

Avhad Diary

VALUATION - REPORT

Bank Name	Union Bank Of India, Nashik.
Name of Owner	Mr. Ghansham Keshav Avhad & Mr. Manoj Bhavrao Sonavane
Property	Residential Land On CTS No. 573/B , H No. 16/5 , Near NMC Water Tank & Sai Baba Mandir, Ghankar Lane, Ashok Stambh, Nashik Tal. Nashik, & Dist. Nashik - 422001.
Date of valuation	<u>11/08/2022</u>
Govt. value	Rs.11,91,000.00
Market value	Rs.11,91,000.00
Realizable value	Rs.16,34,000.00
Distress Value	Rs.15,52,000.00
Name of valuer	Laki Architects Ar. Vilas K Sanap B arch, aiaa, fiv, apva, mca Regd architects & Govt approved valuers Regd. Office Shop No. 6A & 7A, Niwas Plaza, Behind H D F C House, Sharanpur - Trimbak Link Road, Nashik - 422002. Ph. No. 0253-2576807, Mob. No. 9822055985 E mail: vilas_ved@yahoo.co.in



Laki Architects

Regd. Architects & Govt. Approved Valuers.

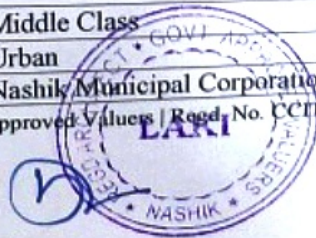
Shop No. 06 & 07 A, Niwas Plaza, B/H. HDFC House, Sharnapur - Trimbak Link Road,
Nashik - 422002.

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VALUATION REPORT (IN RESPECT OF BUNGALOW) (To be filled in by the Approved Valuer)

I. GENERAL			
1.	Purpose for which the valuation is made	Loan Purpose	
2.	a) Date Of Inspection	11/08/2022	
	b) Date On Which the valuation is made	11/08/2022	
3.	List Of Documents Produced per perusal		
	i) Sale Deed Copy.	No.12165/2010 Dt.16/12/2010	
	ii) Commencement Certificate Copy	Not Provided	
	iii) Approved Building Plan Copy	Not Provided	
4.	Name Of The Owner(s) And his/ their Address (es) With Phone No. (Details of share of each owner in case of joint ownership)	Mr. Ghansham Keshav Avhad & Mr. Manoj Bhavrao Sonavane Residential Land On CTS No. 573/B , H No. 16/5 , Near NMC Water Tank & Sai Baba Mandir, Ghankar Lane, Ashok Stambh, Nashik Tal. Nashik, & Dist. Nashik - 422001.	
	5.	Brief description of the property	Residential Land On CTS No. 573/B , H No. 16/5 ,Near NMC Water Tank & Sai Baba Mandir, Ghankar Lane, Ashok Stambh, Nashik. Tal. Nashik, & Dist. Nashik - 422001.
	6.	Location of Property	
		a) Plot No. / Survey No.	CTS No. 573/B , H No. 16/5
b) Door No.		CTS No. 573/B , H No. 16/5	
c) T.S. No. / Village		Nashik	
d) Ward / Taluka		Nashik	
e) Mandal / District	Nashik		
7.	Postal address of the property	Residential Land On CTS No. 573/B , H No. 16/5 ,Near NMC Water Tank & Sai Baba Mandir, Ghankar Lane, Ashok Stambh, Nashik. Tal. Nashik, & Dist. Nashik - 422001.	
8.	City / Town	Nashik	
	Residential Area	Yes	
	Commercial Area	No	
	Industrial area	No	
9.	Classification of the area		
	i) High / Middle / Poor	Middle Class	
10.	ii) Urban / Semi Urban / Rural	Urban	
	Coming under Corporation Limit / Village	Nashik Municipal Corporation	

