

No : 9/570

VALUATION REPORT

PURPOSE : For Loan from Bank Of Baroda, Nashik

PROPERTY : Flat No. 4 D, 4th Floor, Shriji Palace Apt.
Chetana Nagar, Near Rane Nagar,
Nashik- 422002.

OWNER : Mrs. Sonni Priya Yogesh &
Mr. Sonni Yogesh Ramesh
(PROPOSED OWNERS)

9168997700

ARCHITECTS` CORNER



342, RAVIWAR PETH, HIRALAL LANE, NASHIK - 422 001.

Name of Registered Valuer
Jayendra V. Pabari

PABARI ASSOCIATES
2, Bldg. No. 2 Stadium Complex,
M. G. Road, Nashik-422 001

B.ARCH.(HONS.)F.I.I.A.,A.M.T.P.I.,(ENGLAND) F.I.V.,
ARCHITECT, TOWN PLANNER & APPROVED GOVT.
VALUER. REGD.No:CAT.1/109-1988.,COA/75/1169

PHONE : 0253 (O) 2581080, 2578046
(R) 2571484.

E-mail:pabarijv@rediffmail.com



DATE :

REF No:

57/2021

26th June 2021

Form 0-1
(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY

To,
The Manager (Credit)
Bank of Baroda,
SMS (RLF) Branch
Nashik

Part 1:- Questionnaire

GENERAL

- | | |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Purpose for which Valuation is made | For loan from Bank of Baroda,Nashik |
| 2 Date as on which Valuation is made | 26th June 2021 |
| 3 Name of the owner of property:- | Mrs. Sonni Priya Yogesh
Mr. Sonni Yogesh Ramesh
<u>entered in to agreement with</u>
Mr. Phadke Nitin Narhari
Mrs. Phadke Nitika Nitin
<u>to purchase the following property</u> |
| Property address:- | Flat No. 4 D, 4th Floor
Shriji Palace Apt.
Chetana Nagar,
Near Rane Nagar
Nashik - 422002 |
| 4 If the property is under joint ownership/
Co-ownership,share of each such owner.
Are the shares undivided? | The property is proposed to be under
joint ownership. The share of both owners will
be equal. |
| 5 Brief description of the property | The property consists of residential 1 BHK &
terrace flat on 4th floor of an Apartment building
constructed in RCC frame work. All external
walls are 0.15 mt.thk brick & internal walls are
0.12mt.thk brick in cement mortar.The walls are
sand face plastered from outside & neeru
finished from inside. The flooring is in vitrified
tiles. The kitchen platform is in granite. The
doors are flush type and windows are aluminum
sliding glazed. The bath W.C are finished in
ceramic tiles. The building is structurally sound. |



JAYENDRA V. PABARI
KETAN J. PABARI
INTERIOR DESIGNER

B. ARCH. (HONS) F.I.I.A., A.M.T.P.I., (ENGLAND) ET.V.
FICA. ARBITRATOR, ARCHITECT, TOWN PLANNER, &
APPROVED GOVT. VALUER
REGD.No:CAT.1/109-1988.,COA/75/1169

- 6 Location, Street & Ward No. Landmark:- Chetana Nagar, Nashik
Approx. 200 mt. from Samrat sweet, Near Rane Nagar
- 7 Survey/Plot No. of land Plot No. 2B, S.No. 890/1A/2/2, Nashik
- 8 Is the property situated in Residential/
Commercial/Mixed area/Industrial area. The property is situated in residential area.
- 9 Classification of locality: High class/
Middle class/poor class The locality is classified as Middle Class.
- 10 Proximity to civic amenities like schools/
Hospitals, offices, market, cinems, etc. All civic amenities like school, hospital,
market, etc. are nearby 1 km distance
- 11 Means and proximity to surface communi-
cation by which the locality is served. The locality is served by all types of vehicular
traffic.
- LAND:**
- 12 Area of land supported by documentary
proof. shape, dimensions and physical
features. The area of plot is 664.95 sq. mts. It is
rectangular in shape. The dimensioned site
plan copy is shown in the approved building
plan. Copy verified
- 13 Roads, streets, or lanes, on which the land ?
The plot is abutting to 60 ft. wide road on
West side.
The plot is surrounded as under.
East :- Plot No. 2A
West :- 60 ft. wide DP Road
South:- 9 mt. Colony Road
North:- Plot No. 1
- The flat no.4 D is surrounded as under.
East :- Marginal space
West :- Flat No. 4A
South:- Marginal Space & Road
North:- Flat No. 4C
- 14 Is it freehold or leasehold land? Freehold land
- 15 If leasehold land, the name of lessor/ lesee,
nature of lease, date of commencement and
termination of lease and terms of renewal
of lease. Not applicable
- {i} Initial premium Nil
- {ii} Ground rent payable per annum Nil
- {iii} Unearned increase payable to the
lessor in the event of sale or transfer Nil



