

Valuation Report For Vacant Plot

**Plot No. 458, In Sy. No. 62/1+62/2+63+64, In Nandanvan Nagar, Behind Mandlik Nagar,
Near Ebenezer International School, Chandshi shiwar, Tal/Dist. Nashik.**

**Joint Owners – Mr. Ganpat Punja Sonawane &
Miss. Purva Sanjay Mali
alias Mrs. Purva Vikram Sonawane**



DATE OF VALUATION : 17/03/2018

NASHIK


Mudkanna J. C.
CHARTERED ENGINEER /
PANEL VALUER



Sovt. Regd. Valuer under wealth Tax Act : (N)CCIT/1-68/56 dtd. 10/08/2004
Chartered Engineer : M-112000/4 dtd. 16/09/1996
 Fellow Indian Institute Of Valuers, Delhi : 012404 dtd. 12/05/2003
Member Institution Of Engineers, India : M-112000/4 dtd. 16/09/1996
Member Practicing Valuers Asso. of India : PVA(I) LM- 1341 dtd. 02/04/2008
Member Indian Council of Arbitration : ICA/781/Admn/2009 dtd. 15/10/2009

MUDKANNA J. C.

**B.E. (Civil), M.I.E., F.I.V.,
 C.E., P.V.A. (I), M.I.C.A.**

Office : 02, Indus Appt., Near Ved Mandir,
 MICO Circle, On Trimbak Road, Nashik.

Tel No : +91 253 2311756 **Mob.:** 9822379466,
Email id : jcanashik@gmail.com

VALUATION REPORT

Valuation of Property Belonging to : Mr. Ganpat Punja Sonawane &
 Miss. Purva Sanjay Mali
 alias Mrs. Purva Vikram Sonawane

Valuation as on : 17/03/2018

Address of the property : Plot No. 458,
 In Sy. No. 62/1+62/2+63+64,
 In Nandanvan Nagar,
 Behind Mandlik Nagar,
 Near Ebenezer International School,
 Chandshi shiwar, Tal/Dist. Nashik.

Area of the Plot No. 458 : 150.00 Sq.m.

Fair Market Value Rs. 24,00,000/-
 In words (Rs. Twenty Four Lakh
 Only)

Realizable Value Rs. 21,60,000/-
 In words (Rs. Twenty One Lakh
 Sixty Thousand Only)

Distress Value Rs. 20,25,000/-
 In words (Rs. Twenty Lakh
 Twenty Five Thousand Only)

Place : Nashik
Date of Issue : 29/03/2018



FORM 0-1
(SEE RULE 8D)
REPORT OF VALUATION OF IMMOVABLE PROPERTY,
PART - 1: QUESTIONNAIRE.

GENERAL

- 1 Purpose for which valuation is made: To Assess fair market value of Vacant NA Plot No. 458 For Dena Bank, Adgaon Naka Branch, Nashik.
2. Date as on which valuation is made: 17/03/2018
- 3 Name of the owner/owners: Mr. Ganpat Punja Sonawane & Miss. Purva Sanjay Mali alias Mrs. Purva Vikram Sonawane
4. If the property is under joint ownership / co - ownership, share of each such owners. Are the shares undivided? Joint Ownership
- 5 Brief description of the property:

On the Instructions of Shri. More Saheb, Chief Manager, Dena Bank, Adgaon Naka Branch, Nashik; I/we have visited Plot No. 458, In Sy. No. 62/1+62/2+63+64, located In Nandanvan Nagar, Behind Mandlik Nagar, Near Ebenezer International School, Chandshi shiwar, Tal/Dist. Nashik. on dtd. 17/03/2018.

As per the 7/12 Extract & Final Sale Deed, Area of the Plot No. 458 is 150.00 Sq.m. The said Plot is leveled, Vacant, Residential NA Plot abutting to East side's 6 mtr. wide Road.

A Proposed Bungalow is to be constructed on the said Plot, accordingly Building Plans is approved by NMRDA, vide letter No. 246 dtd. 20/02/2018. As per Approved Plan, Built up area of Proposed Residential Bungalow is having Parking + First + Second floor. B/up area of First & Second floor is 1524 Sq.ft. (i.e. 141.58 Sq.m.) & Parking area (Free of FSI) is 791 Sq.ft. (73.5 Sq.m.)

