

11/485047E/... (Stay Safe)

Valuation Report of Storage (Godown)

Storage (Godown) Consist of Ground Floor in Plot No. 8, S. No. 2427/2,
Behind Nashik Textiles Market, Near Herambh Bungalow, Om Sai
Nagar, Mumbai - Agra Highway, Ozar, Tal. Niphad, Dist. Nashik.

Owner: - Mr. Prakash Dagdu Chaudhari.



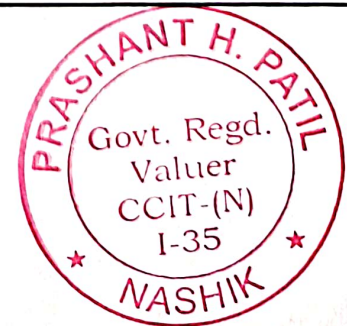
DATE OF VALUATION: 13/08/2018.

PLACE: NASHIK.

PRASHANT H. PATIL
Govt. Regd. Valuer
Reg.No.CCIT (N) I-35

Valuation Report

Valuation of property belonging to	: Mr. Prakash Dagdu Chaudhari.
Valuation as on	: Dt. 13/08/2018.
Purpose of valuation	: Loan purpose to [Union Bank of India, Highway Branch, Nashik.]
Address of the property	: Storage (Godown) Consist of Ground Floor in Plot No. 8, S. No. 2427/2, Behind Nashik Textiles Market, Near Herambh Bungalow, Om Sai Nagar, Mumbai - Agra Highway, Ozar, Tal. Niphad, Dist. Nashik.
Area of the Storage (Godown)	: Land area - 280.61 Sq.m. Built up area - 47.31 Sq.m.
Fair Market Value	: Rs. 62,00,000/- (In Words: Rupees Sixty Two Lakhs only.)
Realizable Value	: Rs. 55,80,000/- (In Words: Rupees Fifty Five Lakhs Eighty Thousand only.)
Distress Value	: Rs. 49,60,000/- (In Words: Rupees Forty Nine Lakhs Sixty Thousand only.)



PRASHANT PATIL & ASSOCIATES

Govt. Regd. Valuer [Regd. No. CCIT-(N)/I-35]
Chartered Engineer

PRASHANT H. PATIL
B.E.(Civil), M.I.E., F.I.V., C.E., PVA (I)

Regd. Office :
1.2, Audumber Appt., Patil Lane No.4, College Road, Nashik - 422 005.
☎ : (0253) 2315137, 2315138, 2314731
✉ : prashantpatil.valuer@gmail.com

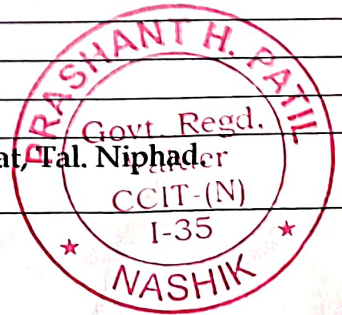
To,
Union Bank of India,
Highway Branch,
Nashik.

Date: 13/08/2018.

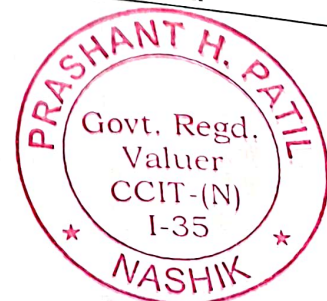
VALUATION REPORT PRIVATE & CONFIDENTIAL REPORT OF VALUATION OF IMMOVABLE PROPERTY

Ref: This valuation is done on request of Mr. Prakash Daggu Chaudhari, Dt. 30/07/2018.

