

Valuation Report of Plot & Bungalow Thereon

**'Suchandra' Bungalow on Plot No. 31, Gat. No. 6/6/1, Near Tulja Bhavani Mandir,
B/H MSEB Sub Station, Wadala-Pathardi Road,
Pathardi Shiwar, Nashik, Tal. & Dist. Nashik..**

Borrower :- Dilkhush Chandrakant Gholap



VALUETECH™ ENGINEERS AND APPRAISERS
GOVT. REGD. VALUERS • STRUCTURAL CONSULTANTS • CHARTERED ENGINEERS

Flat No. 03, Aakanksha Society, Behind Nirmala Convent, D. K. Nagar, Gangapur Road, Nashik - 422 013
Ph: 09422383120, 09373383120, E-mail: value.tech.engineers@gmail.com

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Ref. No. VAL/BJP/2021-22/565

Date: 23/11/2021

Format-A

To,
The Branch Manager,
State Bank of India,
SME-CC Branch, CIDCO, Nashik.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled by the Approved valuer)

I GENERAL		
1	Purpose of valuation	For Loan Purpose
2	a) Date of inspection	21/11/2021
	b) Date on which valuation is made	23/11/2021
3	List of documents produced for perusal	
	i) N.A. Order	Maha/Kaksh-3/N.A/4/349/2003 dt. 23/08/2003.
	ii) Building Permission	LND/BP/CD/253 dt. 25/08/2008.
	iii) Occupancy Certificate	NRV/CIDCO/7863/6003 dt. 25/03/2011.
	v) Agreement to Sale / Sale Deed	1] Sale Deed Regd. No. NSN4-01410-2008 dt. 15/02/2008, 2] 7/12 Extract dt. 01/03/2020.
4	Name of the owner(s), their addresses with phone no. (details of share of each owner in case of joint ownership)	Borrower :- Dilkhush Chandrakant Gholap.
5	Brief description of the property	The Property is a Residential Bungalow having Ground + 01 Floor. As per Deed, Approved plan and 7/12 Extract, it admeasures Plot area 201.00 Sq.m. and As per approved plan, it admeasures Built up area 136.30 Sq.m. It is constructed in RCC Structure with RCC Slab roofing. The walls are constructed in Brick masonry, plastered and painted from inside and outside. Bungalow consists of Hall + Kitchen/Dining + 01 Family Room + 01 Bed Room + 01 WC + 01 Bath + Porch on Ground Floor & 02 Bed Rooms + 01 Family Room + 01 Toilet + 01 Balcony on First Floor. White Marble Flooring, Concealed wiring, Laminated Flush Doors & Alu. Framed windows & glass panels/Safety Grill are provided.
6	Location of the property	Plot No. 31, Gat. No. 6/6/1.
	a) Plot No./ Survey No.	4/0006/031///P.
	b) Door No.	Pathardi Shiwar.
	c) T.S. No./Village	Tal. Nashik.
	d) Ward/ Taluka	Dist. Nashik
	e) Mandal/ District	
7	Postal address of the property	'Suchandra' Bungalow on Plot No. 31, Gat. No. 6/6/1, Near Tulja Bhavani Mandir, B/H MSEB Sub Station, Wadala-Pathardi Road, Pathardi Shiwar, Nashik, Tal. & Dist. Nashik.
8	City / Town	Nashik.
	Residential / Commercial / Industrial Area	Residential area.
9	Classification of the area	Middle Class
	i) High/ Middle/ Poor	Urban
	ii) Urban/ Semi Urban/ Rural	Nashik Municipal Corporation
10	Coming under Corporation limit/ Village Panchayat/ Municipality	



