

BAPAT CONSULTANTS

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● CHARTERED ENGINEER ● GOVT. / APPROVED VALUER ● CONSULTANT

M. V. Bapat

D.M.E., D.E.E., B.E. (Elect.)
CHARTERED ENGINEER (F.I.E.)
APPROVED VALUER (F.I.V.)

BC/AMS/VAL/0713
DT.09/07/2013

VALUATION REPORT

1. Name and address of the Property holder (row house)
2. Date of visit for inspection
3. Person contacted
4. Property Details

Mr. Anant Malhari Shinde
Row house no 1, "Manovas" row house apartment, opposite
Symbiosis Collage, b/h Maruti Mandir, Ambad, Nashik- 422 010.
09/07/2014.

Mr. Anant M. Shinde, Shreenath Engg (m-92251 19127)

A row house, ground plus one story, no 1 in Manovas row house apartment, opposite Symbiosis Collage, b/h Maruti Mandir, Ambad khurd, Nashik-10, in a middle class residential locality, having a hall, kitchen, one bed room on ground floor, one bed room with balcony on first floor and open space in front, back & side. Built up area 91.54 sq mt and additional 19.98 sq mt open space.

Survey no. 304/2/1; plot no 27, admeasuring 316.80 sq mt in Ambad khurd shivar, Nashik, Tal & Dist Nashik, within Nashik Municipal Corporation limits.

5. Remarks

- i) RCC, ground plus one story construction.
- ii) Building completion certificate is obtained from NMC vide their letter no Nagar rachana/ CIDCO/9117 dated 21/09/2007.
- iii) Row house is 7 years old and expected life will be 50 years, hence residual life will be 43 years.
- iv) Condition of the Row house is good.
- v) Agreement to sale document is registered vide document no NSN-1/5851/2007 and receipt no 6061 dated 27/06/2007
- vi) Deed of apartment document is registered vide document no NSN-5/7392/2011 and receipt no 7519 dated 13/09/2011.
- vii) NMC property tax is paid vide receipt no dt

6. Purpose of valuation

To mortgage the property with the financial institution (TJSB)

7. Present valuation of the property (row house)

Rs. 38.46 lac (Rs. Thirty Eight lac and forty six thousand only)

Declaration: I hereby declare that

- a) Information furnished above is true and correct to the best of my knowledge and belief.
- b) I have no direct or indirect interest in the property inspected
- c) I have personally inspected the property on 09/07/2014.



M. V. Bapat
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Chartered Engineer
Mem No. F102571/