

# S. M. Parchure

B.E.(CIVIL), LLB,MIBM, DPH(I)  
MIE, MIWWA, MIAWPC, MIDSTA, MDCI  
MBAI, MIRC, MICA, MIS, MICC, AMISA, FIV

Mob. :- 8390906711, 8390906724  
Email :- smparchure24@gmail.com  
URL :- www.smparchure.com



Address:-  
Vishva Sadan, Vivekanandpuram Latur 413512

B1, Madhuban Sai City, Chakan Road,  
Talegaon Dabhade, Pune 410507

A 1003 Kohinoor Tower, Bal Govind Das Marg,  
Dadar Mumbai - 400 028

Paresh Rao (Kalyan, Mumbai):- 9220806115  
Vinod Kadam (Pune):- 9922052060  
H.G. Dixit (Latur):- 8390906715 / 16

VALUER

## Property Valuation Report

For the Property Located at Cherwali, Shahpur Dist. Thane

Address:- : Sai Ram Stone Crusher, on Agriculture land S.No.206B at Village Cherwali, Next to IOCL Petrol Pump, Saralgaon - Kinhavali Rd, Tal. Shahapur, Dist. Thane 421403

Owner:- : Mr. Prashant S. Patil



For S. M. Parchure & Associates  
  
Proprietor

### VALUATION REPORT

Sr.No.	Particulars	Details
1	Name of the Applicant/s	: Mr. Prashant S. Patil
2	Name of the Owner/s as per documents	: -do-
3	Address of the property being appraised as per site	: Sai Ram Stone Crusher, on Agriculture land S.No.206B at Village Cherwali,Next to IOCL Petrol Pump, Saralgaon - Kinhavali Rd,Tal. Shahapur, Dist. Thane 421403
4	Address of the property being appraised as per documents	: -do-
5	Address of the property being appraised as per request of Branch Staff Mr/Mrs.	: -do-
6	Branch staff present at the site along with date of Appraisal	: Hon.'ble Loan Officer
7	Purpose of Valuation	: Valuation for Bank Loan purpose-Loan Against Property

### General Details

Sr.No.	Particulars	Details
8	Type of Property	: Stone Quarry - Land Building and Machinery
9	Location/Zone	: Village Cherwali,Saralgaon - Kinhavali Rd,Tal. Shahapur, Dist. Thane
10	Zone No.	4
11	Type of Locality	: Agriculture cum Residential
12	Neighbourhood	: Agriculture cum Residential
13	Occupation Status	: Occupied by owner
14	Occupied by	: Owner
15	Relationship of Occupant with property owner	: Not applicable
16	Date of Occupancy Certificate	: Not produced to me
17	Property Usage	: Stone Quarry - Land Building and Machinery
18	Location of Plot	: Village Cherwali,Saralgaon - Kinhavali Rd,Tal. Shahapur, Dist. Thane
19	Proximity of Civic Amenities(km)	: Civic Amenities are available within 2 to 3 km
20	Property Documents	: Seen
21	Plan sanctioned by	: Plan is not sanctioned by any authority. However, All the structures are temporary structures
22	Brief Description of Property	: Stone Quarry - Land Building and Machinery
23	Landmark	: Next to IOCL Petrol Pump, Saralgaon - Kinhavali Rd

### Specific Details of the Property

Sr.No.	Particulars	Details
24	Number of Floors in the building	: single
25	Location on Floor	: Ground
26	Saleable Built-up Area(Sq.ft.)	2548.80
27	Carpet area (sq.ft.) Office	360.00
28	Carpet area (sq.ft.) Labour quarters	1464.00
29	Carpet area sqft at Meter Room, Store and DG shed	300.00
30	Total carpet area sqft	2124.00
31	Years of Completion (Approx.)	2011
32	Age of Property (Years)	8
33	Estimate future life of the Property (in years) 55 yrs- 8 age	47

### Details of work completed/Finished

34	Internal ( Flooring, Wood-work, Modular Kitchen, Bathroom Fittings, Door Window, Wall Finishes Etc.)	:	Cement coba flooring, wooden Flush Door, AC sheet roofing, Alluminium and MS flush Window, Cement Plaster
35	Extrenal (Elevation, Finishes Etc.)	:	Cement Plaster
36	Level of Maintenance	:	Good
37	Whether Electrical connection obtained	:	Yes
38	Whether Water connection obtained	:	Yes
39	Whether Lift is installed and is Operative	:	Lift is Not Available