I. GENERAL	
1.	Purpose for which the valuation is made : Loan Purpose.
2.	a) Date of inspection : 31/07/2018.
	b) Date on which the valuation is made : 13/08/2018.
3.	List of documents produced for perusal
	i) Latest 7/12 extract : ii) Reg. Gift Deed
	ii) Approved Building Plan : iv) Completion Certificate
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Prakash Daggu Chaudhari. (As per Reg. Gift Deed No. 1869, Dt. 10/08/2018.)
5.	Brief description of the property : Storage (Godown) Consist of Ground Floor in Plot No. 8, S. No. 2427/2, The said building construction completed in Approx Year 2013. Good maintained building, Surrounding area is residential developed.
6.	Location of property
	a) Plot No. / Survey No. : Plot No. 8, S. No. 2427/2.
	b) T.S. No. / Village : Ozar shiwar,
	c) Ward / Taluka : Niphad.
	d) Mandal / District : Nashik.
7.	Postal address of the property : Behind Nashik Textiles Market, Near Herambh Bungalow, Om Sai Nagar, Mumbai - Agra Highway, Ozar, Tal. Niphad, Dist. Nashik.
8.	City / Town : Nashik
	Residential Area : Yes.
	Commercial Area : No.
	Industrial Area : No.
9.	Classification of the area
	i) High / Middle / Poor : Middle.
	ii) Urban / Semi Urban / Rural : Semi Urban.
10.	Coming under Corporation limit / Village Panchayat / Municipality : Ozar Grampanchayat, Tal. Niphad



11	Whether covered under any State/Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	N.A.	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No.	
P	Boundaries of the property	:	Plot No. 8.	
	North	:	By 9.00 mtr wide Colony Road.	
	South	:	By Adj. S. No. 2427/1.	
	East	:	By Plot No. 7.	
	West	:	By Plot No. 9.	
14	Dimensions of the site	:	a	b
			As per the Deed	Actual
	North	:	12.55 mtr	18.50 mtr
	South	:	12.55 mtr	18.50 mtr
	East	:	22.36 mtr	24.35 mtr
	West	:	22.36 mtr	24.35 mtr
15	Extent of the site	:	450.57 Sq.m (As per actual on site area)	
16	Extent of the site considered for valuation (least of 14a & 14b)	:	280.61 Sq.m. (As per latest 7/12 extract)	
17	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied.	
II. CHARACTERISTICS OF THE SITE				
1	Classification of locality	:	Middle class.	
2	Development of surrounding areas	:	Good.	
3	Possibility of frequent flooding/ submerging	:	No.	
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All amenities are within 1.50 Km. away.	
5	Level of land with topographical conditions	:	Land is level.	
6	Shape of land	:	Rectangular	
7	Type of use to which it can be put	:	For Residential purpose only.	
8	Any usage restriction	:	Residential	
9	Is plot in town planning approved layout?	:	Yes	
10	Corner plot or intermittent plot?	:	Intermittent plot.	
11	Road facilities	:	Yes.	
12	Type of road available at present	:	9.14 mtr wide Colony Road.	



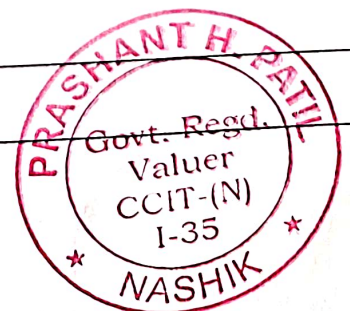
13	Width of road - is it below 20 ft. or more than 20 ft.	:	It is more than 20 ft (9.14 mtr wide Colony Road).
14	Is it a Land - Locked land?	:	No.
15	Water potentiality	:	Yes.
16	Underground sewerage system	:	No.
17	Power supply is available in the site	:	Yes.
18	Advantages of the site	:	
	1. The said property is walking distance from Mumbai - Agra Highway.		
	2. Surrounding area is good residential developed.		
19	General remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc	:	No.