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Architect and Approved Govt. Valuer
Cat A 109 of 1988

- 28 Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes etc. or for service charges? If so give details
- 29 Give details of water and electricity charges if any to be borne by the owner.
- 30 Has the tenant to bear whole or part of the cost of repairs and maintenance? Give particulars.
- 31 If a lift is installed, who is to bear the cost of maintenance and operation, owner or tenant?
- 32 If a pump is installed, who has to bear the cost of maintenance and operation, owner or tenant?
- 33 Who has to bear the cost of electricity charges for lighting of common spaces like entrance hall, stairs, passages, compound etc. owner or tenant?
- 34 What is the amount of property tax? Who is to bear it? Give details with documentary proof.
- 35 Is the building insured? If so give the policy No. amount for which it is insured and the annual premium.
- 36 Is any dispute between landlord and tenant regarding a rent pending in a court of law?
- 37 Has any standard rent been fixed for the premises under any law relating to the control of rent?
- SALES:**
- 38 Give instances of sale of immovable property in the locality on a separate sheet, indicating the name and address of the property registration no. sale price and area of land sold.
- 39 Land rate adopted in this valuation

No

The water bill details are not available. The electric bill copy is attached. It is Rs.2620/- per month. Borne by the owner.

No Tenant

Yes, The lift is installed & maintained & operated by the co-owners of the building.

Yes, The pump is installed and maintained and operated by the co-owners of the building.

No details available

The property tax is Rs.2131/- per annum. Copy of tax bill is attached.

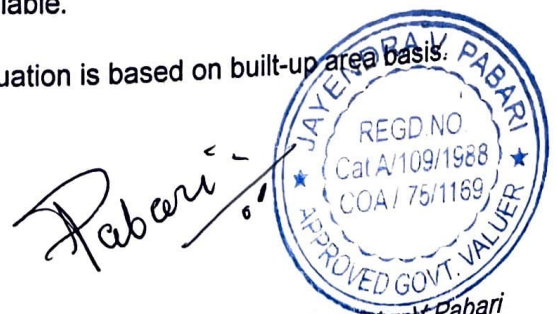
No details available.

No Tenant

No any standard rent

The sale instances of immovable properties for residential properties in the surrounding area varies from Rs.3000/- to Rs.3200/- per sq.ft. The details of sale instances are not available.

The valuation is based on built-up area basis.



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40 If sale instances are not available or not relied upon, the basis of arriving at the land rate.

From local survey and enquiry.

COST OF CONSTRUCTION:

41 Year of commencement of construction and year of completion.

Year of commencement = 2009
Year of completion = 2011
(The copy of Building completion certificate of NMC vide.No.CIDCO/7719/5441, Dt.28/2/2011 is verified)

42 What was the method of construction, by contract/by employing labour directly/both?

Shree Construction
Partner Shri. Anjan Bhalodiya & Shri.Atulkumar Bhalodiya constructed the building.

43 For items of work on contract produce copies of agreement.

No details available

44 For items of work done on contract labour directly, give basic rates of materials and labour supported by documentary proof.

No details available

Part:II Declaration

I hereby declare that

- 1] I have personally inspected the property on 26th June 2021
- 2] I have no direct or indirect interest in the property
- 3] I have not been convicted of any offence and sentenced to a term of imprisonment
- 4] The information furnished in part-I is true and correct to the best of my knowledge and belief.

Part III Valuation Technique:

The Valuation is based on Built-up area basis. The prevailing saleable market rate of residential flats in the surrounding area is enquired and surveyed. The building is approx 10 years old. Therefore appropriate depreciation is written off. The valuation is worked out as under.