The Property is located in developing Residential area. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available around 2 km distance from the property.

Verified Photocopies of following documents :

- 1] Building Plan Approval vide letter No. 246 dtd. 20/02/2018
2] NA Order vide letter No. NASR/29/97 dtd. 30/12/1997
3] Revised Layout Approved Layout vide letter No. KV/836/2000 dtd. 20/06/2000
4] 7/12 Extract of the Plot dtd. 15/03/2018
5] Final Sale Deed of Plot dtd. 31/12/2014 (Regd. on dtd. 01/01/2015 at Sr. No. NSN5-25-2015)

6. Location, street, ward no In Nandanvan Nagar, Behind Mandlik Nagar, Near Ebenezer International School, Chandshi shiwar, Tal/Dist. Nashik
7. Survey / Plot No. of land. Plot No. 458, In Sy. No. 62/1+62/2+63+64
8. Is the property situated in residential /commercial/mixed area/industrial area Residential area
9. Classification of locality high class/ middle class/poor class. Middle Class
10. Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc Around 2 km distance from the Property



11. Means and proximity to surface
Communication by which the locality is served

By Road

LAND:

12. Area of land supported by documentary proof,
shape, dimension and physical features.

Rectangular shaped Plot

13. Road, street or lanes on which
the land is abutting.

On East side Road is abutting

14. Is it freehold or leasehold land?

Free Hold Property

15. If leasehold, the name of less or lessee,
nature of lease, dates of commencement
termination of lease and term of renewal of lease:

NA

- Initial premium
- Ground rent payable per annum.
- Unearned increase payable to the less or
in the event of sale or transfer .

16. Is there any restrictive covenant in regard to use
of land? If so, attach a copy of the covenant?

For Residential Purpose

17. Are there any agreements of easements? If so,
attach copies.

No.

18. Does the land fall in an area included in any town
planning scheme or any Development Plan of government
or any statutory body? If so, give particulars

Falls in Chandshi Shiwar

19. Has any contribution been made towards development
or is any demand for such contribution still outstanding?

Development charges paid

20. Has the whole or part of the land been notified for
acquisition by government or any statutory
body? Give date of the notification.

No

21. Attach a dimensioned site plan.

Enclosed herewith

IMPROVEMENT

22. Attach plans and elevations of all structures
standing on the land and a layout plan.

Enclosed herewith

23. Furnish technical details of the building on a
separate sheet.

NA, Vacant Plot

24. (i) Is the building owner – occupied /tenanted/both? ;
(ii) If partly owner – occupied, specific portion and ;
extent of area under owner- occupation.

Vacant Plot, In Possession of Owner
Fully

25. What is the floor space index permissible and
Percentage actually utilized?

One



RENTS

- 26 • Name of tenant/lessees/licensees, etc. NA
• Portion in their occupation. NA
• Monthly or annual rent/compensation/
license fee, etc. paid by each. NA
• Gross amount received for the whole property. NA
27. Are any of the occupants related to, or
close business associates of the owner? No
28. Is separate amount being recovered for the use of fixtures,
like fans, geysers, refrigeration, cooking range, built in
Wardrobe etc. Or for service charges? If so, give details. No
29. Give details of water and electric charges, if any, to be
borne by the owner. Open Plot as on date
- 30 Has the tenant to bear the whole or part of cost of repairs
and maintenance. Give particulars. Not Applicable
- 31 If a lift is installed, who is to bear the cost of maintenance
and operations, owner or tenant? Not Applicable
- 32 If a pump is installed, who has to bear the cost of
Maintenance and operation, owner or tenant? Not Applicable
- 33 Who has to bear the cost of electricity charges for
lighting of common space like entrance hall, stairs,
passage, compounds etc. Owner or tenants? Not Applicable
- 34 What is the amount of property tax? Who is to bear it?
Give details with documentary proof. Details not available
- 35 Is the building insured? If so, give the policy no. amount
for which it is insured and the annual premium. Not applicable
- 36 Is any dispute between landlord and tenant regarding rent
pending in a court of law ? No
- 37 Has any standard rent has been fixed for the premises under
any law relating to the control of rent? No

SALES:

