



Amod Consultants

Govt. Regd. Valuer

Valuation Report

For

Property

(Immovable / Movable)

• Owned By •

MR. ANIL RAMCHANDRA DUBE

• For •

State Bank of India

NASIK

• Situated At •

CHEHEDI Sy. No. 29/1, Pl. No. 4, 7 TO 12

PRESTIGE PRIDE A, ROW HOUSE No. 3

NASIK PUNE ROAD, NEAR SINNER PHATA, NASIK.

• Date of Inspection •

18 NOVEMBER 2009

• Valuer •

Mrs. Keerti Deshpande

A-8, Suyash Complex, Kalda Corner, Aurangabad.

Ph.: 2350410, Cell : 9011099778, 9822017404

email : shrilila@dataone.in

[2]

11. Means and proximity to surface Communication by which the [a] Boundaries of the Property : The locality is well connected by road nearest Railway station is Nashik Road within 3 Km.
East : Row House No. 3
West : Row House No. 2
South : Row House No. 4
North : Open space
7.5 Mt. Colony road
- Land** :
12. Area of land supported by documentary proof shape, dimensions and physical features : N. A.
13. Roads, Streets or lanes on which the land is abutting. : It is abutting **Colony Road** front Building
14. Is it freehold or leasehold land ? : Freehold
15. If lease hold the name of lesser / lessee, nature of lease, dates of commencement and terminated of lease and terms of renewal of lease. : N. A.
- [i] Initial premium : --
[ii] Ground Rent payable per annum : --
[iii] Unearned increase payable to the lesser : --
16. Is there any restrictive covenant in regard to use of land ? If so attach a copy of covenant. : N. A.
17. Are there any agreement of easements? If so attach copies. : N. A.
18. Does the land fall in area in any Town Planning plan of Government or any Statutory body, If so give particulars. : **Completion Certificate no.** Javak no. Nagarrachana /Nasik Road/ 004259 Date 11/1/2005
19. Has any contribution been made towards development or is any demand for such contribution still outstanding. : N. A.
20. Has the whole or part of the land been notified for acquisition by Government or any Statutory body ? Give date of the notification. : N. A.





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REF. NO. SBI/NASHIK/1/2009

[1]

Date : 18.11.2009

VALUATION REPORT

ANNEXURE – I

REF. : This Valuation is done on request of **MR. ANIL RAMCHANDRA DUBE**
dated 18.11.2009.

1. Purpose for which Valuation is made : For assessment of present market rental value of the Property for Loan purpose of **STATE BANK OF INDIA, [Nashik Branch]**
2. Date as on which valuation is made : 18.11.2009
3. Name of the owner / owners : **MR. ANIL RAMCHANDRA DUBE**
4. If the property is under joint ownership/
Ownership share of each such owner
are the shares undivided ? : Sole ownership
5. Brief description of the property : The said property is **PRESTIGE PRIDE 'A'
ROW HOUSE No. 3, CHEHEDI,
NASIK PUNE ROAD, NEAR SINNER PHATA,
NASIK.**
6. Location street, ward no. : Chehedi
7. Survey / Plot no. of land : Survey no. 29/1 Chehedi shivar,
Plot no.4,7 to 12
8. Is the property situated in residential /
Commercial / industrial / mixed area. : **Residential**
9. Classification of locality – high class /
Middle class / poor class. : Middle class
10. Proximity to civic amenities like schools : Within 3 Km away form the property

THE MARKET VALUE : **Rs. 8,70,900.00**
(In words, Rs. Eight Lakhs Seventy Thousand Nine Hundred only)

The **Realizable Value** of the property is : Rs. 7,83,800.00

The **Distress Value** of the property is : Rs.6,27,050.00



[2]

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[3]

Improvements :

21. Attach a dimensional site plan : Owner may attach on demand, if required
22. Attach plans and elevations of all structures standing on the land and a Layout plan. : Owner may attach on demand, if required
23. Furnish technical details of all the Building on a separate annexure. : As per annexure enclosed
24. [i] Is the building owner occupied / Tenant both ? : Owner occupied
- [ii] If partly owner occupied. Specify Portion and extend of are under Owner occupation. : Full occupied by owner
25. What is the floor space index permissible: and percentage actually utilized. : As permissible according to N. M. C. Nashik
26. [i] Names of tenants / lessees / Licensees etc. : N. A.
- [ii] Portions of their occupation :
[iii] Monthly or annual / rent / Compensation / license fee, etc. paid by each. :
[iv] Gross amount received for the Whole property. :
27. Are any of the occupants related to or Close business associates of the owner. : N. A.
28. Is separate amount being received 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 for water and electricity Charges. If any to be borne by owner. : N. A.
30. Has the tenant to bear whole or part of the cost of repairs and maintenance ? : N. A.
31. If a lift is installed who is to bear the Cost of maintenance and operations Owner or tenant. : N. A.
32. If a pump is installed who has to bear the cost of Maintenance and operations Owner or tenant ? : --



[4]

33. Who has to bear the cost of electricity : --
charges for lighting of common space like
entrance hall stairs passages, compounds
etc. owner or tenant ?
34. What is the amount of property tax ? :
Who is to bear it ? Give details of
documentary proof.
35. Is the building insured ? If so give the : Could not be ascertained during inspection
Policy no. amount for which its is insured
and annul premium.
36. Is any dispute between landlord and : N. A.
Tenant regarding rent pending in a
Court of Law ?
37. Has any standard rent been fixed for : N. A.
the premises under any relating to the
Controlled of rent.

