

# **VALUATION OF IMMOVABLE PROPERTY**

**For Housing Loan Purpose**

**For Union Bank of India, Deepali Nagar Branch, Nashik.**

**At**

Flat No.16, 4<sup>th</sup> Floor, "Jashn Apartment", B/H. JMCT Polytechnic College,  
Near Hassan Masjid, Khode Nagar, Wadala Shiwar, Nashik-422006.

(S.No 5/2/A, Plot No.1+2, CTS No.2495, At. Wadala Shiwar, Tal. & Dist. Nashik)



**In the case of**

**Mrs. JARINA FARUKH SHAIKH.**

**Prepared By**

**Salvi & Associates**

**Office Add:-** "Padamshree", Plot No. 46, Bhagawati Nagar, Near Tulja Bhavani  
Temple, Heera Wadi, Panchavati, Nashik- 422003.

**Head Off:-** F/318, Har Har Mahadev Society, Patil Wadi, Panchpakhadi,  
Thane (W) - 400 601.

**Mobile :-** 7588832949 / 9822527387



**Salvi and Associates**

C. A. Reg. No. CA/84/8248 W. T. Reg. No. CAT-I/414

**ARCHITECTS, INT. DESIGNERS,  
GOVT. APPROVED VALUERS FOR BANKS,  
FINANCIAL INST. INCOME TAX DEPT.  
SURVEYORS & LOSS ASSESSORS**

To,  
The Branch Manager,  
**UNION BANK OF INDIA,**  
Deepali Nagar Branch, Nashik.

Padmashri, Plot No. 46, Nr. Bhagwati Devi Temple,  
Bhagwati nagar, Hirawadi, Panchavati, Nashik 422003.  
Mob : 9822527387 | 7588832949 | 9869007442  
Email : galandejay77@gmail.com  
salviassociates@gmail.com

**VALUATION REPORT (IN RESPECT OF FLATS)**

I. GENERAL	
1.	Purpose for which the valuation is made : Housing Loan
2.	a) Date of inspection : 01/07/2016
	b) Date on which the valuation is made : 02/07/2016
3.	List of documents produced for perusal :
	1) Flat Sale Agreement : Yes
	2) Comm. & Completion Certificate : Yes
	3) Building Approved Plan : Yes
4.	Name of the Property owner. (s) and his/their address (es) with phone no. (details of share of each owner in case of joint ownership) :
	Mrs. Jarina Farukh Shaikh. (Purchaser)
	Smt. Shaikh Harrabai Gamir.
	Mrs. Shaikh Praveen Gamir. ( Builders)
	Mobile No.
	Sole Ownership
5.	Brief description of the property : Residential Flat.
6.	Location of property
	a) Survey No. & Plot No. : S. No. No. 5/2/A, Plot No. 1+2, (CTS No. 2495)
	b) Door No. : Flat No. 16
	c) T.S. No. / Village : Wadala Shiwar
	d) Taluka : Tal. Nashik.
	e) District : Dist. Nashik.
7.	Postal address of the property : Flat No. 16, On 4 <sup>th</sup> Floor, "Jashn Apartment", B/H. JMCT Polytechnic College, Near Hassan Masjid, Khode Nagar, Wadala Shiwar, Nashik-422006.
8.	City / Town : Nashik
	Residential area : Residential
	Commercial area : NA.
	Industrial area : NA.
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 : Nashik Municipal Corporation.
11.	Whether covered under any State/ Central Govt. enactment (e.g. Urban Land Ceiling Act) notified Under agency area / scheduled area /cantonment area: NA.



12.	Boundaries of the Property: Survey No. / Plot No.	
	East	: Plot No. 5,8,9 of S. No. 4/1+2+3
	West	: 9.00 Mtr. Colony Road
	South	: Plot No. 33 of S. No. 5/2
	North	: Plot No. 3 of S. No. 5/2A
13.	Boundaries of Flat	As per Regd. Agreement
	East	Marginal Space
	West	Flat No. 15
	South	Flat No. 13 & Staircase of Building
	North	Marginal Space
		Actual / On Site.
	East	Marginal Space
	West	Flat No. 15
	South	Flat No. 13 & Staircase of Building
	North	Marginal Space
14.	Extent of the site (Plot Area)	: 210.00 Sq. Mt.
15.	Extent of the site considered for valuation (least of 13 a & 13 b)	: <b>Built up Area : 570.00 Sq. Ft. i.e. 52.95 Sq. Mt.</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Vacant Flat
<b>II. APARTMENT BUILDING</b>		
S. N.	Description Remark	
1.	Nature of the apartment	: Good.
2.	Location	: Khode Nagar, Wadala Shiwar.
	T.S. No.	: S. No. No. 5/2/A, Plot No. 1+2, (CTS No. 2495)
	Block No.	: Flat No. 16
	Ward No.	: Wadala Shiwar
	Village / Municipality / Corporation	: Nashik Municipal Corporation.
	Door No., Street or Road (Pin Code)	: Wadala Shiwar Road, Nashik-422006.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2015-16.
5.	Number of floors	: Ground + 4 <sup>th</sup> Floor
6.	Type of structure	: RCC
7.	Number of Dwelling units in the Bldg.	: Total : 16 Nos. Residential Flats.
8.	Quality of Construction	: Good.
9.	Appearance of the Building	: Good.
10.	Maintenance of the Building	: Good.
	Facilities available	: Parking & Wall Compound.
	Lift	: No.
	Protected Water Supply	: NMC Nashik.
	Underground Sewerage	: Yes.
	Car Parking - Open / Covered	: Covered Car Parking
	Is Compound wall existing?	: Yes.
	Is pavement laid around the Building?	: Yes.



