

SOOYOJANN
Architects & Valuers
(Estd . 1991)

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Life Member of Indian Water Works Association [LM - 8137]

" Shreeniwas ", Plot No . 9 , Survey No . 31 ,
Fame Multiplex to Wadala Road ,
Behind Prabhu Empire Complex ,
Wadala , NASHIK 422 006

Shop No . 3 , " Prabhu - Shilp " Apartments ,
Ground floor , Near Spring Valley Society ,
Opp . Poddar International School ,
Tapovan Road , NASHIK 422 006

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- A Name of the Applicant / s **SHRI . RAMRAO SHANKARRAO PATIL ,**
R / o Nashik
- B Purpose of the Valuation : To assess The Present Market Value of the
property for procuring Housing loan
Bank : UNION BANK OF INDIA
Branch : Union Loan Point , Nashik
- C Valuation as on Date : 18 / 08 / 2015
- D Market Value of the Property : **Rs . 25,22,000 = 00 only**
- E Realisable Value of the Property : -
- F Present Value of the Property : **Rs . 21,72,000 = 00 only**
[only for Part / Ongoing construction] (Plot + 70 % construction stage)
- G Distress Value of the Property : **Rs . 20,18,000 = 00 only**
- H Government / Stamp Duty Value : **Rs . 21,70,000 = 00 only**

This report contains total 08 pages

: DECLARATION :

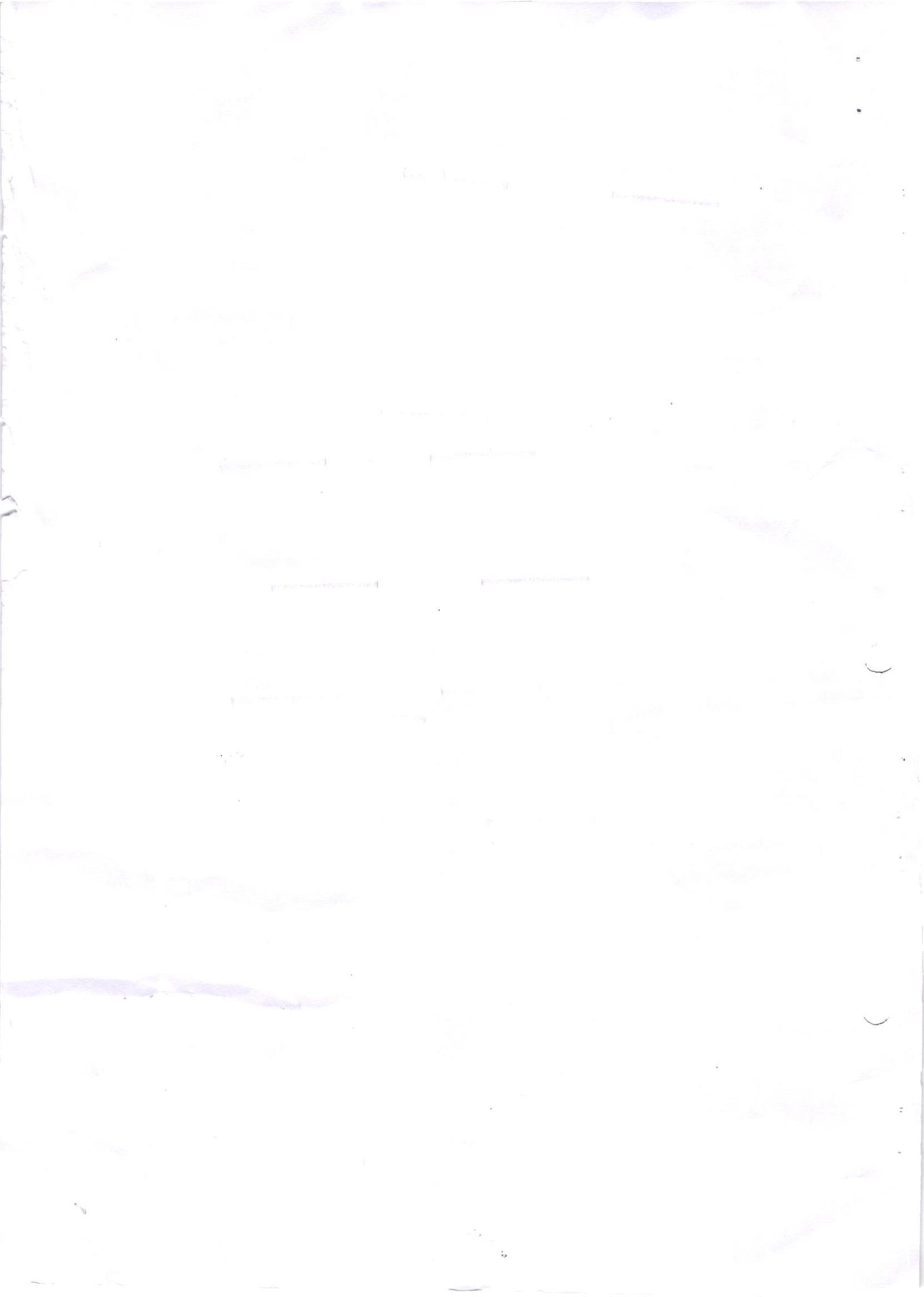
I hereby declare that :