Part IV Valuation

Market Value

	Built-up area (as per agreement)	Unit Market rate in Rs./sq.ft.	Market Value
Flat No. 4 D Shriji Palace Apt. Chetana Nagar	79.88 m2 i.e. 860 ft2	₹ 3,000.00	₹ 25,79,485

Present Market Value

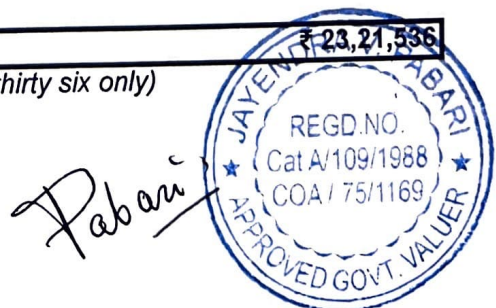
₹25,79,485

(Rupees twenty five lakhs seventy nine thousand four hundred eighty five only)

Present Realisable Value

₹ 23,21,336

(Rupees twenty three lakhs twenty one thousand five hundred thirty six only)



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Present Distress Value

(Rupees twenty one lakhs ninety two thousand five hundred and sixty two only)

₹ 21,92,562

Govt. Stamp Duty Value

(Rupees Seventeen lakhs fifty four thousand only)

₹ 17,54,000

Notes:-

- 1 The legal title of the property shall be verified. This valuation covers only technical aspects.
- 2 The built-up area of flat no. 4 D as per Registered Agreement to Sale (Sathekhat)
- 3 This "Valuation Report" shall be used only for the purpose for which it is made.
- 4 The Building is constructed as per approved building plan by Nashik Municipal Corporation.

Papers verified:-

- 1 Approved Building plan by Nashik Municipal Corporation vide no.CD/110 dated 9/6/2009
- 2 Copy of Building Completion Certificate by NMC vide no.7713 dated 28/2/2011
- 2 The registered agreement of sale vide no.4574/2021 dated 16/6/2021
- 3 Electric bill copy
- 4 House tax bill copy

Part V Certificate

This is to certify that the fair value of the above mentioned property is appropriate as on today. It is based on the information given to me by the owner and from local survey and enquiry. In my opinion it is fair & reasonable. This certificate is issued without any prejudice.

Date : 26/6/2021

Place:- Nashik



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Architect and Approved Govt. Valuer
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ANNEXURE TO FORM 0-1.

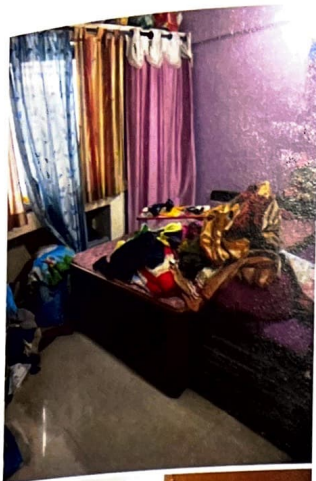
TECHNICAL DETAILS OF:	Flat No. 4 D, 4th Floor Shriji Palace Apt. Chetana Nagar, Near Rane Nagar Nashik - 422002
1 No. of floor and height of each floor	Ground & four upper floor = 3.0 mts each
2 Plinth area flowise(As per IS: 3861-1966)	Built Up area of Flat No. 4D = 79.88 sq.mts. & Carpet area = 63.91 sq.mts.
3 Year of construction	Year 2009 -11
4 Estimated future life	Residual future life 50 years Present age of the property 10 years
5 Type of construction, load bearing walls/ R.C.C.frame/steel frame.	RCC frame work
6 Type of foundations	RCC column footings
7 Walls A)Basement and plinth B)Ground floor C)Superstructure above ground floor	23cms thk. Brick walls in cement mortar. 15cms thk. Brick walls in cement mortar 15cms thk. Brick walls in cement mortar
8 Partition	11.5cms thk. brick walls in cement mortar
9 Doors and Windows(floorwise) A) Ground to 3rd Floors B) 4th Floor	Not applicable Flush door and Aluminum sliding windows
10 Flooring(floorwise) A) Ground to 3rd Floors B) 4th Floor	Not applicable Vitrified tiles
11 Finishing (All floors)	Externally sand faced plastered and internally neeru finished plaster
12 Roofing and terracing	RCC slab
13 Special Architectural or decorative	Nil
14 (i) Internal wiring- surface or conduit (ii) Class of fittings. Superior/ordinary/poor.	Concealed wiring Superior
15 Sanitary installations:	



a) (i) No. of water closets	Two
(ii) No. of lavatory basins	Two
(iii) No. of urinals	Nil
(iv) No. of sinks	One
(v) No. of bath tubs	Nil
(vi) No. of bidets	Nil
(vii) No. of geysers	Nil
b) Class of fittings, superior coloured/ superior white/ordinary.	Superior
16 Compound wall	1.5 mts height on four side boundaries of plot
i) Height and length	Brick wall with plaster, M.S.gate
ii) Type of construction	
17 No. of lifts and capacity	1 No.lift for three person capacity
18 Underground sump capacity and type of construction	Approx. 15000 liter water tank in brick work
19 Overhead tank	
1) Capacity	15000 liters approx
2) Type	RCC
3) Location	Above terrace
20 Pumps- No. and their horse power	1no of adequate capacity
21 Roads and paving within the compound	Concrete blocks paving in parking & margin.
22 Sewage disposal-whether connected or public sewers, If septic tank provided No and capacity.	The septic tank is provided.