- 38 Give instances of sales of immovable property
in the localities on a separate sheet, indicating
the name and address of the property, registration
No., sale price and area of land sold. Rs. 16,000/- Sq.m. (Plot Rate)
- 39 Rate adopted in this valuation Plot Rate Adopted as above
- 40 If sale instances are not available or not relied
upon, the basis of arriving at the land rate. Prevailing Market Rates/ Local Survey



COST OF CONSTRUCTION

- 41 Year of commencement if construction and year of completion. Proposed Bungalow is to be constructed on the valued plot and Commencement letter is obtained On dtd. 20/02/2018
- 42 What was the method of construction: by contract/ by employing labour directly/ both? Not applicable
- 43 For items of work done on contract, produce copies of agreement. Not applicable
- 44 For items of work done by engaging labour directly, give basic rate of material and labour support by Documentary proof. Not applicable
- 45 Plot No. 458 bounded by onwards

East : 6 mtr. wide Road
West : Plot No. 455
South : Plot No. 459
North : Plot No. 457



PART -II VALUATION

Fair Market Value of - **Plot No. 458, In Sy. No. 62/1+62/2+63+64, In Nandanvan Nagar, Behind Mandlik Nagar, Near Ebenezer International School, Chandshi shiwar, Tal/Dist. Nashik**
belonging To - **Mr. Ganpat Punja Sonawane & Miss. Purva Sanjay Mali alias Mrs. Purva Vikram Sonawane**

Valued Plot No. 458 is located In Sy. No. 62/1+62/2+63+64, In Nandanvan Nagar, Behind Mandlik Nagar, Near Ebenezer International School, Chandshi shiwar, Tal/Dist. Nashik. It is well developing Residential area. Civic Amenities are available Around 2 km distance from the Property.

In view of Situation, Location & demand, I determine the fair market value of the property is as under:

Valuation of Plot No. 458	150.00 Sq.m. X Rs. 16,000/- Sq.m.	= Rs. 24,00,000/-
Fair Market Value		= Rs. 24,00,000/-
In words (Rs. Twenty Four Lakh Only)		
Realizable Value		Rs. 21,60,000/-
In words (Rs. Twenty One Lakh Sixty Thousand Only)		
Distress Value		Rs. 20,25,000/-
In words (Rs. Twenty Lakh Twenty Five Thousand Only)		

PART-III DECLARATION**I HEREBY DECLARE THAT :**

1. I/We have inspected the property on- 17/03/2018 in presence of Mr. Ganpat Sonawane
2. I have no direct or indirect interest in property valued.
3. The information furnished in part I is true and correct to the best of my knowledge and belief.

DATE OF ISSUE : 29/03/2018

PLACE: NASHIK.