III		FLAT	
1.	The floor on which the flat is situated	:	On 4 <sup>th</sup> Floor
2.	Door No. of the flat	:	Flat No. 16
3.	Specification of the flat	:	1 BHK.
	Roof	:	RCC.
	Flooring	:	Vitrified 2X2 Flooring.
	Doors	:	Sagwan & Decorative Doors.
	Windows	:	Aluminum Powder Coating Sliding Windows with Stainless Steel Mosquito net.
	Fittings	:	Concealed Electrification & Plumbing.
	Finishing	:	Cement Plaster to walls and ceiling. Neru Finishing
4.	House Tax	:	NA.
	Assessment No.	:	NA.
	Tax paid in the name of	:	NA.
	Tax amount	:	NA.
5.	Electricity Service connection N.	:	MSEB
	Meter Card is in the name of	:	NA.
6.	How is the maintenance of the flat?	:	Constructed.
7.	Sale Deed executed in the name of	:	Mrs. J. F. Shaikh
8.	What is the undivided area of land as per Sale Deed?	:	NA.
9.	What is the plinth area of the flat?	:	570.00 Sq. Ft. i.e. 52.95 Sq. Mt.
10.	floor space index (app) FSI	:	FSI : One Permissible
11.	Carpet Area of the flat.	:	NA
12.	Is it Posh / I class / Medium / Ordinary?	:	1 Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential Use.
14.	Is it Owner-occupied or let out?	:	Vacant Flat
15.	If rented, what is the monthly rent?	:	NA.

#### IV MARKETABILITY

1.	How is the marketability?	:	Good.
2.	What are the factors favouring for an extra Potential Value?	:	Location Of Property.
3.	Any negative factors are observed which affect the market value in general?	:	NA.



V		RATE	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specification in the adjoining locality?	:	Rs. 2850/- Per Sq. Ft.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specification and other factors with the flat under comparison (give details).	:	Location & Quality of Construction
3.	Break – up for the rate		---
	i) Building + Services	:	NA.
	ii) Land + others	:	NA.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Govt. Built-Up Rate : Rs. 28,200/- Per Sq. Mt.

VI		COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	(Government) Depreciated building rate	:	NA
	Replacement cost of flat with Services (V (3) i)	:	NA.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 Years. Future Life of Building
	Depreciation percentage assuming the salvage value as %	:	NA
	Depreciated Ratio of the building	:	NA
b.	Total composite rate arrived for valuation	:	Rs. 2850/- Per Sq. Ft.
	(Govt.) Depreciated building rate VI (a)	:	NA
	Rate for Land & other V (3) ii	:	NA.
	Total Composite Rate	:	Rs. 2850/- Per Sq. Ft.



**VII. VALUATION SUMMARY**

Particular	Built up Area	B/up Rate Adopted Per Sq. Ft.	Fair Market Value
Flat No. 16 ( On 4 <sup>th</sup> Floor )	570.00 Sq. Ft. i.e. 52.95 Sq. Mt.	Rs. 2850/-	Rs. 16,24,500/-
<b>Total Fair Market Value of Property Flat No. 16 As On Date</b> ( In Words : Rs. Sixteen Lacs Twenty Five Thousand Only )			<b>Rs. 16,24,500/-</b> <b>Say..Rs. 16,25,000/-</b>

Fair Market Value	Realizable Value is 90% of F.M.V.	Distress Sale Value is 80% of F.M.V.
Rs. 16,25,000/-	Rs. 14,63,000/-	Rs. 13,00,000/-
Rs. Sixteen Lacs Twenty Five Thousand Only.	Rs. Fourteen Lacs Sixty Three Thousand Only.	Rs. Thirteen Lacs Only.

**Guideline / Govt. Value : Govt. B/up Rate : Rs. 28,200/- Per Sq. Mt. = Rs. 14,93,500/-**

1.	Nearest Railway Station	Nashik Road Railway Station, Distance from Property : 07 Km.
	Nearest Bus Stop	Khode Nagar (Wadala Shiwar), On Walking Distance.

