

DHANANJAY DATAR AND ASSOCIATES**ARCHITECTS AND VALUERS****PUNE (H.O.):** 2nd Flr., Pongal, Behind Hotel Panchavati Gaurav, Off Bhandarkar Rd., Pune - 411 004. Maharashtra, India

Tel.: 020-25661936 / 25657890 Email: info@ddaarchitects.in

NAGPUR : Off. No.213, 2nd flr., JP Chamber-I, Mate chk., South Ambazari Road, Madhav nagar, Nagpur – 440 022. Mob.: 091300 68450**NASHIK :** Off. No. 3, Nirmaan Raghuvveer Plaza, Old Agra Road, Panchavati, Nashik – 422 003. Maharashtra, India. Mob.: 093260 35662**AURANGABAD :** Unit No. T-08, 3rd flr., Khinwasara August High street, Plot No. 21-22, Khinwasara Park East, Ulka Nagri,

Aurangabad - 431 005. Maharashtra, India. Mob.: 093259 92036.

KOLHAPUR : Plot No.3, Shirgaonkar Co-Op. Housing Society, Mali Colony, Rajarampuri, E Ward, Kolhapur- 416008, Maharashtra, India.

Mob No. 8956658188

SURAT : 907, Luxuria Business Hub, Surat Dumas Airport Road, Magdalla Chokdi, Surat - 395 007. Gujarat, India. Mob.: 095107 60835**BARODA :** Off. No. 301-F, 3rd Flr., Lotus Aura-2, Sama Savli Main Road, Opp. Lillieria Party Plot, Baroda - 390 008. Gujarat, India. Mob.: 090166 50144**GOA :** Off. No. B304, 3rd Flr., Asian Costa Pinnacle, Behind Surya Hotel, Arlem Fatorada, Salcete, Goa - 403 602 India. Mob.: 77740 06735An ISO 9001:2015 Company
www.ddaarchitects.in**RELIANCE CONSUMER / HOME FINANCE PVT LTD (NASHIK)
STANDARD VALUATION REPORT**

A	GENERAL DETAILS	
1	Name of the Customer(s)	Mr. Ravindra Shivaji Saindane.
2	Property Address	Flat No.B-6. Stilt And First Floor, Wing-B, Kulswamini Heights, Plot No 62+63+64,Gat No-52+4A/2/1+2+4+5+6/A Near Water Tank, Datta Nagar, Chunchale Shiwar, Nashik 422010.
3	Landmark	Near Water Tank, Datta Nagar
4	Name of Document Holder	Ownership Documents Not Provided
5	Legal Address of Property (Hissa No/Sry No/ Khasara No)	Flat No.B-6. Stilt And First Floor, Wing-B, Kulswamini Heights, Plot No 62+63+64,Gat No-52+4A/2/1+2+4+5+6/A Near Water Tank, Datta Nagar, Chunchale Shiwar, Nashik 422010.
6	Date of inspection	15/03/2023
B	SURROUNDING LOCALITY DETAILS	
1	Ward No/Municipal No	Plot No 62+63+64,Gat No-52+4A/2/1+2+4+5+6/A
2	Vicinity	Residential
3	Type	Middle Class
4	Proximity	1) Nearest Railway Station:- Nashik Road Railway Station 2)Nearest Bus Stop:- Chunchale Bus Stop 3) Nearest Hospital: - Sai Hospital
5	Conditions of Approach Road	Unfinished
6	Plot Demarcated at Site	Yes
7	Property Identified Through	Address
C	PROPERTY DETAILS	
1	Type of Usage of entire Property	Sealed
2	Additional Amenities	N.A.
D	SUBJECT PROPERTY DETAILS	
1	Type of Premises	Residential
2	Occupied by	Sealed

Mr. Ravindra Shivaji Saindane

C.K.