SIGNATURE OF THE VALUER

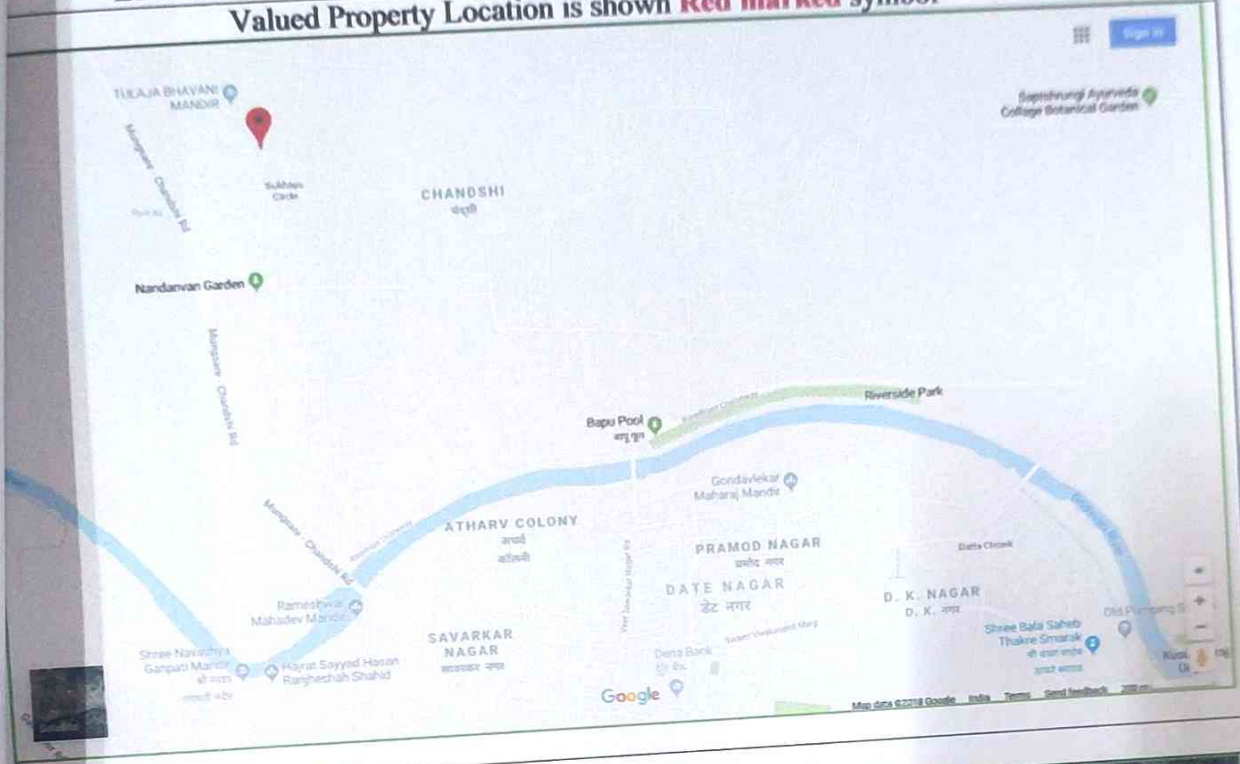
इतर पावती

GOOGLE MAP OF THE PROPERTY LOCATION

Latitude : 20°01'51.4"N

Longitude : 73°44'42.0"E

Valued Property Location is shown **Red marked** symbol



Handwritten signature

MUDKANNA J. C.
 (N) C.C.I.T.
 /1-68/56
 GOVT. APPROVED VALUER

PHOTOGRAPHS OF THE DOCUMENT VERIFIED

Index-2(सूची - २)



01/01/2015

सूची क्र.2

दुय्यम निबंधक, मह. रू. नि. नाशिक 5

दस्ता क्रमांक : 25/2015

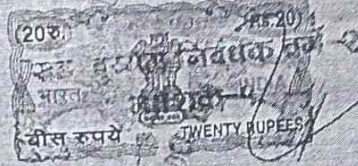
नोंदणी :

Regn:63m

गावाचे नाव : 1) चांदशी

- (1) विलयाचा प्रकार
(2) माबदला
(3) याबाब भावा/माहेपट्ट्याच्या बाबतिलपट्ट्याकार आकारणी देता की पट्टेदार ने नमुद कराव)

अभिज्ञानांतरापत्र
1000000
765000



- (4) मू. मापन, पोट्टिच्या व घरक्रमांक (अवल्यास)

1) पालिकेचे नाव: नाशिकदर वणन ; इतर माहिती: मोज चांदशी येथील भूमापन क्र. 62/1+62/2+63+64 मधील प्लॉट नं. 458 यांनी क्षेत्र 150.00 चौ.मी. यांनी आकार 15.00 फूट. ((Plot Number : 458 ; GAT NUMBER : 62/1+62/2+63+64 ;))

- (5) क्षेत्रफळ

1) 150 चौ.मीटर

- (6) शकाली किंवा जुही देण्यात अंमल नवरा

- (7) दस्तावेजा करून देणा-या/निवृत्त देणा-या पक्षकारांचे नाव किंवा दिवाणी देणाऱ्या न्यायालयाने किंवा अल्पवय किंवा श्रावित अल्पवय, प्रतिवादिचे नाव व पत्ता.

