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## **DHANANJAY DATAR AND ASSOCIATES**

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## **TECHNICAL SCRUTINY REPORT FOR KOTAK BANK, NASHIK BRANCH**

### **1. GENERAL**

**Date: 08-07-2021**

Purpose of Loan	Wc Fresh
Name of the Customer	<b>M/S. Carmall Exchange Pvt Ltd</b>
Name of Document holder as per legal docs	<b>Mr. Kapil Ashok Narang</b>
Date of Technical Visit	07-07-2021
Name of The Building/Society	<b>Ekta Green Villa - Wing - F</b>
Name of the Builder/Seller	<b>NA</b>
Person(s) Met [Name & Designation]	Mr. Yogesh - 9881650500

### **2. DETAILS OF THE PROPERTY**

Flat/House/Plot No.	<b>Flat No 603</b>
Type of Property	<b>Residential Unit</b>
No. of Stories	Ground/parking + 8 floors

#### **For Multi storey building:**

Total no of units	04 Flats on Each Floor
No of Units on each floor	
Age of The property	04 years old
Residual age of the Property	56 years
Occupancy details	Vacant
Name of occupant	Vacant
IF Vacant then from how long/ If tenanted then Name/List of Tenants	NA
Technical Address of property (Survey No./Plot no/House no/Flat No.) Location/District/State Physical address	<b>Flat No 603, Sixth Floor, Ekta Green Villa - Wing - F , S. No. 231, Next To Rasrang Sweets, Next To Rasrang Sweets, Behind Express Inn Hotel, Mumbai Agra Highway, Pathardi Shiwar, Nashik, 422010</b>
Legal Address of property (Survey No./Plot no/House no/Flat No.)Location/District/State	<b>Flat No 603, Sixth Floor, Ekta Green Villa - Wing - F , S. No. 231, Next To Rasrang Sweets, Next To Rasrang Sweets, Behind Express Inn Hotel, Mumbai Agra Highway, Pathardi Shiwar, Nashik, 422010</b>
Pin Code	422010
Building, Whether	Residential cum commercial
Latitude & Longitude	<b>19.9437875, 73.755294</b>

### **3. SURROUNDINGS, ACCESSIBILITY & PROXIMITY TO CIVIL AMENETIES**

Nearest Railway Station	13 km From Nashik Road Station
Nearest Bus Stand	Pathardi Phata

Nearest Hospital	Saptshrungi Hospital
Conditions of Approach Road	Good , 9 mtr Wide road
Access to property	Easy
Nearby Land Mark	Next To Rasrang Sweets
Condition of The Locality	Average
Development of surrounding area	Underdevelopment
Any board of other bank or finance co. indicating mortgage found on site	Not Seen
Plot/ Property Demarcated at Site	Yes
Property Identified through	As per Name board & shown by Mr. Yogesh - 9881650500
Surroundings as per site visit	
<b>North</b>	12 mtr. road
<b>South</b>	Flat no. F-602
<b>East</b>	Flat no. E-604
<b>West</b>	Flat no. G - 604
Surroundings as per Sanctioned Plan	
<b>North</b>	12 mtr. road
<b>South</b>	Flat no. F-602
<b>East</b>	Flat no. E-604
<b>West</b>	Flat no. G - 604
Whether Boundaries matching (actual site verification with Legal docs)	<b>Yes</b>
Discrepancy found in Boundaries, If any plz specify	NA

#### 4. SURVEY OF CONSTRUCTION

Nature of Soil	Mixed
Type of Construction	RCC Frame Structure
Quality of The Construction	Good
Exteriors	Good
Interiors	Good
Type of finishing (Paint)	OBD
Type of specification used	Vitrified Flooring, Granite, Concealed Plumbing and Concealed Electrical Fittings, Wooden Door, Aluminium Sliding
Amenities provided in building/society	Food Court,Kids Play Area,Power Back Up,Temple
Construction progress up to	100%
Stage of construction in %	<b>100% Completed.</b>
The Projected Residual Life of The Structure (in Years)	56 years

#### 5. DOCUMENTSVERIFIED

<b>a)Approved plans Details:</b>	<b>Not provided</b>
<b>b) Commencement Certificate / Building Permit Details.</b>	Commencement certificate no. 43 dated - 28/04/2009
<b>c) Occupation/Completion certificate</b>	<b>Occupancy certificate no. 19461 dated - 27/07/2017</b>

<b>details.</b>	
<b>d) Ownership Documents</b>	<b>Agreement for sale no. 11997/2010 dated - 30/10/2010</b>