11	Whether covered under any Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area.	No.
12	In case it is an agricultural land, any conversion to house site plots is contemplated	Not Applicable
13	Boundaries of the Property	
		As per Deed
	North	Plot No. 30
	South	Plot No. 32
	East	Plot No. 42
	West	7.5 m. Colony Road
		As per Actual on site
		Plot No. 30
		Plot No. 32
		Plot No. 42
		7.5 m. Colony Road
14	Dimensions of the site (Plot)	
		As per Deed (14a)
		Actual (14b)
	North	Not Mentioned
	South	Not Mentioned
	East	Not Mentioned
	West	Not Mentioned
		18.75 m
		18.75 m
		12.00 m
		12.00 m
	Extent of the site (Plot)	201.00 Sq.m.
		201.00 Sq.m.
	Extent of the site (B/Up Area)	B/Up area 136.30 Sq.m.
		B/up area 136.30 Sq.m.
15	Latitude, Longitude / Coordinates of the site.	19.948058, 73.776433
16	Extent of the site considered (least of 14a & 14b)	Plot area 201.00 Sq.m. B/up area 136.30 Sq.m.
17	Whether occupied by the owner/ tenant? if occupied by tenant, Provide details.	Occupied by Owner/Borrower.
II CHARACTERISTICS OF THE SITE:		
1	Classification of locality	Rural/ Agricultural / Middle Class
2	Development of surrounding areas	Urban Area
3	Possibility of frequent flooding/ submerging	Nil
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	Around 03 km. radius of the property
5	Level of land with topographical conditions	Leveled Land. Plain Topography
6	Shape of the Land	Intermittent
7	Type of use to which it can be put	Residential
8	Any usage restrictions	Nil
9	Is plot in town planning approved layout ?	Yes.
10	Corner plot or Intermittent plot ?	Intermittent
11	Road facilities	Provided
12	Type of road available at present	Tar Road
13	Width of road –is it below or more than 20 ft.	7.5 mtr Wide Road
14	Is it a Land – locked land ?	No.
15	Water Potentiality	Municipal Water Supply provided.
16	Underground sewerage system	Municipal Drainage System provided.
17	Power supply is available on the site	Yes.
18	Advantage of the site	Developed residential area
19	General remarks, like threat of land acquisition or applicability of CRZ Provisions etc	Nil
PART – A (VALUATION OF LAND)		
1	a. Size of plot	201.00 Sq.m.
	b. North and South	18.75 Sq.m.
	c. East & West	12.00 Sq.m.
2	Total Extent of the Plot	201.00 Sq.m.
3	Prevailing market rate	Rs. 25,000/- to Rs. 30,000/- Sq.m. Plot Rate Rs. 15,000/- to Rs. 22,000/- B/up Area Rate
4	Guideline rate obtained from the registrar's Office	Plot = Rs. 10,870/- per Sq.m. B/up area = Rs. 24,200/- per Sq.m.
5	Assessed/ adopted rate of valuation	Plot Rate Rs. 27,500/- Sq.m. & B/up area Rate Rs. 18,000/- (New Construction)
6	Estimated value of land	201.00 Sq.m. X Rs. 27,500/- = Rs. 55,27,500/-



PART - B (VALUATION OF BUILDING)

a. Building Type (Residential/Commercial/ Industrial)	Residential
b. Construction Type (Load bearing/RCC/Steel frame)	RCC Framed Structure
c. Year of construction	2008-2011
d. Expected Future Life of the Structure	Around 50 Years with Regular Maintenance.
e. Number of floors and height of each floor	Ground + 01 Floor. Ht. 10 ft. each floor.
f. Plinth area floor wise	Total B/up area 136.30 Sq.m.
g. Condition of the building	
f-1. Exterior - Excellent, Good, Normal, Poor	Good.
f-2. Interior - Excellent, Good, Normal, Poor	Good.

SPECIFICATIIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF:

Sr.	Description	Ground Floor	Other Floors
1.	Foundation	RCC Isolated Footings	-----
2.	Basement	Nil	Nil
3.	Super structure	B.B. Masonry Walls	B.B. Masonry Walls
4.	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Laminated Flush Doors, Alu. Framed & Glass Paneled Windows, Concealed Wiring with Ordinary Fittings	Laminated Flush Doors, Alu. Framed & Glass Paneled Windows, Concealed Wiring with Ordinary Fittings
5.	RCC works	RCC Framed Structure	RCC Framed Structure
6.	Plastering	Plastered & Painted from Inside & Out Side	Plastered & Painted from Inside & Out Side
7.	Flooring, Skirting	White Marble Flooring	White Marble Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.,	Nil	Nil
9.	Roofing including weather proof course	RCC Slab Roofing & Brick Bat Coba Water Proofing	RCC Slab Roofing & Brick Bat Coba Water Proofing
10	Drainage	Septic Tank & Soak Pit	-----
11	Compound Wall		
	Height	1.5 m. Ht.	
	Length	Around 51 m	
	Type of construction	BB Masonry Wall	
12	Electrical Installation		
	Type of wiring	Concealed Wiring	
	Class of fittings (Superior/Ordinary/Poor)	Ordinary	
	Number of light points	Around 70	
	Any other item	Nil	
13	Plumbing Installation		
	No. of Water closet and their type	01- wc Indian Type & 01- wc Western type	
	No. of wash basins	02	
	No. of urinals	Nil	
	No. of bath tubs	Nil	
	Water meters, taps etc.	10 Taps & 01 Meter	
	Any other fixtures	Nil	