- A] The information furnished in my Valuation Report dated 18 / 08 / 2015 , 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 16 / 08 / 2015 ,
- D] I have not been convicted of any offence and sentenced to a term of an Imprisonment ,
- E] I have not been found guilty of any misconduct in my professional capacity ,
- F] I am registered u / s 34 AB of The Wealth Tax Act , 1957 and that I am the Proprietor of the Firm , who is competent to sign this Valuation Report

Ref # : SAV / UBI / ULP - 636



Atulburhade
18/08/2015
AATULKUMAR BURHADE



VALUATION REPORT

IN RESPECT OF : LAND / SITE AND BUILDING :

Format - A

I . GENERAL :

- 01 Purpose for which valuation is : To assess the Present Market Value of the
made property for procuring Housing Loan
- 02 A] Date of the Inspection : 16 / 08 / 2015
B] Date of the Valuation : 18 / 08 / 2015
- 03 Documents produced for pursual :
- A] Xerox of Agreement of Sale , Sl . No . 4771 , Dated 12 / 08 / 2015
B] Sanctioned Building Plan , No . LND / BP / 18 / 103 / 15 , Dated 10 / 04 / 2015
C] Xerox of Commencement Certificate , No . LND / BP / 18 / 103 / 15 , Dated 10 / 04 / 2015
D] Sanctioned Sub-division of Plot , No . 138 , Dated 05 / 12 / 2012 ,
E] Title Search Report , Dated 14 / 08 / 2015
- 04 Name of the Owner & his / their : Shri . Has mukhbhai Haribhai Patel ,
addresses with Phone Number / s R / o Nashik
[Details of share of each owner in Share is not known
case of joint ownership]
- 05 Brief description of the Property : Rowbungalow No . E - 1 , Sai - Mahi Rowbungalows
in Plot No . 70 + 71 + 72 / E , Survey No : 207 / 1 / 2
at Banarasinagar , off Hirawadi Road , Hirawadi , in
Nashik Shiwar , Nashik
- 06 Location of the Property : Landmark : Banarasinagar , Off Hirawadi Road
A] Plot No . / Survey No . : Plot Nos . 70 + 71 + 72 / E / Survey No . 207 / 1 / 2
B] Door No . : -
C] T . S . No . / Village : Nashik

