

Consulting Civil Engineer • Government Approved Valuer • Building Designer

Office : Shop no.2, Chintamani Apartment, Pumping Station, Gangapur Road, Nashik - 422013

Date : 06.08.2015.

( ANNEXURE - I )

**\*ENGINEER'S VALUATION REPORT SUMMARY\***  
**( Residential Flat )**

Name & Address of Branch : **State Bank of India : RACPC : Nashik.**

Customer : **Shri. Sayyad Ejaj Bharti**

Borrowal Unit : Flat no.204, B wing, Sumanchandra Visteriya Apartment, Nashik.

Panel Valuer : Shri. Hemant P. Potdar

Visit Date : 05/08/2015

**1.Customer Details :**

Name : **Shri. Sayyad Ejaj Bharti**  
Apl. No. : LOS : 4329470

**2. Property Details :**

Address : **Flat no.204, B wing, Sumanchandra Visteriya Apartment,  
Pakhal Road, Nashik Shivar, Nashik.**  
Nearby Landmark : **Pakhal Road**  
Independent access to the property : **Available**  
Name of Seller : **Kamarulhak S. Shaikh + One**

**3. Document Details :** Name of Approving Authority Approval No.

Layout Plan : - - -  
Building Plan : **Yes : Nasik Municipal Corporation : LND/BP/A4/281/4489/12,  
Date : 30/11/2012.**  
List of Documents : **Sathekhat, Sr.no.5594, date : 31/07/2015, Copy of  
Plan, Commencement letter & Completion letter.**

**4. Physical Details :**

Adjoining Properties : East : Flat no.201,  
South : Flat no.203,  
West : Side Margin,  
North : Side Margin & S.no.812p.,  
Matching of Boundaries : **Yes**  
Approved Land use : 0.99%

Type of Property : Flat

No. Of Rooms : Living, 2nos. Bed room, Kitchen, Bathroom, WC, Toilet, Balcony.

Total no. Of floors : Parking + Six floor

Floor on which the property is located : First floor

Approximate age of the property : @1years

Residual age of property : @44years, under normal condition & proper maintenance.

Type of Structure : RCC framed structure,

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#### 5. Tenure / Occupancy Details :

Status of Tenure : Owned / Rented : **Owned**

If rented : no. of years of occupancy : - - -

Relationship of tenant or owner : - - -

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#### 6. Stage of Construction :

Stage of construction : **100% Completed.**

Completion no. Nagarrachana/17473//1956, date : 05/09/2014

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7. Violations if any observed & Extent of violations: NA

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#### 8. Area Details of the Property :

Plot area : **As per Plan.**

Carpet area of Flat : **65.95sq.m. = 709.62sq.ft.**

Built up area : **79.14sq.m. = 851.54sq.ft.**

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#### 9. Valuation :

Guide Line Value : Rs.20,98,000/-

Valuation of Flat no.204 : ( Built-up area X Adopted Rate )

: ( 851.54sq.ft. X Rs.3100/-)

= **Rs.26,39,000/-**

Distressed Sale Value : 20% less of Market Value

= **Rs.21,11,000/-**

Realisable Sale Value : 10% less of Market Value

= **Rs.23,75,000/-**

*The difference between Guide Line Value & Market Value is considerable as the recent development in this area is good & Builder has provided good amenities.*

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#### 10. Assumptions & Remarks :

i. Qualifications in TIR/Mitigation suggested, if any. NA

ii. Property is SARFAESI compliant : Yes / No : **NA**

iii. Whether property belongs to social infrastructure like Hospital, School, Old age homes etc. : **No**

iv. Details of last two transactions in the locality / area to be provided, if available : - -

v. Any other aspect which has relevant market value or marketability of property : **No**

I agreed with fair market value as per current market rates

I agree with R.V.I.E.  
2375000/-



**11. Declaration :**

- a. The property was inspected by the undersigned on : 05/08/2015
- b. The undersigned does not have any direct/indirect interest in the above property.
- c. This valuation is prepared on the documentary area.
- d. The information furnished herein is true and correct to the best of my knowledge.
- e. I have submitted Valuation Report directly to the Bank.

Remark : This Valuation Report should be read with latest title clearance report and search report of Advocate with legal aspects.

12. Enclosures Documents & Photographs : - - -

13. *PANEL VALUER :*

State Bank of India.



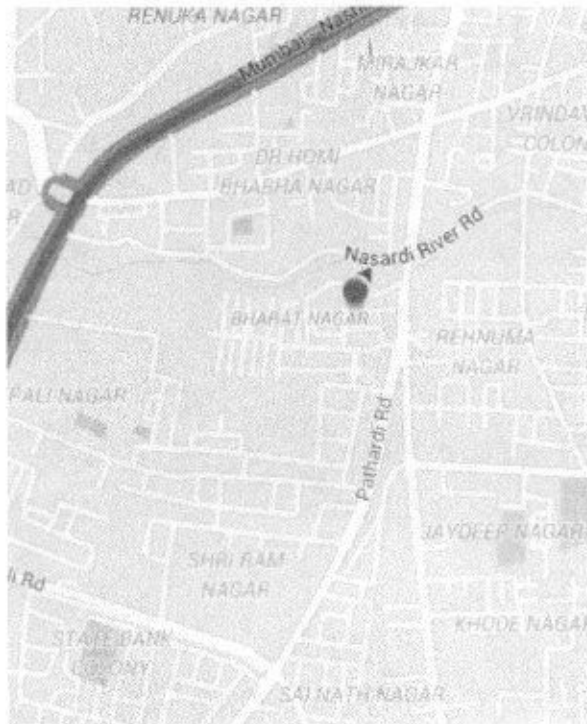
HEMANT POTDAR :

Wealth Tax Registration no.(N)C.C.I.T./I-4/58/2005-06.



This report has total 3+1, pages.

Date : 06/08/2015





Outside



Inside



Inside



Outside



Inside

Flat no.204, B wing, Sumanchandra Visteriya Apt., Nashik Shivar, Nashik.

Shri. Sayyad Ejaj Bharti