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	Panchayat / Municipality		
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	
12.	Boundaries	As Per Documents	Actual
	North	CTS No.573 A	CTS No.573 A
	South	CTS No.573B, Property Of Mr. Laxman Balaji Dalvi	CTS No.573B, Property Of Mr Laxman Balaji Dalvi
	East	Main Road.	Main Road
	West	CTS No.572/B/1/2	CTS No.572/B/1/2
	Boundaries Matching?	--	
13.	Dimensions of the site	A	B
		As Per the Deed	Actual
	North	NA	
	South	NA	
	East	NA	
	West	NA	
14.	Extent of the site	Plot Area -39.86Sqm,	i.e.429.05 Sqft.
14.1	Latitude, Longitude & Co-Ordinations.	20.006254,73.787100	
15.	Extent of the site considered for valuation (least of 13 A & 13 B)	Plot Area -39.86Sqm,	i.e.429.05 Sqft.
16.	Whether occupied by the owner / tenant? If Occupied by tenant, since how long? Rent Received per month.	Self - Occupied	

II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Middle Class
2.	Development of surrounding areas	Developed
3.	Possibility of frequent flooding / submerging	NA
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Yes
5.	Level of land with topographical conditions	Yes
6.	Shape of land	Square Shape
7.	Type of use to which it can be put	Residential
8.	Any usage restriction	NA
9.	Is plot in town planning approved layout?	Yes.
10.	Corner plot or intermittent plot?	Internal plot
11.	Road facilities	Available
12.	Type of road available at present	Tar Road
13.	Width of road - is it below 20 ft. or more than 20 ft.	Less Than 20 ft
14.	Is it a land - locked land?	NA
15.	Water potentiality	Available
16.	Underground sewerage system	Available

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17.	Is power supply available at the site?	Available
18.	Advantage of the site	Good Location And Easy To Marketability
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)	NA

Part - A (Valuation Of Land)

1.	Size of plot	
	North & South	N/A
	East & West	N/A
2.	Total extent of the plot	Plot Area -39.86Sqm, i.e 429.05 Sqft
3.	Prevailing market rate (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Rs.40000.00/Sqm to Rs.42000.00/Sqm
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	(As per ready Reckoner Chart No. 1.3) Land Rate Rs.29,900.00/-Sqm
5.	Assessed / adopted rate of valuation	Rs.41000.00Sqm
6.	Estimated value of land	Rs.16,34,260.00

Part - B (Valuation Of Building)

1.	Technical details of the building	
a)	Type of Building (Residential/Commercial /Industrial)	N/A
b)	Type of construction (Load bearing / RCC/ Steel Framed)	N/A
c)	Year of construction	N/A
d)	Number of floors and height of each floor including basement, if any	N/A
e)	Plinth area floor-wise	N/A
f)	Condition of the building	N/A
G)	BHK	N/A
i)	Exterior - Excellent, Good, Normal, Poor	N/A
ii)	Inferior - Excellent, Good, Normal, Poor	N/A

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground Floor	Other Floor
1.	Foundation	N/A	N/A
2.	Basement	N/A	N/A
3.	Superstructure	N/A	N/A
4.	Joinery / Doors & Windows (please furnish details)	N/A	N/A
5.	RCC Work	N/A	N/A
6.	Plastering	N/A	N/A
7.	Flooring, Skirting, Dadoing	N/A	N/A



8.	Special finish as marble, granite, wooden paneling, grills, etc.	N/A	N/A
9.	Roofing including weather proof course	N/A	N/A
10.	Drainage	N/A	N/A

Details of Valuation

Sr. No.	Particulars of item	B/UP Area	Roof heights	Age of Building	Life of the building estimated	Estimated replacement rate of construction Rs.	Depreciation Rs.	Net Value After Depreciation Rs.
	Ground Floor	--	--	--	--	--		--
	Other Floor,							
	Total							--

Part C – (Extra Items)

(Amount in Rs.)

1.	Portico	--
2.	Ornamental front door	--
3.	Sit out! Verandah with steel grills	--
4.	Overhead water tank	--
5.	Extra steel/ collapsible gates	--
	Total	

Part D – (Amenities)

(Amount in Rs.)