- 08 City / Town : Nashik
 Residential area : Yes
 Commercial area : No
 Industrial area : No
- 09 Classification of the Area :
 Urban / Semi - Urban / Rural : Urban
- 10 Coming Under :
 Municipal Corporation : Yes , Nashik Municipal Corporation , Nashik
 Municipal Council : No
 Village Panchayat : No
- 11 Whether covered under any State / Central Govt . Enactments [e . g . ULC Act] or notified under Agency area / Scheduled area / Cantonment area : No
- 12 In case it is Agricultural land , any conversion to house site plots is contemplated : **NOT APPLICABLE**
- 13 Boundaries of the Property [Plot] :
 At North : 7.50 M Colony Road ,
 At South : Plot No . 61 ,
 At East : 7.50 M Colony Road ,
 At West : 70 + 71 + 72 / D
- 14 Dimensions of the Site : [Plot] [a] As per Deed [b] Actuals
 North : (7.89 M) **7.89 M** (7.89 M) **7.89 M**
 South : (7.89 M) **7.89 M** (7.89 M) **7.89 M**
 East : (14.50 M) **7.25 M** (14.50 M) **7.25 M**
 West : (14.50 M) **7.25 M** (14.50 M) **7.25 M**
- 15 Extent of the Site [Total] : Plot : 114.42 Sq . M .
- 16 Extent of the Site considered for Valuation . Least of 14 [a] & 14 [b] : **Plotted Area : 57.21 Sq . M .**
(7.89 M X 7.25 M) i . e . 1 / 2 share @ North side
- 17 Whether occupied by owner / tenant ? : The property is in possession of owner
 If occupied by tenant since how long ? : It is under construction stage with 70 % stage
 Rent received per month ? : as on date

II . CHARACTERISTICS OF THE SITE :

- 01 Classification of the Locality : Upper Middle Class
 02 Development of surrounding areas : Fully developed Residential area
 03 Possibility of frequent flooding : No
 04 Feasibility to the Civic amenities e.g. : Within a radius of 0.75 KMS from this area

- 09 Is the plot in T. P. layout ? : Yes , vide No . 69 , Dated 07 / 08 / 2012
- 10 Corner or Intermittent plot ? : Corner @ North - East sides
- 11 Road facilities : Available
- 12 Type of Road available at present : WBM Road
- 13 Width of Road : Below 6.00 M : No
More than 6.00 M : Yes , 7.50 M Roads @ North & East sides
- 14 Is it a Land - locked Land ? : No
- 15 Water potentiality : Available
- 16 Underground Sewerage system : Available
- 17 Power supply available at site : Yes
- 18 Advantages of the Site : 1] Fully developed Upper Middleclass locality
2] Corner property , near to Hirawadi Road
- 19 Special remarks , if any , like threat of acquisition of land for Public Service purposes , Road widening or Applicability of CRZ provisions etc .
[Distance @ Sea - coast / Tidal level] : No

PART - A : VALUATION OF LAND :

- 01 Size of the Plot / Land : **Dimensions of the Plot / Land**
NORTH & SOUTH : **7.89 M & 7.89 M resp.**
EAST & WEST : **7.25 M & 7.25 M resp.**
- 02 Total extent of the Plot : **57.21 Sq . M .**
- 03 Prevailing Market Rate per Sq . M . : Rs . 25,824 = 00
- 04 Guideline Rate obtained from SRO per Sq .M. : Rs . 4,000 = 00
- 05 Adopted Rate of Valuation per Sq . M . : Rs . 23,672 = 00
- 06 Estimated Value of the Plot / Land : **Rs . 13,54,000 = 00 only**

PART - B : VALUATION OF THE BUILDING :

01 . TECHNICAL DETAILS OF THE BUILDING :

- A] Type of the building : Parking GF + FF + SF Row bungalow - Residential usage
- B] Type of the construction : Load - bearing : No
RCC Framed : Yes
Steel Framed : No
- C] Year of the construction : Under construction stage
70 % completed on date
- D] No . of floors , Height of each floor , including basement : No . of floors : GF + 2 Upper floors
Height of each floor : 2.40 M & 3.00 M resp.

