



D. R. Harkal & Associates

Er. D. R. Harkal (B.E. Civil, M.I.E., F.I.V.)

Registered Valuer (N-C.C.I.T./CAT-I-67/56) & Chartered Engineer (M-127388-9)

● Office ●

F-8 & F-9, 1st Floor, Suyojit Modern Point, Near Birla Eye Hospital,
Opp. Police Parade Ground, Sharanpur Road, Nashik - 422 001.

Mob.: 98504 99659 / 94034 09968

Tel.: 0253 - 2314268

e - mail: valuerdrharkal@gmail.com

VALUATION REPORT in BANK'S FORMAT - Below Rs. 5.00 Crore VAL / DRH / 01 - 2018

Name & Address of Branch State Bank of India, RACPC, Nashik

Name of Customer (s)/ Borrowal Unit Sau. Sangita Satish Budhkar &
(for which Valuation Report is Sought) Sh. Satish Ramchandra Budhkar

1 Customer Details:

Customer's Name Sau. Sangita Satish Budhkar & Sh. Satish Ramchandra Budhkar

Appln. No. LOS:

2 Property Details: Address of the Property Valued, Nearby Landmark / Google Map , Independent Access to the Property Valued

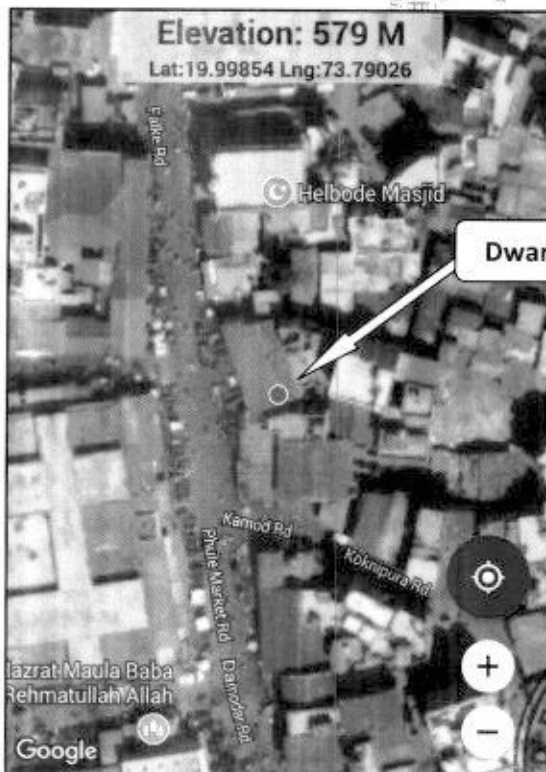
Address of the Property Valued Flat No. 20, Located on 4th Floor of the Bldg. Named as
"DWARKA DAMODAR HEIGHTS" Apt., Juni Tambat
Lane, Near Sakshi Ganpati Mandir, Opp. Dr. Kabre
Clinic, Nashik Gaothan, Nashik

Remarks: Nil

P. No./S. No./ G. No./Shiwar CTS. No. 2557, 2558-A, 2558-B, 2560,
Nashik Gaothan, Nashik

Nearby Landmark Near: Sakshi ganpati Mandir

Independent access to the Property Yes, available



Latitude & Longitude of the Property



Neighborhood Location map of the Property

D. R. Harkal & Associates
Registered No. N-C.C.I.T./CAT-I-67/56/04-05
Chartered Engineer



Photographs of the Property



Dwarka Damodar Heights Apt.