GOVT. GUIDELINE VALUE:

	Property	Area	Rate	Govt. Guideline Value
01	Plot	201.00 Sq.m.	Rs. 10,870/-	Rs. 21,84,870/-
02	B/up Area	136.30 Sq.m.	Rs. 24,200/- X 0.80	Rs. 26,38,768/-
			Total	Rs. 48,23,638/-



DETAILS OF VALUATION :								
Sr.	Particulars of Item	Plinth area (Sq.m.)	Roof ht. (m)	Age of Building (Years)	Estimated replacement rate of constr. (Rs.)	Replacement cost (Rs.)	Depreciation (Rs.) (95%)	Net Value after Depreciation (Rs.)
1	B/upArea	136.30	3	10	18,000/-	24,53,400/-	1,22,670/-	23,30,730/-
							Total	23,30,730/-

PART- C (EXTRA ITEMS)

1	Portico (Porch)					Nil.		
2	Ornamental front door					Nil.		
3	Sit out / Verandah with steel grills					Nil.		
4	Overhead water tank					Rs. 1,00,000/-		
5	Extra steel / collapsible gates					Rs. 35,000/-		
						Total	Rs. 1,85,000/-	

PART- D (AMENITIES)

1	Wardrobes					Nil.		
2	Glazed tiles					Nil.		
3	Extra sinks and bath tub					Nil.		
4	Marble / ceramics tiles flooring					Nil.		
5	Interior decorations					Nil.		
6	Architectural elevation works					Nil.		
7	Paneling works					Nil.		
8	Aluminum works					Nil.		
9	Aluminum hard rails					Nil.		
10	False ceiling					Nil.		
						Total	Nil.	

PART- E (MISCELLANIOUS)

1	Separate toilet room					Nil.		
2	Separate lumber room					Nil.		
3	Separate water tank/ sump					Nil.		
4	Trees, gardening					Nil.		
						Total	Nil.	

PART- F (SERVICES)

1	Water supply arrangements					Nil.		
2	Drainage arrangements					Nil.		
3	Compound wall					Rs. 1,00,000/-		
4	C.B. deposits, fittings etc.					Nil.		
5	Pavement					Nil.		
						Total	Rs. 1,00,000/-	

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part -A	Land							Rs. 55,27,500/-
Part -B	Building							Rs. 23,30,730/-
Part -C	Extra items							Rs. 1,85,000/-
Part -D	Amenities							00.00
Part -E	Miscellaneous							00.00
Part -F	Services							Rs. 1,00,000/-
	Total							Rs. 81,43,230/-
	Say (Rounded)							Rs. 81,43,000/-



VALUATION DISCUSSION :

As per instructions of Branch Manager, SBI SME-CC Branch, CIDCO, Nashik on 20/11/2021, I/We visited above mentioned property for valuation Purpose on dt. 21/11/2021.

The Property is a Residential Bungalow having Ground + 01 Floor. As per Deed, Approved plan and 7/12 Extract, it admeasures Plot area 201.00 Sq.m. and As per approved plan, it admeasures Built up area 136.30 Sq.m. It is constructed in RCC Structure with RCC Slab roofing. The walls are constructed in Brick masonry, plastered and painted from inside and outside. Bungalow consists of Hall + Kitchen/Dining + 01 Family Room + 01 Bed Room + 01 WC + 01 Bath + Porch on Ground Floor & 02 Bed Rooms + 01 Family Room + 01 Toilet + 01 Balcony on First Floor. White Marble Floring, Concealed wiring, Laminated Flush Doors & Alu. Framed windows & glass panels/Safety Grill are provided.

The Property is located Near Tulja Bhavani Mandir, B/H MSEB Sub Station, Wadala-Pathardi Road, Pathardi Shiwar, Nashik, which is a developed residential area. Infrastructure facilities such as Road, Water & Electricity are available. Civic amenities are available at around 03 Km Radius from the property.