SPECIFICATIONS OF THE CONSTRUCTION
[FLOOR WISE]
WITH RESPECT OF

Sl.No.	Description	Ground Floor	Other Floors
01	Foundation	RCC footings	Common usage
02	Basement	N . A .	N . A .
03	Superstructure	0.15 M / 0.10 M BBM	0.15 M / 0.10 M BBM
04	Joinery / Doors & Windows [please furnish details about size of frames , shutters , glazing fitting etc . , specify species of timber]	Doors : (TW Flush) Windows : N . A . Rolling Shutters : N . A .	Doors : (TW Flush) Windows : N . A . Rolling Shutters : N . A .
05	R.C.C. Works	Columns , Beams & Slabs	Columns , Beams & Slabs
06	Plastering [External / Internal]	To be completed	To be completed
07	Flooring , skirting , daddoing	To be completed	To be completed
08	Special finish like Marble , Granite , T.W. Panelling , Grills	To be completed	To be completed
09	Roofing including the Waterproofing course	To be completed	To be completed
10	Drainage	To be completed	To be completed

02 . COMPOUND WALL : To be completed

- A] Height in Metres : -
B] Length in Metres : -
C] Type of Construction : -

03 . ELECTRICAL INSTALLATIONS : To be completed

- A] Type of wiring : -
B] Class of fittings : -
C] No . of light points : -
D] Fan points : -
E] Spare plug points : -
F] Any other item : -

04 . PLUMBING INSTALLATIONS : To be completed

- A] No . of W.C.s & their type : -
B] No . of Wash basins : -

DETAILS OF VALUATION

Sl. No.	Particulars of Item	Plinth Area SQ M	Roof Ht. M	Age Of Bldg In Yrs	Estimated Replacement Rate of the Construction In Rs .	Replacement Cost In Rs .	Depreciation In Rs .	Net Value after Depreciation In Rs .
01	Ground floor (Parking)	16.00	2.40	UC	14,000 = 00	11,68,000 = 00	N . A .	11,68,000 = 00
02	First floor	33.73	3.00	UC				
03	Second floor	33.73	3.00	UC				
04	Other floors	-	-	-	-	-	-	-
Total		83.46	8.40	UC	14,000 = 00	11,68,000 = 00	N . A .	11,68,000 = 00

PART - C : EXTRA ITEMS :

01 . Portico	: Rs .	-
02 . Ornamental Front door	: Rs .	-
03 . Sit-out / Verandah with steel grills	: Rs .	-
04 . Overhead water tank / Staircase tower	: Rs .	-
05 . Extra steel / Collapsible gates	: Rs .	-
Total	: Rs .	-