Part - A (Valuation of land)

1	Size of plot	:	
	North & South	:	12.55 mtr
	East & West	:	22.36 mtr
2	Total extent of the plot	:	280.61 Sq.m.
3	Prevailing market rate	:	Rs. 18500/- Sq.m to Rs. 22500/- Sq.m.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs. 6960/- per Sq.m.
5	Assessed / adopted rate of valuation	:	Rs. 20460/- Per Sq.m.
6	Estimated value of land	:	Rs. 57,41,280.60/-

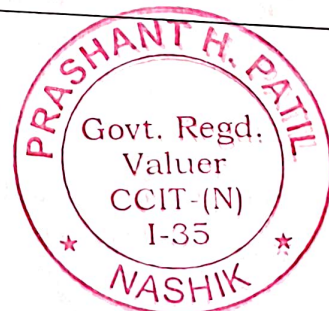
Part - B (Valuation of Building)

1	Technical details of the building		
a)	Type of Building (Residential / Commercial / Industrial)	:	Residential
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	Load Bearing Structure.
c)	Year of construction	:	Commencement No. 384/2012, Dt. 14/12/2012. Completion Certificate, Dt. 19/06/2018. Approximate Year 2013. ✓
d)	Number of floors and height of each floor including basement, if any	:	Ground floor only, Height of floor is 3.00 mtr.
e)	Plinth area floor-wise	:	47.31 Sq.m. (As per approved plan)
f)	Condition of the building	:	
i)	Exterior - Excellent, Good, Normal, Poor	:	Normal.
ii)	Interior - Excellent, Good, Normal, Poor	:	Normal.



Sr. No.	Description	
1	Foundation	Open foundation.
2	Basement	No.
3	Superstructure	Load Bearing Structure.
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	M.S. Rolling Shutter & Wooden Doors & Bajari glass windows.
5	RCC Works	No.
6	Plastering	Cement plaster.
7	Flooring, Skirting, dadoing	Vitrified tiles & Rough shahabad flooring.
8	Special finish as marble, granite, wooden panelling, grills etc.	Kaddapa Kitchen Platform.
9	Roofing including weather proof course	A.C. Sheets.
10	Drainage	Yes.

2	Compound Wall	:	
	Height	:	
	Length	:	1.00 mtr height
	Type of construction	:	4 Sides
		:	UCR Masonry, Brick Masonry, Barbed wirier.
3	Electrical installation		
	Type of wiring	:	Open casing capping wiring.
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	4
	Fan points	:	N.A.
	Spare plug points	:	N.A.
	Any other item	:	N.A.
4	Plumbing installation		
	a) No. of water closets and their type	:	1 No.
	b) No. of wash basins	:	No
	c) No. of Sink	:	2 Nos.
	d) No. of Bath	:	2 Nos.
	e) No. of toilet	:	No.
	f) Water meters, taps etc.	:	1 No.
	g) Any other fixtures	:	No.



Details of valuation

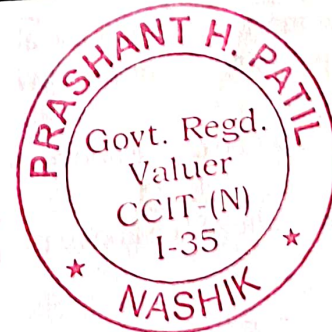
S. No.	Particulars of item	Plinth Area (Sq.m.)	Roof height (mtr)	Age of building	Estimated replacement rate of construction Rs. (Sq. m.)	Replacement cost (Rs.)	Depreciation (Rs.)	Net Value after depreciation (Rs.)
1)	Ground Floor	47.31 Sq.m	3.00 mtr	05 Years	Rs. 10225/-	Rs. 4,83,744.75/-	Rs. 24,837.75/-	Rs. 4,58,907/-

Part - C (Extra Items)

1	Portico	:	No.
2	Ornamental front door	:	No.
3	Sit out / Verandah with steel grills	:	No.
4	Overhead water tank	:	Yes.
5	Extra steel / collapsible gates	:	Yes.
	Total	:	N.A.