Parking Floor



Entrance Door of the Said Asset



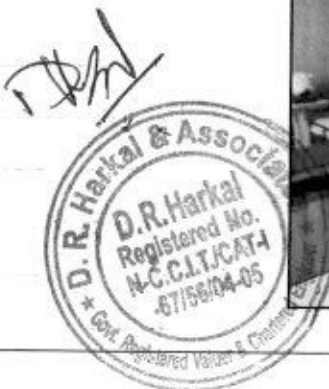
Hall



Kitchen



Bed Room





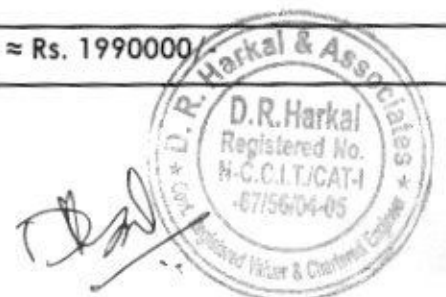
3 Documents Details:		
Technical Documents:		
Documents	Name of Approving Authority	
Building Plan Sanction	Town Planning Dept., NMC, Nashik	
Bldg. Completion Certificate	Town Planning Dept., NMC, Nashik	
Approval No.		
A-02 / 273 / 09 Dt. 11-11-2009		
Town Planning / A-02 / 5478 / 3748 Dt. 20-11-2010		
Legal Documents:		
Agreement / Deed Executed in the name of	Sau. Sangita Satish Budhkar & Sh. Satish Ramchandra Budhkar	
Type & Date of Agreement / Deed Executed	Deed of Apt. Dt. 05-02-2011	
Registration No. of Agreement / Deed	NSN-05 / 1236 / 2011	
Remarks	Nil	
4 Physical Details:		
ADJOINING Boundaries of the SAID ASSET as per deed furnished	MATCHING Boundaries of the SAID ASSET as per Bldg. Plan furnished & Corrected with Magnetic North if required	
N Marginal Space	N Marginal Space	
S Staircase & Flat No. 16	S Entrance Door, Passage & Flat No. 16	
E Marginal Space	E Flat No. 12	
W Flat No. 19	W Marginal Space	
Whether Plot is Demarcated?	Yes	
Approved Land Use	Residential / Commercial	
Type of Property	Flat	
No. of Rooms	Hall, Kitchen, 01 Bedroom, WC/Bath, Balcony	
No. of Floors for the Bldg. as per Plan	Gr. Floor + Upper 04 Floors	
Floor on which the Property is located	4 th Floor	
Total Life Assumed	60 Years	
App. age of Bldg.	08 Years	
Residual Life of Bldg.	52 Years	
Life assumed is based on Type & Condition of the Bldg.		
Age is considered from the Year of Completion		
Residual Life based on periodic maintenance & up keep		
DETAILS of STRUCTURE		
Type of Structure	RCC framed structure	
Material used	Bricks (as reported) , Cement, Sand, Steel etc.	
Type of Roof Provided	RCC slab	
Specifications Provided	Plaster: Provided	Electrical fittings: Concealed
	Color: Provided	False Ceiling: No
	Flooring: Vitrified Tiles	Lift: Provided
	Doors: Laminated Flush Shutters	Parking: Covered
	Windows: Al. Glazed Windows	Fire Fighting: No
	Kitchen Platform: Granite Stone	Common Amenities: N.A.
	Kitchen Trolleys: Provided	Other if any: No



[Handwritten Signature]



5 Tenure / Occupancy & Activity Details: (As On Date & Time Of Inspection)			
Status of Tenure: <u>Owned / Rented</u>		<u>Owner</u>	
No. of Years of Occupancy		N.A.	
Relationship of Tenant with Owner		N.A.	
<u>Type of Activity</u> is going on in the Property as on <u>Dt. of Inspection</u>		<u>Residential</u>	
6 Stage of Construction: (As on Date & Time of Inspection)			
Under Construction/ Completed		Completed 100%	
If Under construction, extent of completion		N.A.	
Remarks	Nil		
7 Violation if any Observed:			
Violation if any observed		Not Noticed	
Nature & Extent of Violation		N.A.	
8 Area Details of the Property:			
A	Site / Plot area	N.A.	
B	B/up Area	67.00 mt ² = 721.00 ft ²	
C	Carpet Area	No	
D	Att. Terrace	No	
E	Balcony etc.	No	
F	Parking area	No	
G	Roof Terrace	No	
H	Garden area	No	
% added if only Carpet Area is mentioned in Deed		Guide line Value	N.A.
		Market Value	N.A.
9 VALUATION:			
Govt. approved rates (ASR) for Year 2017-18 for the Property Under Valuation		Land	N.A.
		B/up	Rs. 33000/- per mt ² (Zone 1.14 Pg. No. 09)
Guide Line Value: for Stamp Duty Purposes:			
a	Land/Plot	N.A.	Rs. 0
b	Building	67.00*33000*90%	Rs. 1989900/-
c	Att. Terrace	No	Rs. 0
d	Parking	No	Rs. 0
e	Roof Terrace	No	Rs. 0
f	Garden area	No	Rs. 0/-
g	Total for Guide line Value = a+b+c+d+e+f		Rs. 1989900/- ≈ Rs. 1990000



**Er. D. R. Harkal** B.E. Civil. (M.I.E., F.I.V.)

Registered Valuer & Chartered Engineer

Mob. 9850499659 / 9403409968

Tele. 0253-2314268

Basis of the Rate Adopted for MARKET VALUATION:

- a Valuation has been done on Current Replacement Value with Depreciation to Construction & Services applied if necessary.
- b On the Basis of Photocopies of Documents furnished by Owner / Customer or Representative.
- c On The Basis Physical Inspection & Information Provided by Owner / Customer or Representative.
- d Prevailing Market Rates of the Property; Based on Local Survey / Information obtained from Estate Agents.
- e Type of Structure, Quality of Construction, Specifications & Amenities Provided, Present Condition & Maintenance of the Structure, Age of the Structure etc.
- f Locational Features of The Property & Availability of Infrastructure Facilities.

Market Rate Arrived for Valuation :

Construction & Services are Estimated to have a Salvage Value of 05% but an equal amount is required to retrieve the salvage, therefore for the Purpose of Valuation, Net Salvage Value of Construction & Services is nil

In My Opinion & Based on Experience, Depreciation of Construction & Services starts after 05 years of its Completion. Hence 1st 05 years are Discounted from Age of the Structure for Depreciation Calculations.

