

Field Visit Form Vastukala

Case No.

Visit By - Dhruv Kamada

Visit Date - 10/9/2024

Given By - ~~Dhr~~ Alok Sil.

1.	Bank Name & Branch	SBI, Mumbai.		
2.	Survey in Presence of	Mr. Jubin Barot - M. 8866 123771.		
3.	Applicant Name & Contact No.	M/s. Szimivas Papers Private Limited.		
4.	Name of the Purchaser Owner/s	M/s. Szimivas Papers Private Limited.		
5.	Applicant Address	-		
6.	Property Address	Office No. 307, 3 rd Floor, Hi-Scam House, Nr. Mithakhali Underbridge, Navrangpura, Ahmedabad - 380009.		
7.	Name of the Society	Apurv Co. Op. Hou. Soc. Ltd.		
8.	Society Regn. No.	AH-5331 (in YOF: 1973)		
9.	Nearest Station & Distance/Proximity	Mithakhali Circle (< 500 mt.),		
10.	Presently Occupied	Owner / Seller / Builder / Tenanted to a third party	Tenant Name	- -
			Monthly Rent	- -
11.	Landmark	Mithakhali Circle	Municipal Ward:	AMC.
12.	S. No. / Plot No. / CTS No.	TPS NO. 3, FP NO. 306 + 307 + 308		
13.	Area of Plot Office	56.41 Sq. mt. (607 SFT)	Village Name	Changispara / Mithakhali
14.	Bounded by (For Flat)	East - office No. 305	North -	office No. 309
	as per Doc	West - Sudarshan Complex	South -	Under pass Road
	Bounded by (For building)	East - office No. 306 & 305	North -	office No. 309
		West - Sudarshan Complex	South -	Under pass Road
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 -
		Attached WC & Bath -	Balcony -	Dinning -
				Bath -
				WC -
				Terrace -
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 + 5 Podium + Stilt + Part Stilt + Part / Upper Floors		
24.	No. of Lift in Bldg.	1 No.	No. of flats per floor :-	No. of shops & flats in Bldg. :-
25.	Construction	Complete / Under Construction (if U/C - % completed)		
26.	Present Condition	Slab Work upto - Brickworks upto - Flooring / Plaster / Painting / Plumbing / Electrical works / Windows		
27.	Age of Property	Approx. 25 Years	Residual Life	Approx. Years

(As per tax bill)

Type of Bldg.	Individual / <u>Complex</u>		
Paving Around Bldg.	Cement Concrete / Chequered Tiles / <u>Paver Blocks</u> / Tar Road		
Plot	<u>Complex</u> / <u>Corner plot</u> / intermittent plot	Width of road	below 20 ft. / more than 20 ft.
Type of road available at present	NA. (TAR Road for Complex) NA.		
Is it a land - locked land?	NA.	Shape of land	Rectangular / Rectangular / Irregular.
Car Parking	<u>Open Space</u> / Stilt / Part Stilt / Basement / Podium / Stack		
Maintenance of Bldg.	<u>Good</u> / Average / Poor		
Quality of Construction	<u>Good</u> / Average / Poor		
Class	Middle Class / <u>Upper Middle Class</u> / Higher Class		
Separated Compound / nature of boundary	<u>Yes</u> / No. (Brick wall Compound / Barbwire / Stone Wall)		
Water Availability	<u>Municipal</u> / Bore-well / Well Water / Grampanchayat / Rain		
Agreement Details	Date:	Purchase Price: Rs.	
Market Trend / Broker name & comparable			
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	The said property is occupied by owner.		

Physical Measurements: in Ft. (S&H.S.).

Type	L	B	Total	Type	L	B	Total	L	B	Total
Entry Passage	3.35	9.365	= 31.37	Total carpet AREA } 384.89 SFT						
Reception	7.810	4.690	= 36.63							
Office Staff sitting cabin & WC	22.340	14.185	= 316.89							
Grand Total										

(Carpet Area is approx. 37% less than Saleable Area). Hence the mentioned area i.e. 607 SFT is constructed as Super Built-up Area.

⇒ Rate of SBA of similar types of office is in Range of 7,500 to 8,000 per SFT. at Mithakhali Area.

⇒ Society Manager - PM Thakkar (Advocate) - Society maintenance is approx. 1200 per
 ⇒ If rented the monthly rent will be 25k-30k per month.