Part - D (Amenities)

1	Wardrobes	:	No.
2	Glazed tiles	:	No.
3	Extra sinks and bath tub	:	No.
4	Marble / ceramic tiles flooring	:	Yes.
5	Interior decorations	:	No.
6	Architectural elevation works	:	No.
7	Panelling works	:	No.
8	Aluminium works	:	No.
9	Aluminium hand rails	:	No.
10	False ceiling	:	N.A.
	Total	:	



Part - E (Miscellaneous)

1	Separate toilet room	:	Yes.
2	Separate lumber room	:	No.
3	Separate water tank / sump	:	Yes.
4	Trees, gardening	:	Yes.
	Total	:	N.A.

Part - F (Services)

1	Water supply arrangements	:	Yes.
2	Drainage arrangements	:	Yes.
3	Compound wall	:	Yes.
4	C.B. deposits, fittings etc.	:	Yes.
5	Pavement	:	No.
	Total	:	N.A.

Total abstract of the entire property

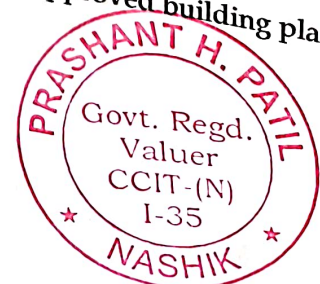
Part - A	Land	:	Rs. 57,41,280.60/-
Part - B	Building	:	Rs. 4,58,907/-
Part - C	Extra items	:	N.A.
Part - D	Amenities	:	N.A.
Part - E	Miscellaneous	:	N.A.
Part - F	Services	:	N.A.
	Total	:	Rs. 62,00,187.60/-
	Say	:	Rs. 62,00,000/-

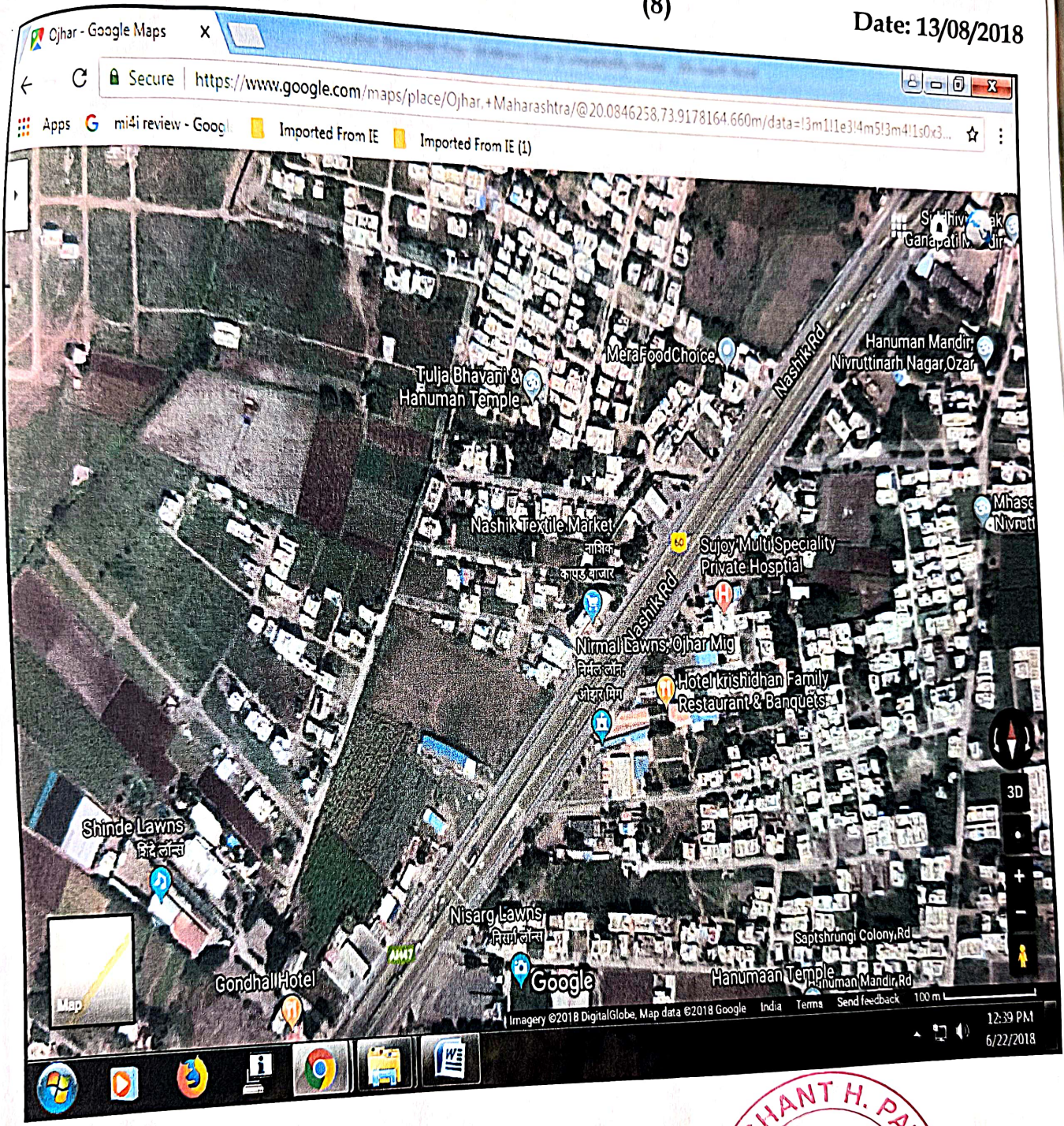
VALUATION: (Here The approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as i) sale ability. ii) likely rental values in future and. iii) any likely income it may generate may be discussed.) : To enquire by local real estate agent & builders.