Pabari 10/06





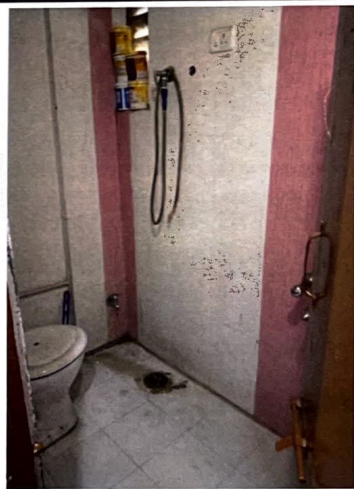
Owner :- Mrs. Sonni Priya
Yogesh & One



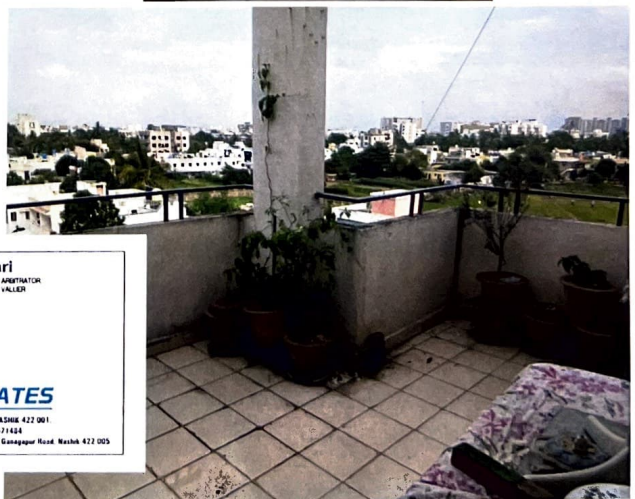
Property Address:-
Flat No. 4 D, Shriji Apt.
Chetana Nagar, Near
Rane Nagar, Nashik.