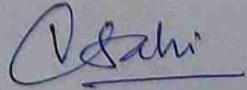
2.	Assumptions / Remarks:- <ul style="list-style-type: none"> <li>* "Jashn Apartment", is 9.00 Mtr. Mtr. Colony Road Front Residential Building.</li> <li>* Wadala Road, Distance from Building Only : 200 Mtr.</li> <li>* All Civic Amenities are available Nearby from Property.</li> <li>* Market Value of the Property in this area more than Govt. Value.</li> </ul>
----	---

3.	Declaration :- <ul style="list-style-type: none"> <li>* The Valuation is Made for Present Market Value of Property. <b>Rs. 16,25,000/-</b> <b>( Rs. Sixteen Lacs Twenty Five Thousand Only )</b></li> <li>* The information furnished is true and correct to the best of my knowledge and belief.</li> <li>* I have no direct or indirect interest in the property valued.</li> </ul>
----	--

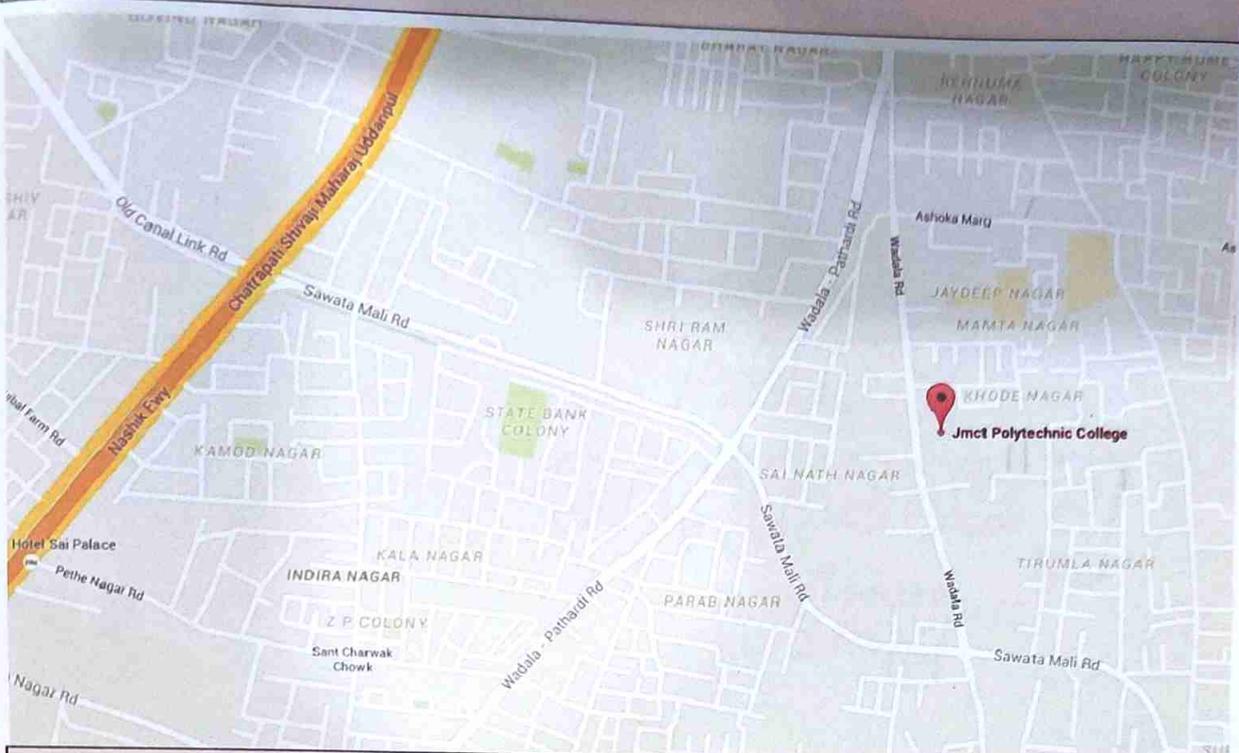
The Undersigned has Inspected the Property Detailed in the Valuation Report Dated On. We are satisfied that the fair and Reasonable Value of Property is Rs. 16 25 000/-

Date :- 02-07-2016

*Jashn Khan*  
Branch Manager / Inspecting Officer.

4.	Date : 02/07/2016 Place : Nashik.		 <b>Salvi &amp; Associates ( Mr. C. V. Salvi )</b> Govt. Regd. No. CAT-I/414. <b>SALVI &amp; ASSOCIATES</b> ARCHITECT & GOVT. APPROVED VALUERS
----	--------------------------------------	---	---

**Google Map Location :**



**Property Photographs :**