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

present market value of the above property in the prevailing condition with aforesaid specifications is	Rs. 62,00,000/-	(In words: Rupees Sixty Two Lakhs only)
Purchase value of the above property as of _____ is	Not available.	Not available.
Distress value of the above property is	Rs. 49,60,000/-	(In words: Rupees Forty Nine Lakhs Sixty Thousand only)

Remark : There is extra land & extra construction on site other than approved building plan.





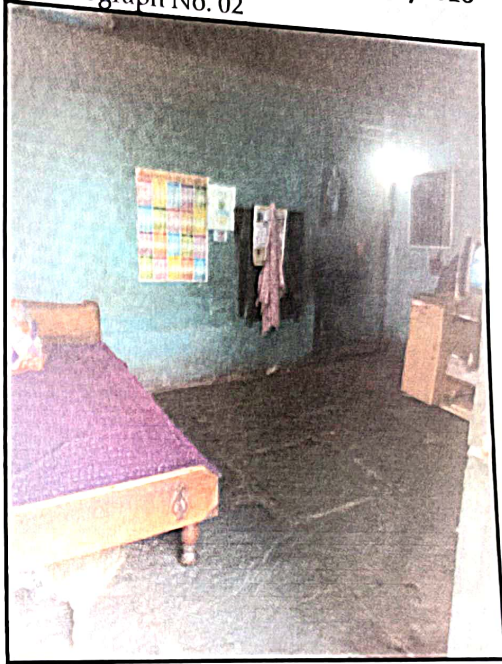
PRASHANT H. PATIL
Govt. Regd.
Valuer
CCIT-(N)
I-35
NASHIK

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Ref: PHP\VAL\UBI\2018-2019
Photograph No. 01



(9) Date: 13/08/2018
Photograph No. 02



Photograph No. 03



Photograph No. 04



These photographs represent of **Storage (Godown)** Consist of Ground Floor in Plot No. 8,
S. No. 2427/2, Behind Nashik Textiles Market, Near Herambh Bungalow, Om Sai Nagar,
Mumbai - Agra Highway, Ozar, Tal. Niphad, Dist. Nashik.

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