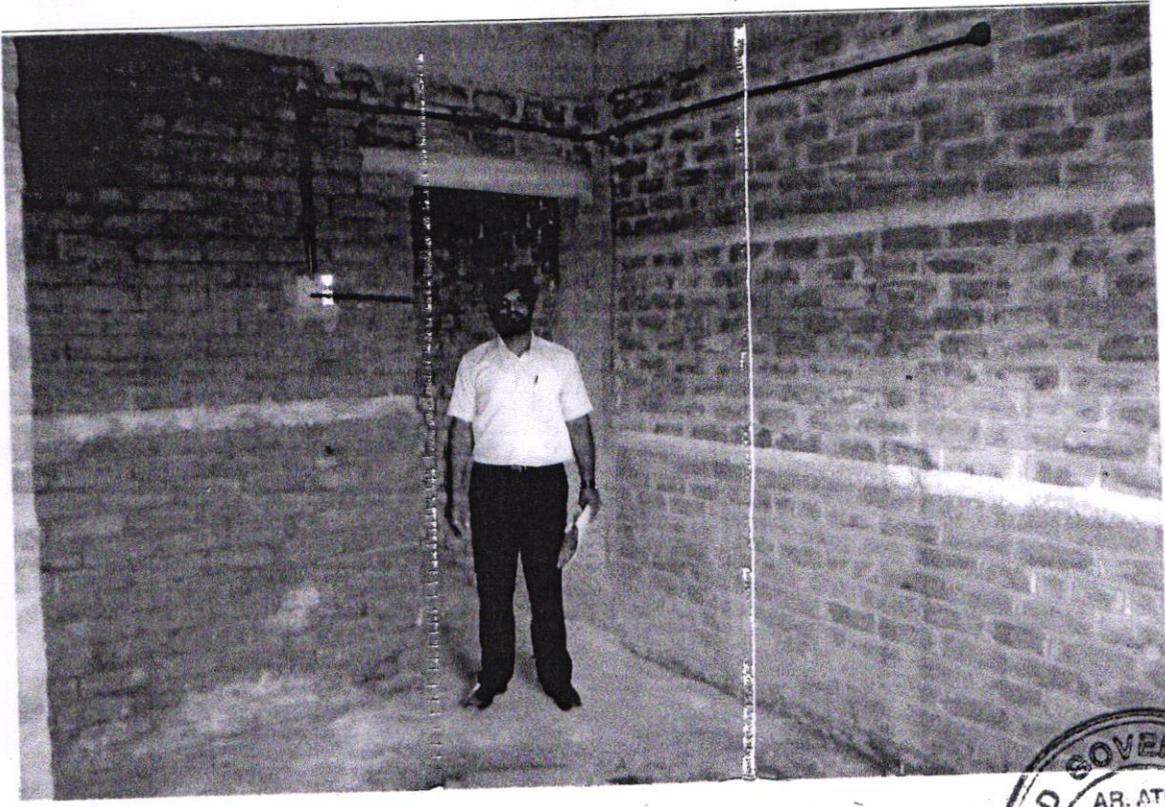
PART - D : AMENITIES :

01 . Wardrobes	: Rs .	-
02 . Glazed tiles	: Rs .	-
03 . Extra Sinks & Bath tubs	: Rs .	-
04 . Marble / Ceramic tiles flooring	: Rs .	-
05 . Interior Decorations	: Rs .	-
