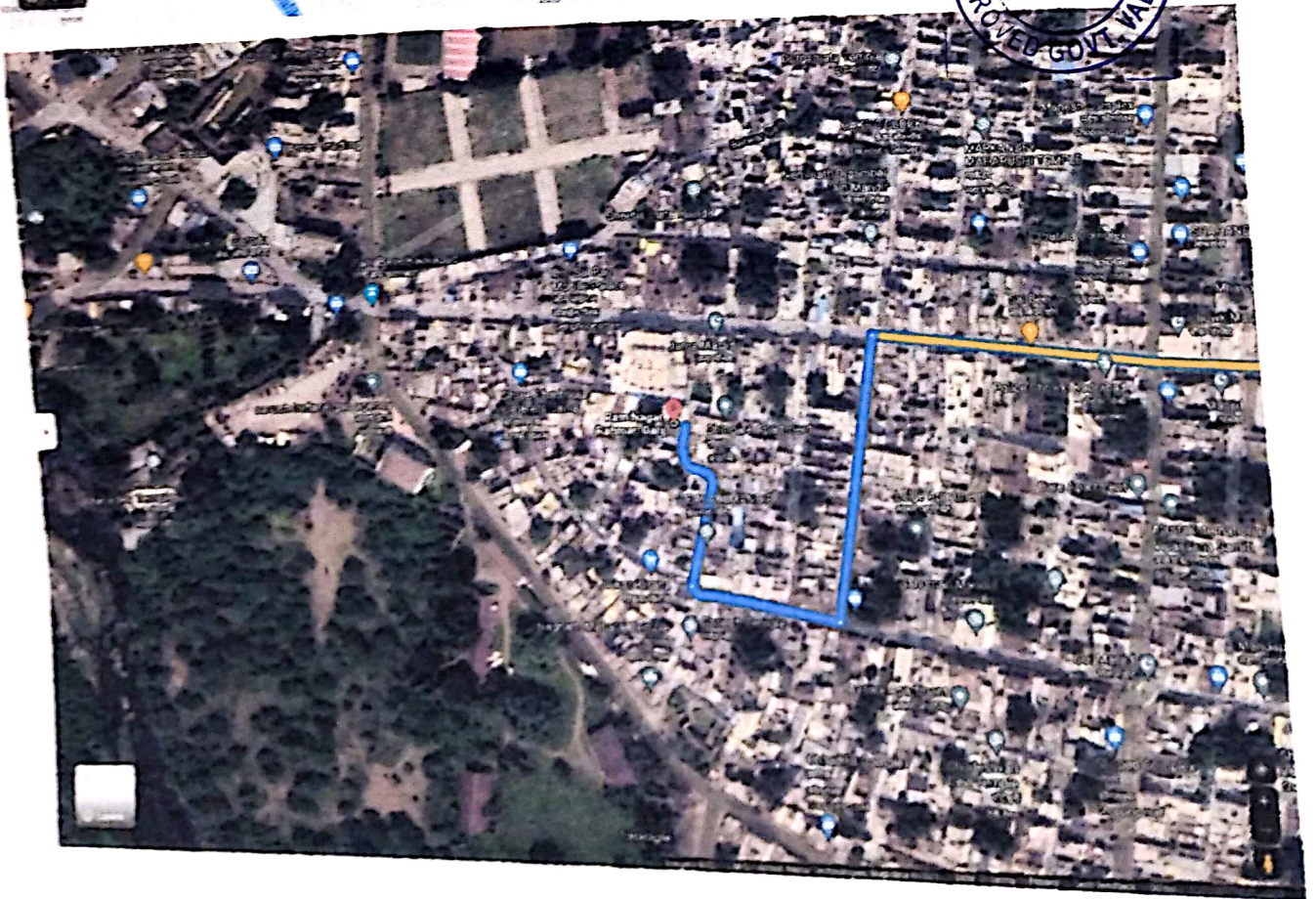
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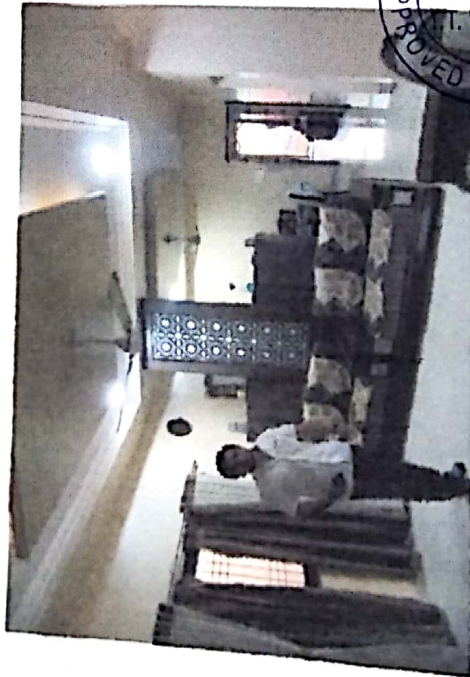
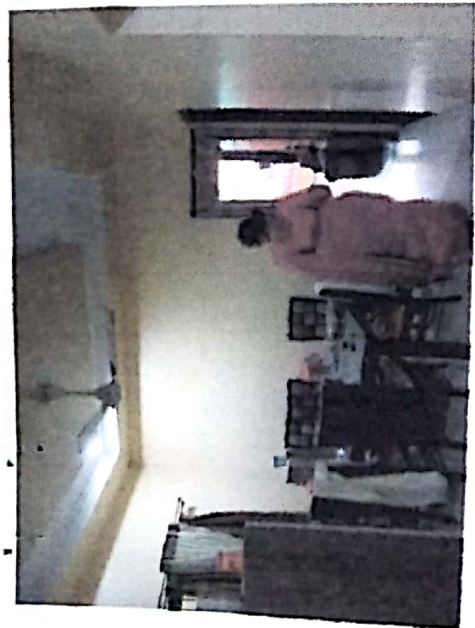


# Google Map



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





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