1.	Wardrobes	--
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.	Aluminum hand rails	--
10.	False ceiling	--
	Total	--

Part E – (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	--
2.	Separate lumber room	--
3.	Separate water tank/ sump	--
4.	Trees, gardening	--
	Total	--

Part F – (Services)

(Amount in Rs.)

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Regd. No. CC/1/37/55/08-09.

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1.	Water supply arrangements	---
2.	Drainage arrangements	---
3.	M.S Get, Compound wall, Paving Etc.	---
4.	C. B. deposits, fittings etc.	---
5.	Pavement	---
	Total	---

Total abstract of the entire property

Part-A	Land	
Part-B	Building	Rs.16,34,260.00
Part-C	M.S Get, Compound wall, Paving Etc.	N/A
Part-D	Amenities	N/A
Part-E	Miscellaneous	N/A
Part-F	Services	N/A
	Total	Rs.16,34,260.00 Say, Rs.16,34,000.00

Government Value / Guideline Value (book value)	
A	Present Govt. Rate For Land: (As per ready Reckoner Chart No. 1.3) Rs.29,900.00/Sqm Government Valuation Of Land Area - 39.86Sqm X Rs.29900.00/Sqm = Rs.11,91,814.00
	Total Value - Rs.11,91,814.00 Say, Rs.11,91,000.00

Summary of Valuation		
1	Guideline Value-	Rs.11,91,000.00
2	Fair Market Value -	Rs.16,34,000.00
3	Realizable Value - 95%	Rs.15,52,000.00
4	Forced/ Distress Sale value - 75%	Rs.12,25,000.00



2677037
11/08/2022

Certificate of Branch Officials
The undersigned has inspected the property detailed in the Valuation Report dated 11/08/2022 on, we are satisfied that the fair and reasonable market value of the property is Rs. 16,34,000/- (Rupees Sixteen lacs and Thirty four thousand only only).

Date:


Signature

(Name of the Branch Manager with Official Seal)

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.16,34,000.00/-** (Rupees Sixteen Lacks Thirty Four Thousand Only).

The book value of the above property as of Plot is **Rs.11,91,000.00/-** (Rupees Eleven Lacks Ninety One Thousand Only.)

The Realizable value **Rs.15,52,000.00/-** (In Word Rs. Fifteen Lacks Fifty Two Thousand Only.)


And the distress value **Rs.12,25,000.00/-** (Rupees Twelve Lacks Twenty Five Thousand Only.)

Remarks:

- 1) Plot Area Consider Form Sale Deed Copy.
- 2) This Report Is Prepared On The Basis Of Xerox Documents Given By Owner.
- 3) As Per Site Ground +1st Floor Building Constructed.
- 4) This Report Issue On Request By Branch Manager Union Bank Of India, Nashik City Branch & This Report Made On The Basis Of Previous Valuation Report Dated 06/03/2017, Made By Mrs. Ashwini Ghamandi.




Gov. Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2022/2023 Language: English

Selected District: नागिक

Select Taluka: नागिक

Select Village: मोने नागिक गावठाण

Search By: Survey No Location

Enter Survey No: 573 Search

उपविभाग	चुनी नवीन	निराची बदलिका	बँकींग	दुकाने	जैवोपिक	एकू (Rs./)	Attribute
1.3 - पुष्याय मधील वर दिलेले 1.1 ते 1.2 पर्यंतच्या एखा विभागातील निळकळी बसकटा रहिवास व उत्सव विभागातील वृत्त सर्व निळकळी	29900	45600	52440	58900	0	श्री. शीटर	सि.टी.एम. नंबर

The Site Visited By Mr. Kiran Devkar, Along With Mr. Sujit Kadam, (Union Bank Representative), Mobile No. 9158103578, & Valuation Report Prepared By Mr. Kiran Devkar.



Residential Land On CTS No. 573/B, II No. 1675, Near NMC Water Tank & San Baba Mandir, Chaudhari Lane, Ashok Stambh, Nashik Tal. Nashik, & Dist. Nashik. (12/06/11)



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