1) नाव-श्री. विजय लक्ष्मण पाटील - वय-60; पत्ता-प्लॉट नं. - मोळा नं. - इमाग्रीचे नाव- ; ब्लॉक नं. रा. सी -21 नावपय मोमावटी नाहरगांव मुंबई (म) मुंबई 400080, रोड नं. - महाराष्ट्र, NASHIK. पिन कोड- 422009 पत्त नं.-AFRPP5060P

- (8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाने किंवा अल्पवय अल्पवय, प्रतिवादिचे नाव व पत्ता

1) नाव-श्री. गणपत पुंजा सोनवणे - वय-57; पत्ता- ; रा. एन 44एन1/23/2 पवन नगर सिडको नाशिक वा.नि. नाशिक, - सिडको कॉलनी (पॉस्टिक), MAHARASHTRA, NASHIK, Non-Government. पिन कोड-422009 पत्त नं.-AFFPS9392P
2) नाव-श्री. पूर्वा गेंबय माळी (लघापूर्वाचे नाव) मी. पूर्वा विक्रम सोनवणे (लघानंतरचे नाव) - वय-24; पत्ता-प्लॉट नं. - मोळा नं. - इमाग्रीचे नाव- ; ब्लॉक नं. रा. एन 44एन1/23/2 पवन नगर सिडको नाशिक वा.नि. नाशिक, रोड नं. - महाराष्ट्र, शाम्-ईक. पिन कोड-422009 पत्त नं.-CHUPM1031N

- (9) दस्तावेज करून दिल्याचा दिनांक
(10) दस्ता नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक, छद्म व मुद्र
(12) याबाब भावाप्रमाणे मुद्रांक शुल्क
(13) याबाब भावाप्रमाणे नोंदणी शुल्क
(14) मता

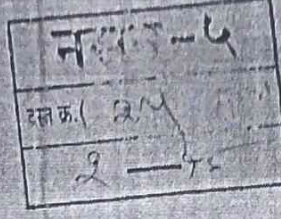
31/12/2014
01/01/2015
25/2015
50000
10000

रु. दुय्यम निबंधक वर्म-२
नाशिक-५.



मूल्यांन्यासाठी विनायत घेतलेला दस्तऐवज :-
मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment annexed to it.



विमोचन क्र.५/१.१.

प्लॉट मिळकतीचा सरकारी वार रुपये ५,१००/-
प्लॉटचे एकूण क्षेत्र १५०.०० चौरस मिटर.
सरकारी मूल्यांकन रु. ७,६५,०००/-
खरेदी किंमत रुपये १०,००,०००/-
मुद्रांक शुल्क रुपये १०,०००/-
नोंदणी शुल्क रुपये १०,०००/-

कायम फरोक्त खरेदीखत

स्वस्तिते श्रीमन्मृपशालीवाहन शके १९३६ जयनाम संवत्सरे मिते
पौष शु. १० बुधवार, दिनांक ३१ माहे डिसेंबर, इयवी सन २०१४ ते
दिवशी नाशिक मुक्कामी..

१. श्री गणपत पुंजा सोनाणे.
PAN NO.: AFFPS9392P.
उ.व.५७ वर्षे, धंदा : बोकरी.
२. कु.पुर्वा संजय माळी. (न.पुर्वापुर्वाचे नाव)
सौ.पुर्वा विक्रम सोनवणे. (स.पुर्वापुर्वाचे नाव)
PAN NO.: CHUPM1031N.
उ.व. २४ वर्षे, धंदा : बोकरी.
रा.एन-४४, एए१/२३/२ पवननगर,
सिडको, नाशिक-४२२ ००९.

लिहण देणार

यांसी.

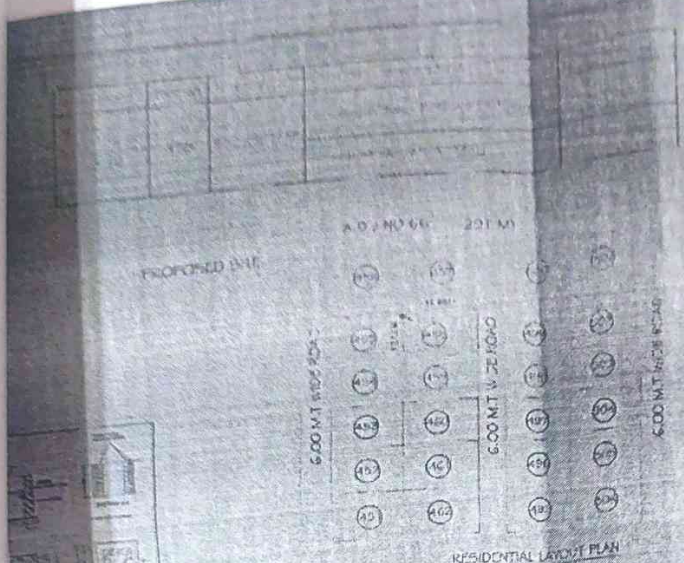
- श्री.विजय लक्ष्मण पार्टील.
PAN NO.: AFRPP5060P.
उ.व.६० वर्षे, धंदा : सेवानिवृत्त,
रा.सी-२१, लावण्य सोसायटी, बाहुरगांव,
मुलूंड (प), मुंबई-४०० ०८०.