Purpose:- For Loan
From Bank Of Baroda
Nashik



Pabari

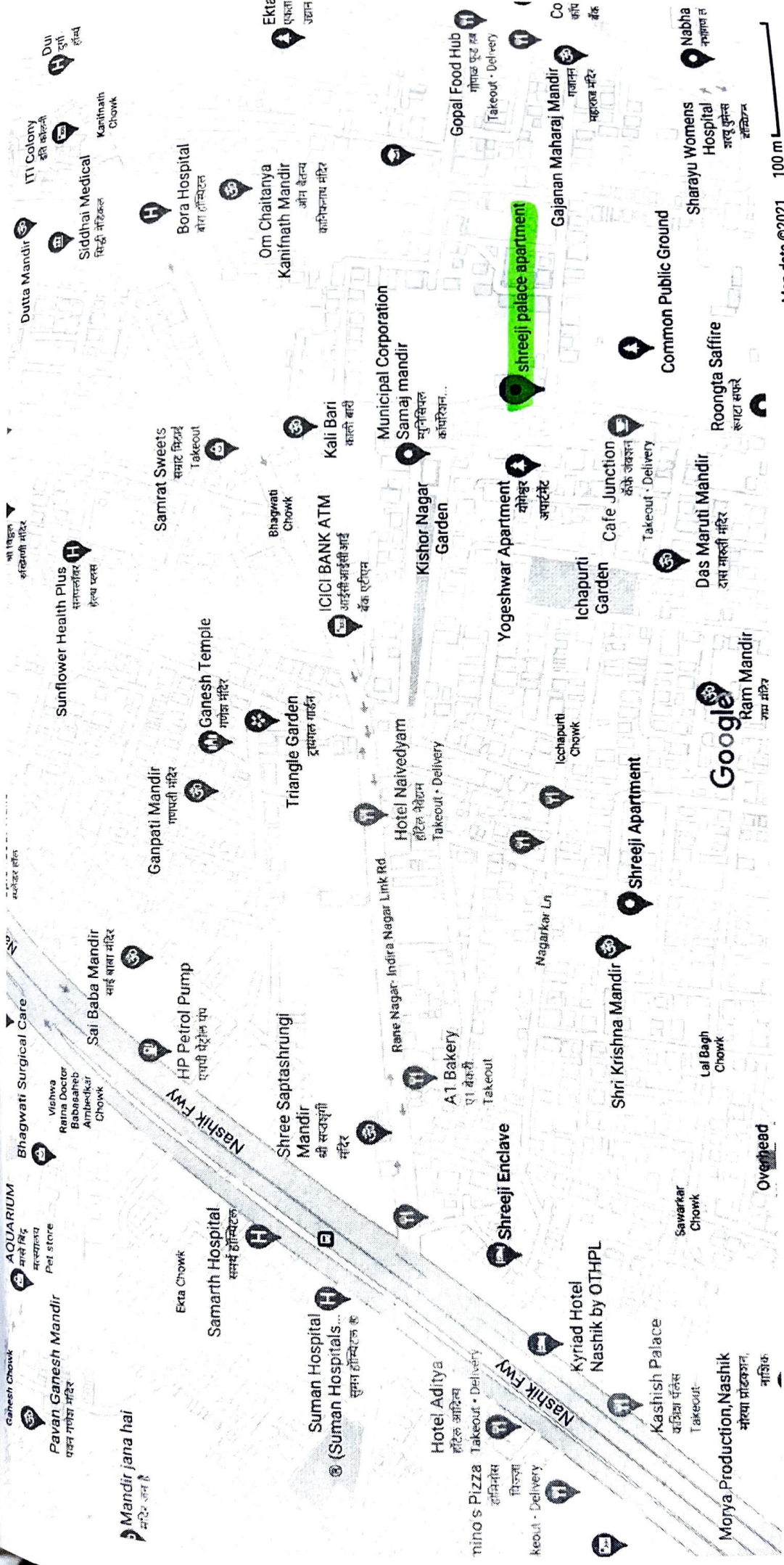


Jayendra V. Pabari
B ARCH (HONG KONG) A.M.T.P. (ENGLAND) F.I.V. F.C.A. ARCHITECT
ARCHITECT TOWN PLANNER & APPROVED GOVT. VALUER
M.O. 9823018528



PABARI ASSOCIATES

DIR. BLDG NO 2 STADIUM COMPLEX M G ROAD, NASHIK-422 001
PHONE: 0253 20 7581080 / 2530048 / 2531424
Rm. 29 Malda, Yashwantrao Chavan Marg, Old Ganapuri Naka, Ganapuri Road, Nashik-422 005



Map data ©2021 100 m

Handwritten signature or initials.

भाग क्र 431-A

नाशिक महानगर पालिका

मालमत्ता कर, देयक

साल: २०२०-२०२१

(महाराष्ट्र महानगरपालिका अधिनियम, कलम १२८ व अनुच्छेद 'ड' प्रकरण ८ (कराधान नियम) नियम ३२, ३०)

इसका क्रमांक -43105041

देयक दिनांक 01/06/2020

देयक क्रमांक :0083902

पत्र क्र. 4/0890/02B/SPF/4D/ P



नाशिक नगर न्याय PHADKE NITIN N.