06 . Architectural Elevation Works	: Rs .	-
07 . Panelling Works	: Rs .	-
08 . Aluminium Works	: Rs .	-
09 . Aluminium Handrails	: Rs .	-
10 . Flase Ceiling	: Rs .	-
Total	: Rs .	-

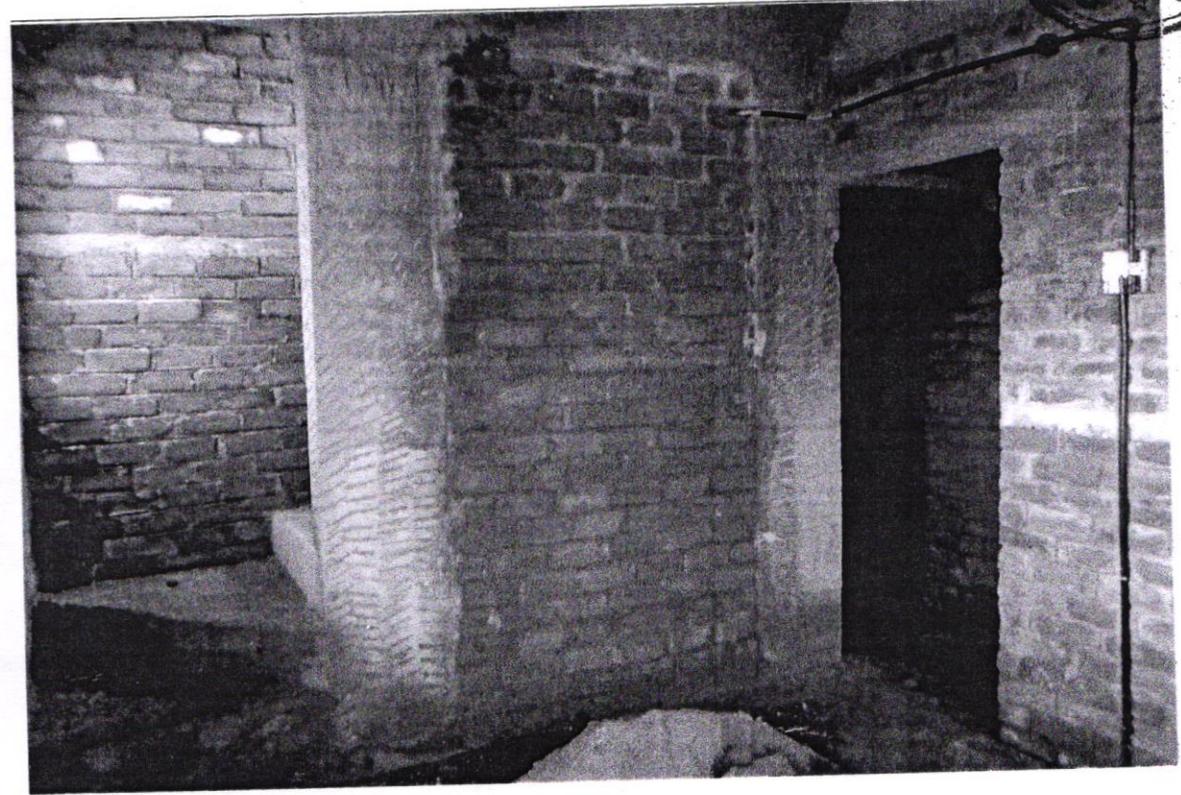
PART - E : MISCELLANEOUS :