Sales :

38. Give instances of sales of immovable : On oral inquiry and survey done, the present
Property in the locality on a separate market rates are found to be varying anything
Sheet, indicating the name and address around Rs. 1200/- to 1400/- per Sq. Ft. for
If the property registration no. Sale price Row House and around the locality for similar
type of and area of land sold. Residential
premises mainly due to the Proximity to civic
amenities.
39. Land rate adopted in this Valuation : Land rate not considered
40. If sale instances are not available or not : By local survey & inquiry
related upon the basis of arriving at the
Land rate.
41. Year of commencement of construction : 2005
and year of completion.
42. What was the method of construction : N. A.
By contract / by employing labour
Directly / both.
43. For items of work done contract produce: N. A.
copies of agreements. For items of small
work done by engaging labour directly
Give basic of materials and labour
supported by documentary proof.

J. J. J.



[5]

PART II – VALUATION

In our opinion, after having considered all the aforesaid factors, real estate market conditions, commercial utility, good locality, proximity to civic amenities, colony road front building, year of construction 2005, physical condition / life of Building finishing & amenities provided at Ground floor, built up area of technical details of the building as well as the Row House and various other information gathered in this regard, we as certain the present market rate of the aforesaid premises is as **ANNEXURE - I**

THE MARKET VALUE : **Rs. 8,70,900.00**
(In words, Rs. Eight Lakhs Seventy Thousand Nine Hundred only)

The **Realizable Value** of the property is : Rs. 7,83,800.00

The **Distress Value** of the property is : Rs. 6,27,050.00

As on date : 18.11.2009

Documents Verified :
[a] Registered Sale deed.

PART III – DECLARATION

I hereby declare that,

- [a] The information furnished in the enclosed paper is true and correct to the best of my Knowledge and belief.
- [b] I have no direct or indirect interest in the property valued.
- [c] I have not been convicted of any offence & sentenced to a term of imprisonment.
- [d] This report is prepared for specific purpose & specific intended user.
- [e] The property was inspected on 18.11.2009 presence of **MR. Anil Ramchandra Dube**.

Place : Nasik.
Date : 18.11.2009



SIGNATURE OF VALUER
[PANEL VALUER STATE BANK OF INDIA]

[6]

ANNEXURE – II

Technical details :

1. No. of floors and height of each floor: The building is Row House and G + 1st floor and has 10 Ft. height
2. Plinth area floor wise : Built up area 933.07 Sq. M. = 86.70 Sq. Ft.
[As per IS : 3861 – 1966] (for the subject flat)
3. Year of construction : 2005
4. Estimated future life : 53 years of thereabout
[with proper maintenance and care]
5. Type of construction : R. C. C. framed structure
[Load bearing walls / R. C. C. frame /
Steel frame structure]
6. Type of foundations : R. C. C. foundation
7. Walls : 0.23 m thick burnt brick masonry walls in cement mortar.
8. Partitions : 0.11 m thick burnt brick masonry walls in cement mortar.
9. Doors & Windows : Laminated Plywood doors & M.S galls windows
10. Flooring : Vetrified Tiles
11. Finishing : Cement plastered & O. B. D.
12. Roofing & Terracing : R. C. C. Slab
13. Special architectural or decorative : Good Elevation, P.O.P., False Ceiling
Features if any Furniture in Kitchen & Bed room
14. [i] Internal wiring – surface conduit : Concealed capping electric fitting
[ii] Class of fitting Superior / : Superior
Ordinary / poor

Chandra



15. Sanitary Installation :
- [a] [i] No. of water closets : 0
- [ii] No. of lavatory basins : 1
- [iii] No. of urinals : 0
- [iv] No. of common toilet : 0
- [b] Class of fitting Superior coloured / Superior white / ordinary : Superior
16. Compound wall : yes
- [a] Height and length : 03.5 Ft.
- [b] Type of construction : BBM
17. No. of lifts and capacity : No
18. Underground tank capacity :
And type of construction
19. Overhead tank
- [i] Where located : On Terrace
- [ii] Capacity : Approx. 1000.00 Lit.
- [iii] Type of construction : Sintex tank
20. No. of Pumps & their H. P. : As per requirement
21. Road & paving with in the : P. C. C. flooring
Compound, approximate area and
Type of paving.
22. Sewerage disposal whether connected: Connected to drainage line
to public sewers. If specific tank
provided, No. & capacity

Handwritten signature



CALCULATION FOR RENT

We assume that, the value of house is the investment made by the purchaser and assume that it should be distributed among 60 years equally, where 60 years is considered as life of the building and the purchaser/ owner should get return on that investment. We use the formula written below.

Value of asset = capital income received each year (C) x Present value of Rs. 1/0 per year (YP)

$$C = \frac{\text{Value}}{\text{Y P}}$$

$$\text{Y P} = \frac{1 - 1}{(1 + R)}$$

R = Rate of interest for saving = 3%
n = Life of Building = 60 years (approx)

$$\text{Value} = 10,45,050$$

Therefore, C = 31468

This is amount to be received per year, therefore monthly rent should be C/12
i.e. Rs. 2622 Say Rs. 2500 per month.

We are of the opinion that the flat should fetch a rent of at lease Rs. 2500 per month.



SIGNATURE OF VALUER
(PANEL VALUER STATE BANK OF INDIA)