28/0-14/2, 2 B, SHREEJI PALACE CHETANA NAGAR BEHIND RANE NAGAR NASIK

फोन: 9850688239

विभाग	विभाग क्रमांक	एकूण	विकसकीत व्यक्त	कर लागू दिनांक
3229		3229	Res	04/02/2011

आवक्यात वेगळी मर्यादा व
income tax in a same gov.in
असे करदातावर उपलब्ध आहे

निवृत्तीनंतर एकदा कर
आवक्यात वेगळी मर्यादा व
असे करदातावर उपलब्ध आहे

करदाता असे करदाताचे उ
असे करदाताचे उ
असे करदाताचे उ

क्र	कराची नोंद	दरकत %	पहिली सहामास	दुसरी सहामास	एकूण रक्कम
अ	सर्व सामान्य कर (General Tax)	A	485	484	969
	अर्थ निवाराण कर (Wealth Tax)	2	33	32	65
ब	पुस्तक स्वतंत्र कर (Book Tax)	1	16	16	32
	जल लाभ कर (Water Burrest Tax)	4	65	64	129
घ	स. स्वयंसेवा कर (Gen Contorvancy Tax)	6	97	97	194
	सवलसः रवा लाभ कर (Sovereign Burrest Tax)	10	162	161	323
क	पेढ कर (Sugest Tax)	5	81	80	161
	संस्था शिक्षण कर (Sch. Certification Tax)	3	49	48	97
ग	सर्विसेस चार्ज (Service Charge)	0	0	0	0
ड	नारसारी शिक्षण कर (Govt. Education)	C	81	80	161
च	रोजगार ठसे कर (Employer's G. Tax)	D	0	0	0
झ	निवृत्ती कर (Tax On Large's Pensions)	10	0	0	0
	निवृत्ती भागणी रक्कम		1069	1062	2131

देयक (वित्त) विभागाच्या अंदाजात किती कराचा एकलकमी भरणा केलास पसपा करावर खालीलप्रमाणे सवलत लागू आहे	वित्तवसुली	रक्कम
पार पाडणे ३ मे - ३ % सवलतीची रक्कम	भागीदार	0
पार पाडणे ३ मे - ३ % सवलतीची रक्कम	भालू भागणी	2131
पार पाडणे ३ मे - ३ % सवलतीची रक्कम	एकूण भागणी	2131
पार पाडणे ३ मे - ३ % सवलतीची रक्कम	समाधान रक्कम	0
पार पाडणे ३ मे - ३ % सवलतीची रक्कम	मुदत भागणीची रक्कम	2131

अपेक्षा आहे व भविष्यत महाराष्ट्र महानगरपालिका अधिनियम अनुच्छेद 'ड' प्रकरण ८ (कराधान नियम) नियम ३१ (१) अन्वये प्रतिमासिक २% शासकीय भाववाढीस रकमेचा नगरीय सुलभीकर

एप्रिल	मे	जून	जुलै	ऑगस्ट	सप्टेंबर	ऑक्टोबर	नोव्हेंबर	डिसेंबर	जानवारी	फेब्रुवारी	मार्च
0	0	0	0	0	0	0	0	0	0	0	0
1069	1069	1069	1069	1069	1069	1069	1069	1089	1108	1129	1150
1062	1062	1062	1062	1062	1062	1062	1062	1062	1082	1101	1121
2131	2131	2131	2131	2131	2131	2131	2131	2151	2190	2230	2271

२०२०-२१ चा आर्थिक वर्षात कोविड -१९ च्या प्रादुर्भावामुळे मानवतेच्या दृष्टिकोनातून शक्यतो जास्त करदाते याची मागे मार्च, एप्रिल, मे २०२० पर्यंतची भागीदार रकमेची व
२०२०-२१ चा आर्थिक वर्षात कोविड -१९ च्या प्रादुर्भावामुळे मानवतेच्या दृष्टिकोनातून शक्यतो जास्त करदाते याची मागे मार्च, एप्रिल, मे २०२० पर्यंतची भागीदार रकमेची व

J. J. J.



BILL OF SUPPLY FOR THE MONTH OF - 05-2021

025540-0
08 904

BILL NO (GGN) 000001198257331

049080059095 08XXXXX39

NITIN NARHARI PHADKE

PN 40, SHRJI PALACE, PN 2/B, SN 870/1A/2/2 CHETANA NGR, RANE NGR, NASHIK

GSTIN: 27AAECM2933K1ZB

बिल दिनांक: 25-05-2021
बिल रकम: ₹ 2630.00

देय दिनांक: 14-06-2021
यदि तारखे नंतर: 2640.00

Scan this QR Code with BHIM App for UPI Payment



03-01-2011
2.00 KW
1000.00
20-05-2021
20-04-2021

प्रास्ताविक दिनांक: 03-01-2011
मूल्य भार: 2.00 KW
सुरक्षा देय रक्कम (य): 1000.00
पारित दिनांक: 20-05-2021
समाप्त दिनांक: 20-04-2021

कमील	मागील	गुणक	दुमिटर	रक्कम	एकूण
17986	12546	1.00	120	0	120

व्यवस्था Normal

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बिल दिनांक	14-06-2021
रकम	₹ 2630.00

प्रास्ताविक दिनांक	03-08-2021	₹ 2620.00
देय दिनांक	14-06-2021	₹ 2640.00

बिल नंबर	4670
बिल दिनांक	14-06-2021
रकम	₹ 2630.00

प्रास्ताविक दिनांक	03-08-2021	₹ 2620.00
देय दिनांक	14-06-2021	₹ 2640.00



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