01 . Separate Toilet Room	: Rs .	-
02 . Separate Lumbar Room	: Rs .	-
03 . Separate UG Water tank / Sump	: Rs .	-
04 . Trees , Gardening etc .	: Rs .	-
Total	: Rs .	-

PART - F : SERVICES :



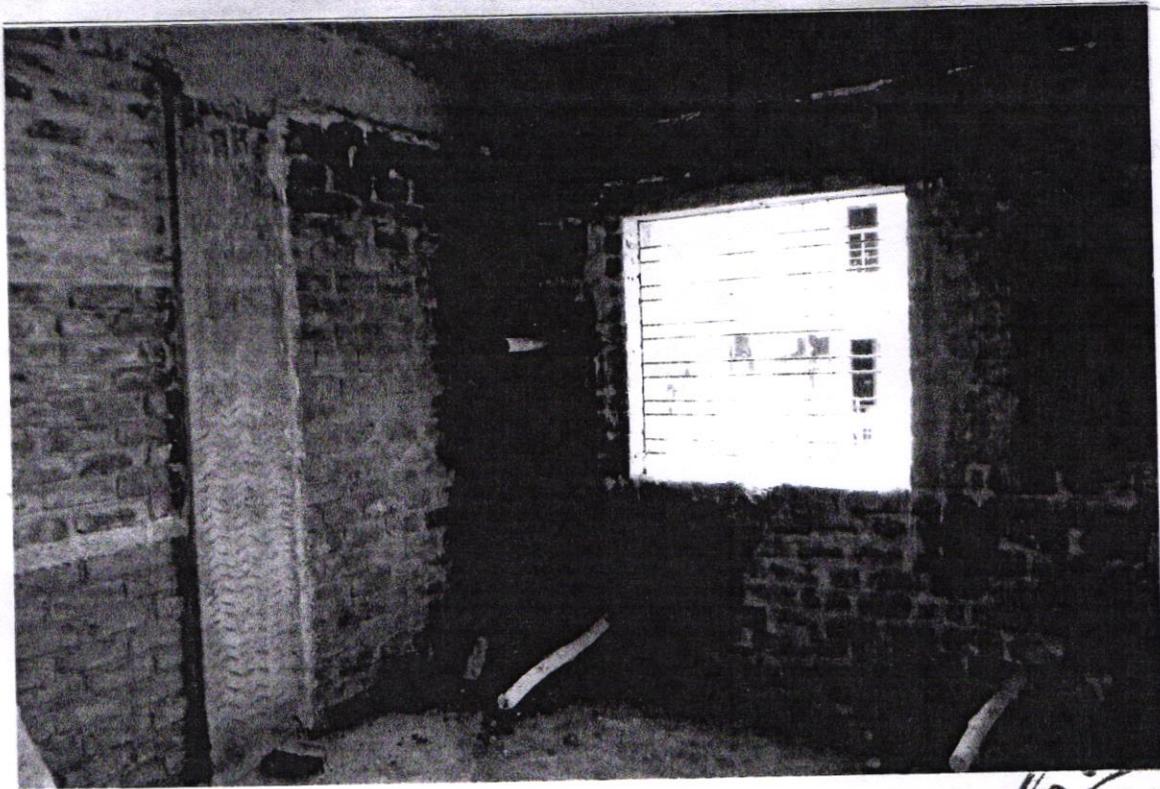
01. Interior view of Hall @ FF



02. Interior view of Kitchen @ FF



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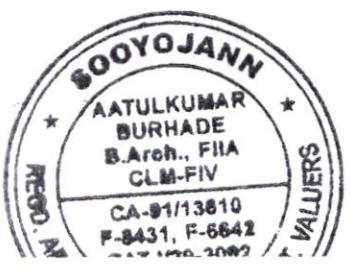


03. Interior view of Bedroom @ SF



04. Exterior view of Building & Property

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05. East side view of Building & Property



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18/08/2015

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	:	Rs .	13,54,000 = 00 only
Part - B	Building	:	Rs .	11,68,000 = 00 only
Part - C	Extra Items	:	Rs .	-
Part - D	Amenities	:	Rs .	-
Part - E	Miscellaneous	:	Rs .	-
Part - F	Services	:	Rs .	-
	TOTAL	:	Rs .	25,22,000 = 00 only
	Say	:	Rs .	25,22,000 = 00 only

VALUATION :

Total Market Value of property	:	Rs . 25,22,000.00 only , at Plotted + 100 % completion
Present stage of construction	:	70 % completed
Present Value of construction	:	70 % of Rs . 11,68,000.00 only
	:	Rs . 8,18,000.00 only
Total Present Value	:	Value of Plotted area + 70 % construction stage
	:	Rs . 21,72,000.00 only
Balance value of construction	:	Rs . 3,50,000.00 only

Notes :

1] The property u/r is Corner RCC framed , Ground + 2 Floor Rowbungalow .

The Ground floor comprises of Parking Stilts , The First floor comprises of 1 Hall , 1 Kitchen , 1 WC , 1 Bathroom & 1 Balcony , the Second floor comprises of 2 Bedrooms , 1 Toilet & 1 Balcony , totally admeasuring Built - up area of 83.46 Sq . M . (Carpet area of 64.20 Sq . M . + 30 % loading) .

An RCC staircase connects all the floors .

2] The boundaries of the property are :

Towards North	:	MOS & then 7.50 M Road	Towards West	:	Rowbungalow No . D - 2
Towards East	:	MOS & then 7.50 M Road	Towards South	:	Rowbungalow No . E - 2

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 conditions and with the aforesaid specifications is

Rs . 21,72,000 = 00 only , at Plotted Area + 70 % construction

[In words , Rupees : TWENTY ONE LAKHS , SEVENTY TWO THOUSANDS ONLY]

The Book Value of the above property as on 18 / 08 / 2015 is **Rs . 22,00,000 = 00 only**

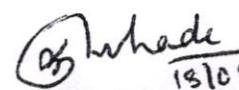
[In words , Rupees : TWENTY TWO LAKHS ONLY]

The Distress Value is **Rs . 20,18,000 = 00 only**

[In words , Rupees : TWENTY LAKHS , EIGHTEEN THOUSANDS ONLY]

Place : Nashik
Date : 18 / 08 / 2015




 18/08/2015
AATULKUMAR BURHADE
 Approved Valuer