Market Rate Arrived for Valuation :

a	Depreciation % of Construction & Services arrived on the Basis of Age of the Structure	5.00 %
b	Replacement Rate for New Construction & Services adopted	Rs. 1500/- per ft ²
c	Depreciation of Construction & Services arrived as on Date of Valuation	Rs. 75/- per ft ²
d	Prevailing Composite Market Rate arrived Salable Area for Valuation Purposes	Rs. 3250/- per ft ²
e	Depreciated Composite Rate arrived for Salable Area for Valuation Purposes	Rs. 3250- Rs. 75 = Rs. 3175/- per ft ²
	Rate for Other Salable Areas Like Attached Terrace, Parking, Roof Terrace, Garden Area etc.	No

Calculations for Market Valuation:

Particulars	Carpet / Plinth	% added	Salable Area	Unit	Rate Arrived Rs / Unit	Valuation Rs.	Say Rs.
	a		b		c	b*c	
Said Asset	N.A.	N.A.	721.00	ft ²	3175	2289175	2289000

Total Rs. 22, 89, 000/-

Rs. Twenty Two Lakh & Eighty Nine Thousand Only

Summary of Valuation:

- i Guide Line Value for stamp duty purposes Rs. 19, 90, 000/-

It is Certified that in My Opinion; Estimated Valuation (F.M.V., R.V. & F.D.S.V.) of the **PROPERTY** is arrived as below

ii	Fair Market Value Rs. 22, 89, 000/-	Realizable Value Rs. 20, 60, 000/-	Forced Distress Sale Value Rs. 16, 02, 000/-
	Rs. Twenty Two Lakh & Eighty Nine Thousand Only	Rs. Twenty Lakh & Sixty Thousand Only	Rs. Sixteen Lakh & Two Thousand Only

- iii Justification if Variation is More Than 20%

N.A.-

Variation is less than 20%

I AGREE FOR THE MARKET VALUE OF
RS. 22,89,000/-





Er. D. R. Harkal B.E. Civil. (M.I.E., F.I.V.)
Registered Valuer & Chartered Engineer

Mob. 9850499659 / 9403409968
Tele. 0253-2314268

Note Ready Reckoner Rates of Govt. are based on **general & overall survey made by authority** for the **purposes of charging stamp duty & earning revenue**. These rates do not reflect prevailing market rates, **which valuer have to ascertain based on various valuation norms & attributes of the property**. Hence these two are at variants
In case of **Bungalow / Row House**, while calculation of Guideline value, **FSI free construction, Comp. wall, RCC O.H. & U.G. water tanks, Bore well, Land leveling, Lawns / Garden etc.** are not considered in guideline valuation

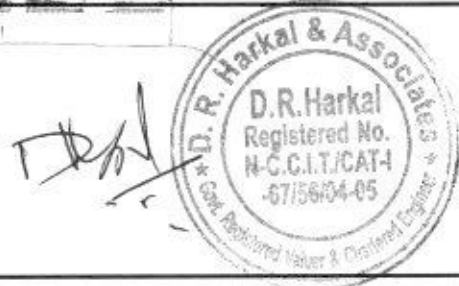
10 Assumptions / Remarks:		
i	Qualifications in TIR / Mitigation suggested if any	As per TIR
ii	Property is SARFAESI Complaint: Yes / No	Yes
iii	Whether Property belongs to social infrastructure like hospital, school, old home etc	No
iv	Whether entire piece of land on which the unit is set up / property is situated has been Mortgaged or to be Mortgaged?	As per TIR
v	Details of last 02 transactions in the locality / area to be provided if available	Not available
vi	Any other aspect which has relevance on the value or marketability of the Property	No

11 Declaration:		
i	The property was inspected by	Undersigned with P. S. Bhawsar– Astt. Civil Engineer
	Property was identified by	Customer: Sau. Sangita Budhkar
	Date of Inspection	29-01-2018
	Dt. of Valuation Report	30-01-2018
ii	The undersigned does not have any direct / indirect interest in the above property valued.	
iii	The information furnished herein is true & correct to the best of our knowledge	
iv	I have submitted Valuation report directly to the Bank	

Note This Valuation Report should be read with Latest Title Search Report (TIR) Obtained from Panel Advocate of Bank

12 Name / Address & Signature of Valuer:

D. R. Harkal & Associates
Prop.: D.R. Harkal (B.E. Civil, M.I.E., F.I.V.)
W.T. Registration No. – N-C.C.I.T.-CAT-I / 67 / 56
Life Member: Institution of Valuers: F-13557
Chartered Engineer – M-127388-9;
Office No. F-08 + F-09, I floor, Suyojit Modern Point, Opp. Police Parade Ground, Sharanpur Road, Nashik-422 001



13 Enclosures:		
Google Map Location of the Property	Photographs of the Property	Bldg. Plan