As a Result of my appraisal and analysis it is my considered opinion that the

Fair Market Value	Rs. 81,43,000/- (In Words Rs. Eighty-One Lakh and Forty-Three Thousand Only.)
Book Value (Deed Value Dt. <u>11/02/2008</u>)	Rs. 2,61,300/- (In Words Rs. Two Lakh Sixty One Thousand and Three Hundred Only.)
Distress value	Rs. 57,00,000/- (In Words Rs. Fifty-Seven Lakh Only.)
Realizable Value	Rs. 73,28,000/- (In Words Rs. Seventy-Three Lakh and Twenty-Eight Thousand Only.)
Insurable Value	Rs. 26,15,000/- (In Words Rs. Twenty-Six Lakh and Fifteen Thousand Only.)
Govt. Guideline Value (Rounded)	Rs. 48,24,000/- (In Words Rs. Forty Eight Lakh and Twenty Four Thousand Only.)

Date: 23/11/2021
Place: Nashik


Signature of the Approved Valuer



The undersigned has inspected the property detailed in the valuation report dtd. 23.11.2021 on dt. We are satisfied that the fair and reasonable market value of the property is

Rs.

(In Words Rs. Seventy Three Lakh Twenty Eight Thousand Only)

Date : 23.11.2021


Countersigned
(BRANCH MANAGER)

Encl:

1. Declaration from the valuer in Format – Annexure -I
2. Model Code of Conduct for Valuer – Annexure –II.

Google Map of Property Location **Red marked**; LATITUDE-LONGITUDE : 19.948058, 73.776433



GOVT. GUIDELINE VALUE RATES

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home	Valuation Rules	User Manual	Close	Feed	
Annual Statement of Rates					
Year 20212022					
Selected District	नाशिक				
Select Taluka	नाशिक				
Select Village	मांजे पाथडी				
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location				
Enter Survey No	6	<input type="button" value="Search"/>			
व्यवस्थापन					
19.9-30 मीटर रुंद रस्ता इंदिरा नगरकडून पाथडी गावाकडे येणारा रस्त्यावरील रहिवास विभागातील मिळकती	हुरी जमीन	मिवासी सयनिक	जॉझिस दुकरणे	बीबोविक एकक (Rs.)	Attribute
	10870	32400	33900 42600	0	नों. मीटर सन्ने नंबर



DECLARATION FROM VALUERS

ANNEXURE - I

I hereby declare that –

- a. The information furnished in my valuation report dated 23/11/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. I have personally inspected the property on 21/11/2021. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the “Standards” enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the “Standards” as enshrined for valuation in the IVS in “General Standards” and “Asset Standards” as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure-II, A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor/ partner/ authorised official of the firm/ company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer Comment
1	Background info. of the valued asset.	Mentioned in the report.
2	Purpose of valuation	Mentioned in the report.
3	Appointing authority.	Mentioned in the report.
4	Identity of the valuer/other experts Involved.	Bhavesh J. Patel . I.T.Deptt. Reg. No. NSK/CCIT/WT/34AB/61/67(IP)/11-12 . IBBI Reg. No. IBBI/RV/07/2019/12505
5	Disclosure of valuer interest or conflict, if any.	Mentioned in Annexure-I (declaration from Valuer)
6	Date of Appointment/Date of Valuation & Date of Report.	Mentioned in the report.
7	Inspections and/ or investigations undertaken, Nature and sources of information used or relied upon.	Physical Inspection, Rate Enquiries in Surrounding Areas with Local Residents, Builders & Property Dealers.
8	Procedures adopted for valuation and Valuation standards followed;	Procedure Adopted & Valuation Standards as per IBA Guidelines.
9	Restrictions on use of the report if any	To be used only by the person/authority mentioned in the report, for the purpose mentioned in the report & on the date of issuance of the report.
10	Major factors that were taken into account during the valuation.	Location, Type & Quality of Construction, Material Specifications, Condition of the Structure and its Maintenance, Amenities Provided, Infrastructure Available, Demand and Supply, Market Rates of Similar Properties in the Surrounding Area, Negative Aspects and Future Prospects.
11	Caveats, limitations/ disclaimers to extent they explain/elucidate limitations faced by the valuer.	Mentioned in the report.

Date: 23/11/2021

Place: Nashik

(Signature Name of the Approved Valuer and seal of the firm/Company)

Page 8 of 14 For State Bank of India, SME-CC, CIDCO Branch, Nashik.

PHOTOGRAPHS OF THE PROPERTY