लिहण देणार

कारणे फरोक्त खरेदीखत लिहण देतात ऐसा जे की,

१. मिळकतीचे वर्णन :- तुकडी जिल्हा नाशिक पोट तुकडी तालुका
नाशिक पेकी मोजे चांदरी या गावचे शम्भुपंचायत हद्दीतील, नाशिक म.
न.पा. हद्दीबाहेरील, भूमापन क्र.६२/१+६३/२+६३+६४ चे एकत्रित अंतिम
मंजूर ले-आऊट पेकी प्लॉट क्र.४५८, यांसी क्षेत्र १५०=०० चौ.मि.
एकूण विंगशेती आकार रु.१५=०० पैसे येणेप्रमाणे वर्णन केलेली प्लॉट
मिळकत यांसी चतुःशिमा येणेप्रमाणे

PHOTOGRAPHS OF THE DOCUMENT VERIFIED



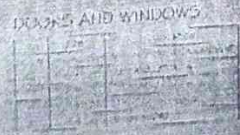
RESIDENTIAL LAYOUT PLAN



SITE PLAN

PARKING STATEMENT

Particulars	Area	Capacity	Remarks
1. Motor Vehicle	150	150	
2. Cycle	150	150	
3. Rickshaw	150	150	
4. Total	450	450	



EXISTING ROAD CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND IN S NO 62/102/22/03/64, P NO 459 AT CHANAYAL NASHIK, DIST. NASHIK THE EAST SIDE 822 MTR. EASTING ROAD (PERSONALLY VISITED & MEASURED. TO BE CONNECTED TO ROAD) ON PLAN

SIGN OF ARCHITECT

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERED, IS HAS SURVEYED BY 1/21/03/03/03/03 AND THE DIMENSIONS OF ALL OTHERS ETC. OF PLOT NO. 459 IS 150 MTR. BY 150 MTR. AND THE AREA IS 22500 SQ. MTR. (PERSONALLY VISITED & MEASURED. TO BE CONNECTED TO ROAD) ON PLAN

Approved by Municipal Commissioner
 Municipal Corporation, Nashik
 Dated 20/12/2014



NOTICE
 THE MUNICIPAL CORPORATION, NASHIK, HAS RECEIVED THE APPLICATION FOR THE PROPOSED BUILDING PLAN FOR THE PROPOSED BUILDING FOOTPRINT ON PLOT NO. 459, CHANAYAL NASHIK, DIST. NASHIK THE EAST SIDE 822 MTR. EASTING ROAD (PERSONALLY VISITED & MEASURED. TO BE CONNECTED TO ROAD) ON PLAN. THE MUNICIPAL CORPORATION, NASHIK, HAS CONSIDERED THE APPLICATION AND IS SATISFIED THAT THE PROPOSED BUILDING PLAN IS IN ACCORDANCE WITH THE REGULATIONS AND BY-LAWS OF THE MUNICIPAL CORPORATION, NASHIK. THE MUNICIPAL CORPORATION, NASHIK, HAS APPROVED THE PROPOSED BUILDING PLAN AND IS ISSUING THIS NOTICE TO THE APPLICANT.

PROFORMA

Sl. No.	Description	Area	Remarks
1	AREA OF THE PLOT	22500	
2	AREA OF THE BUILDING FOOTPRINT	22500	
3	AREA OF THE OPEN SPACE	0	
4	AREA OF THE ROAD	0	
5	AREA OF THE PARKING	0	
6	AREA OF THE GREEN SPACE	0	
7	AREA OF THE WATER BODY	0	
8	AREA OF THE OTHER	0	
9	TOTAL AREA	22500	

PROPOSED RESIDENTIAL BUILDING
 ON P NO 459 S NO 62/102/22/03/64
 FOR MR. GANPATRAO B. WILKAR