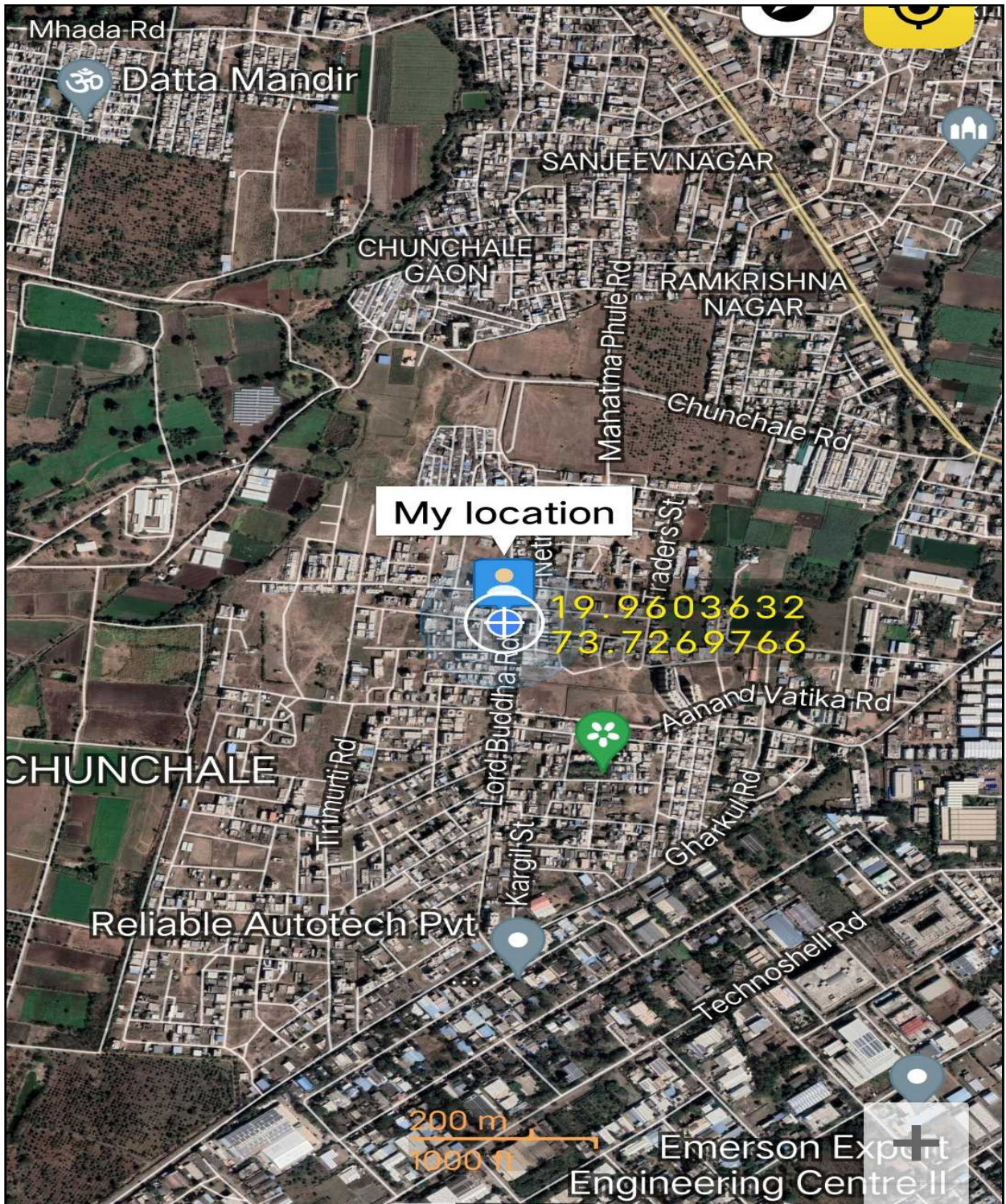
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3	Boundary Details	North: - Side Margin South: - Flat No-B-5 West: - Side Margin East :- Passage
E	STURCURAL DETAILS	
1	Type of Structure	RCC Structure
2	No. of Floors	Parking + 3 rd Floor
3	No. of Wings	2 Wings
4	No. of Flats on each floor	NA
5	No. of lifts in each wing	0 Lifts
6	Age of the Property	07 Years Old
7	Estimated Future Life	53 Years
F	QUALITY OF CONSTRUCTION	
a	Exteriors	
1	Beam & Column Structure	RCC Structure
2	Appearance & Maintenance of Building.	Good
3	Common areas Remarks	Reception – No Staircase – Yes O/h water tank – Yes Sanitation – Yes
4	Observations such Cracks, Peeling, Sagging Beams, Bending Columns etc., should be reported	No
b	Interiors	
1	Flooring & Finishing	Property Was Sealed AT The Time Of Visit
2	Roofing & Terracing	RCC
3	No of Lifts	No
C	PLAN APPROVALS	
1	Construction as per Approved/sanction plan	Sanction Plan Not Provided
2	Details of Approved plan & plans with Approval no & Date	Sanction Plan Not Provided
3	Construction Permission number & Date	N.A.
4	Violations Observed if any	No
5	If plans not available than is the structure confirming to the local byelaws	N.A
H	UNIT DETAILS	
1	Situated on floor no	Stilt And First Floor
2	Internal Composition	1 BHK

3	Flooring	Property Was Sealed AT The Time Of Visit
4	Quality of Fittings, Wood Work	Property Was Sealed AT The Time Of Visit
I	VALUATION :- Flats / Apartments	
1	Carpet Area (sq.ft)	NA
2	Loading for BUA	NA
3	BUA/SBUA (sq.ft)	Built-Up Area As Per Bank Information – 554 Sq.Ft.
4	Current Market. Approved Rates	Rs. 2400/- To Rs. 2500/- Per Sq.Ft.
5	Recommended Rate & basis for Recommendation.	2500/- Per Sq Ft.
6	Final Value	554 Sq.Ft. X 2500 Rs. /- Per Sq.Ft. = Rs. 1385000/-
J	VALUATION :- Land and Building	
1	Land Area (sq.ft)	NA
2	Current Government Approved Rate for Lands	N.A.
3	Recommended Rate and Basis For Recommendation	NA
4	Land Value	NA
5	Actual BUA of the Premises	NA
6	BUA as per the Approvals	NA
7	Construction cost as per the Amenities provided	NA
8	Total Value of construction	NA
9	Depreciated Value of construction	NA
10	Total Valuation (Point 4 + 8)	NA
11	Overall Total Valuation	Rs. 1385000/- (Rs. Thirteen Lacs Eighty Five Thousands Only)
12	Distress Value-70%	Rs. 969500/-
13	Basis of Valuation	N.A.

K	REMARKS IF ANY	1) B/up Area Taken As Per Information Given By Bank 2) Sanctioned Plan Not Provided, Only External Visit Carried Out On Site. 3) Sanctioned Plan Required For Scrutiny. 4) Said Flat Seal By Reliance Home Finance.
L	DECLARATION	
	I hereby declare that:	
(i)	I have deputed my representative Mr. Gaurav Mundhe to inspect the property. My representative has personally inspected the property on 15/03/2023	
(ii)	I have no direct or indirect interest in the property valued.	
(iii)	The information furnished in the report is true & correct to the best of my knowledge & be life	
	Name of the Valuer: Dhananjay D. Datar Date – 15/03/2023	Regd.no. CA / 88 /11412 Place: Nashik.

Location Map-



Mr. Ravindra Shivaji Saindane
C.K.
1.30

Photographs



Mr. Ravindra Shivaji Saindane
C.K.
1.30