## 6. VALUATION REPORT

Date of Visit	07-07-2021	
Type of Locality	Middle Class	
Land Area (if applicable) (sq. yd/ sq. mt)	As per Plan	NA
	As per document	NA
Built up Area (Sq.ft.)	As per Plan	NA
	As per document	NA
	As Measured	NA
Carpet Area (sq. ft.) (For Row house/Shop /Flat /Office Carpet on each floor to be mentioned)	<b>Carpet area as Measured - 470Sq.Ft. Attached terrace area - 70Sq.Ft.  Carpet Area as per Agreement - 581Sq.Ft. B/up area = CA x 1.35 = 784Sq.Ft.</b>	
BUA (sq. ft.) Carpet Area (sq. ft.) (For Row house/Shop /Flat /Office B/up on each floor to be mentioned)	<b>Carpet area as Measured - 470Sq.Ft. Attached terrace area - 70Sq.Ft.  Carpet Area as per Agreement - 581Sq.Ft. B/up area = CA x 1.35 = 784Sq.Ft.</b>	
Super BUA (sq. ft.)	<b>Carpet area as Measured - 470Sq.Ft. Attached terrace area - 70Sq.Ft.  Carpet Area as per Agreement - 581Sq.Ft. B/up area = CA x 1.35 = 784Sq.Ft.</b>	
Encroachment on public land	No	

## 7. THE CONDITION OF STRUCTURE

Major Structural Irregularities/Cracks	Not Seen
Improvement/Interior Decoration Done	Yes
Nature of water Supply	Water supply and drainage connection to Corporation Line.
Depreciation % age	Not Applicable
Govt. Assessed Value	Rs. 30700/- sqm.
Land area considered for Valuation	NA
Current market land rate/per sq.mt/sq. ft.	NA
Land Value	NA
Construction area considered for Valuation	NA
Current Construction Market Rate/Sq Ft.	NA
Total Cost of Construction	NA
Total Fair Market Value (Land +Building) (FMV)	NA
B/up area considered for Valuation (For Flat/Office/Shop/ Individual Units)	<b>Carpet Area as per Agreement - 581Sq.Ft. B/up area = CA x 1.35 = 784Sq.Ft.</b>
Recommended /Fair Market Rate	<b>Rs. 3700/- per Sq.ft.</b>
<b>Value (B/up Area x Rate per Sq.ft.)</b>	<b>784Sq.Ft. x Rs. 3700/- per Sq.ft. = Rs. 29,00,800.00</b>
Add for Parking	Rs. 0/-

Total Fair Market Value (FMV)	<b>Rs. 29,00,800.00</b>
Overall Valuation of the Property (FMV)	<b>Rs. 29,00,800.00 (In Words- Rupees Twenty Nine Lakh Eight Hundred Only.)</b>
Pre-Covid Value	<b>Rs. 29,00,800.00 (In Words- Rupees Twenty Nine Lakh Eight Hundred Only.)</b>
Value after Covid effect if applicable	NA
Distress Value- (80%)	<b>Rs. 23,20,640.00</b>
Realizable value (90%)	<b>Rs. 26,10,720.00</b>
Replacement Value (Insurance purpose)	<b>Rs 7,84,000.00</b>

**Remark:**

- 1) Carpet area considered as per provided agreement to sale
- 2) Sanctioned plan not provided. Xerox copy completion certificate bearing completion no. 19461 dated - 27/07/2017 Scrutiny carried out as per property shown on site at the time of site visit.

**DECLARATION:**

I declare that

- (I) I / My representative Engineer **YUVRAJ SHIRSATH** has personally visited the property going to the site on **09-07-2021** and inspected all items thoroughly.
- (II) The statement of facts presented in this report is correct to the best of my knowledge.
- (III) I do not have (or if so, specified in remarks of this report) interest in the subject property.
- (IV) I have never been debarred or convicted by any court of law.
- (V) The valuation report has been prepared for mortgage purpose.
- (VI) The authenticity and validity of the documents provided by any bank/ financial institution/ Non-Banking Financial Institution/ client, is taken for granted, and the responsibility for verification of the same does not lie with Dhananjay Datar & Associates, Architects and Valuers.
- (VII) This valuation report is without prejudice, strictly confidential, and for the exclusive consumption of the recipient, and as such, cannot be produced in a court of law. In short, it does not have any legal sanctity.
- (VIII) The validity of this report commences on the full payment of our fees.
- (IX) The recipient is free to accept or reject this report. In case of objections, the same will have to be raised within a period of 15 days of the date of the report, in writing, failing which it would be assumed to have been accepted by the recipient, without objection.

**Name of the Valuer: Dhananjay D. Datar**

**Date -10-07-2021**

**Place: Nashik.**

**Regd.no. CA / 88 / 11412**

**For Dhananjay D. Datar.**

**Proprietor/ Authorized Signatory**

LOCATION MAP -



Property Photographs –



Living



Kitchen



Internal



Selfie



External



External