

Field Visit Form

Case No.

Visit By - Dhruv Kamade

Visit Date - 10/9/2024

Given By - Aksh Sir

1.	Bank Name & Branch	SBI Mumbai	
2.	Survey in Presence of	MS. Nasendra Tapodhan (Office Boy)	
3.	Applicant Name & Contact No.	Nimesh Prutapzei 108a	
4.	Name of the Purchaser Owner/s	Nimesh Prutapzei 108a	
5.	Applicant Address		
6.	Property Address	Flat NO. 32, Block A, Thakor bang Annexe, Bls. Induben Khakhavada, Girish Coldrink Crossing, CG Road, ABD-38009	
7.	Name of the Society	Thakor bang Annexe	
8.	Society Regn. No.		
9.	Nearest Station & Distance/Proximity	Navsangpur Police Station	
10.	Presently Occupied	Owner / Seller / Builder / Tenanted to a third party	Tenant Name Monthly Rent
11.	Landmark	Girish Coldrinks	Municipal Ward: AMC
12.	S. No. / Plot No. / CTS No.	TPS NO. 3, FP NO. 348/A/B	
13.	Area of Plot	120.39 Sq. mt.	Village Name: Changis pur
14.	Bounded by (For Flat)	East - Flat NO. 32 / A West - FP NO. 349	North - FP NO. 349 South - Building of Thakor bang
	Bounded by (For building)	East - Flat NO. 31 / A West - other property	North - other property South - Block B
15.	Type of Land	N.A. / Agri. / Gaothan / Ind N.A. (Solid / Rocky / Marsh / Reclaimed / Water-Logged)	
16.	Tenure	Freehold	
17.	Type locality/Classification	Residential / Resi. Cum Comm. / Comm. / Indus. / Agri.	Urban / Semi Urban / Rural
18.	Type of Property	Flat / Shop / Gala / Office / Land / Bldg. / House / Bungalow / P & M	
19.	Flat Details	Hall - ✓ Kitchen - ✓ Bedroom - 3 Dining - 1 Bath - 1 WC - 1 Attached WC & Bath - 2 Balcony - 1 F/B - x D/B - x Terrace - x	
20.	Interiors	Flooring: Kotah / Mosaic / Spartek / Ceramic / Vitrified / Marble / Marbonite / Italian / Cement Concrete	Kitchen: U / L-Shaped / Granite / Green Marble / White marble / Modular Kitchen
	Windows	A.S. Windows / P.C.A.S.W. / Wooden Hinged	
	Doors	Plywood / Wooden / Bakelite / Teakwood / Glass / M.S. Rolling Shutter	
	W. C.	Indian / European / Anglo Indian	
	Bath	Spartek / Vitrified / Kotah / Ceramic	
	Paint	Acrylic / Distemper / Cement / Whitewash	
	POP	Yes / No	
21.	Exterior Paint	Cement / Acrylic	Garden: Yes / No
22.	Type of Structure	RCC + Brickwall / Blockwall / Load Bearing / MS sheet / AC Sheet roofing / Mangalore Tiles	
23.	No. of Floors	Basement + G + 9 Podium + Stilt + Part Stilt + Part / Upper Floors	
24.	No. of Lift in Bldg.	1 No.	No. of flats per floor :- 2 No. of shops & flats in Bldg. :- 18 in Block
25.	Construction	Complete / Under Construction (If U/C - % completed)	
26.	Present Condition	Slab Work upto - M. Brickworks upto - Flooring / Plaster / Painting / Plumbing / Electrical works / Windows	
27.	Age of Property	Approx. 47 Years	Residual Life: Approx. Years

(As per tax bill)

Date - type of Bldg.	Individual / Complex
Paving Around Bldg.	Cement Concrete / Chequered Tiles / Paver Blocks / Tar Road
Plot	MA
Type of road available at present	Corner plot / intermittent plot / Width of road / Below 20 ft. / more than 20 ft.
Is it a land - locked land?	MA
Car Parking	Shape of land / Rectangular / Rectangular / Irregular.
Maintenance of Bldg.	Open Space / Stilt / Part Stilt / Basement / Podium / Stack
Quality of Construction	Good / Average / Poor
Class	Good / Average / Poor
Separated Compound / nature of boundary	Middle Class / Upper Middle Class / Higher Class
Water Availability	Yes / No. (Brick wall Compound / Barbwire / Stone Wall)
Agreement Details	Municipal / Bore-well / Well Water / Grampanchayat / Rain
Market Trend / Broker name & comparable	Date: Purchase Price: Rs.
Agreement Area	(Carpet / Built up / Saleable)
Measurements	Carpet - BUA - Saleable - (% Loading)
Balcony / mezzanine	
Ota / Terrace	
Valuation Method	CRM / Land & Bldg. / Market Rate / Construction Cost Only
Current Fair Market Value	Area X Rate = Total
Insurance Value	Rs. Rent Rs.
Remark	→ We do not have any documents except except sale deed & property tax bill. The said flat is in vacant condition at the time of our visit.

Physical Measurements: Area in SFT (sq.ft.)

Type	L	B	Total	Type	L	B	Total	L	B	Total
DR	25.01	10.24	252.1	BR-3	15	10.03				
Dinning	7.58	15.33		Att. flat	6	5.19				
Balcon	2.0	18.52		Total Carpet Area is = 1110.27 SFT						
Kit & Wash	12.14	13.74		i.e. 10318 SMT						
Passage	3.665	3.16		(Carpet Area is approx 15% less than the area mentioned in sale deed. Hence sale deed area is construed as Built-up Area).						
BR-1	14.74	10.23								
BR-2	15.27	10.10								
Att. flat	8.80	3.8								
Grand Total										

Layout:

Note: We have not received Approved plan, BU Permission and Construction Permission (Rajachitti) Hence, Valuer must ask for the same before releasing the report.

→ Super Built-up Area Rate of 3BHK Rate is Approx. 4,000 to 5,000 per SFT depending on the location. & 6000 to 6500 per SFT for Built-up Area.