### Details of work incomplete

	Particulars	:	Details
	Not Applicable	:	Not Applicable

### Boundaries

	As per document	:	Actual
North	S.No. 197 and 204	:	Hill and open land
East	S.No. 209 and 203	:	open land
West	Boundry of Village Kinhavali and S.No.206	:	open land
South	S. No. 215	:	open land and Entrance Road

### Calculation of Fair Market Value

Sr.No.	Particulars	:	Details
40	Land Area (sq.ft.)	:	419640.00
41	Saleable Built-up Area (Sq.Ft.)	:	2548.80
42	Carpet area (sq.ft.)	:	2124.00
43	Permissible Area (Built-up or permissible which ever is lesser) Sq.Ft.)	:	Temporary Structure
44	Current <b>Fair Market Rate</b> of land in the locality (INR)	:	55
45	Applicable Rate of Land (Rs. Per sq ft)- <b>eASR</b>	:	127.61
46	Current <b>Fair Market Value of Land</b> (Rs.)	:	<b>23,080,200</b>
47	<b>Value</b> of Land share for subject property (Rs. Per sq ft) <b>based on eASR</b>	:	53,550,260
48	Applicable <b>Fair market Rate of Construction</b> (INR per sq ft) considering factual state	:	385
49	<b>Value of Construction</b> (For Actual Area) (INR)	:	982,309
50	Value of Construction (For Permissible Area) (INR)	:	982,309
51	Composite Rate per Sq ft (In case of shop) (INR per sq ft)	:	NA
52	<b>Ready Reckoner Rate- Const.</b> =6776*85%*90%/10.76	:	482
53	<b>Value of Construction based on eASR</b>	:	1,227,887
54	<b>Fair Market Value of Property (INR)- after depreciation</b>	:	<b>834,963</b>
55	<b>Cost of Development of land/plot</b>	:	<b>500,000</b>

56	Value of Amenities (INR)	:	Not applicable
57	Fair Market Value with Amenities (INR)	:	834,963
Sr.No.	Particulars		Details
58	Realizable Value of Property (INR)	:	751,467
59	Realizable Value of Amenities (INR)	:	Not applicable
60	Realizable Value with Amenities(INR)	:	751,467
61	Distress Market Value of Property (INR)	:	584,474
62	Distress Market Value of Amenities (INR)	:	Not applicable
63	Distress Value with Amenities (INR)	:	584,474

Special notes : Docs attached- Advantages & disadvantages of property & Market rates are aptly considered. Legal ownership documents need to verify.

Additional Remarks : Property construction plan is not Approved by any authority, There are Temporary Structures and the Land is part of the total land occupied by owner which is lease for stone quarry

eASR : eASR is 6,776/sqm i.e. 63/sqft @85% for depre hence 535 and next 90% for captioned property hence final eASR say Rs.482/sqft. However Construction FMV applicable is safely presumed @Rs.385/sqft

We are enclosing herewith following documents supportive to our basis of our valuation.

1. Ready Reckoner Rate of the Respective Area
2. Latest Sale value of Agreement from local Register Office of that respective area
3. Market Rate of the respective area.

**Disclaimer:**

The report is prepared based on the documents furnished and/or the condition of the property

**Declaration :**

We hereby declare that :

The information furnished above is true and correct to the best knowledge and belief.

We have no direct or indirect interest on the property valued.

We have deputed our representative to inspect the property. The value given in this report is

**Address :-**

Sai Ram Stone Crusher, on Agriculture land S.No.206B at Village Cherwali, Next to IOCL Petrol Pump, Saralgaon - Kinhavali Rd, Tal. Shahapur, Dist. Thane 421403

**Name of Bank & Branch:-**

**GP Parsik Bank , Kalher Tal. Bhiwandi**

**Bank empanelment letter**

HO 47/290 dtd 29.05.2017 renewed in 2019

**Name of Regi.Valuer :**

Govt. approved valuer CBDT-ITWT & ED Act and CC of IT Pune

**S.M.Parchure**

REGI. VALUERS CAT-I -2536 of 1973 vide F.No.L525/379/of IT WT Govt. of India, CBDT dtd.15.12.84 & Estate Duty, CAT-ED-I -1049 of 1975 vide letter no.NSK/Tech/400/84-85/110255 dated 29.11.1984 AND CC of IT, Pune CAT- I- 238 of 1988 dated 09.09.1992

Bank format

**Other details**

64	<b>Owner/s Contact No.:-</b>	:	99607 41999
65	City/place	:	vil. Cherwali
66	Taluka	:	Shahapur
67	District	:	Thane
68	Overall opinion about property ( mortgageability, Location, access, resale possibilities etc)	:	mortgageability, Location, access, resale possibilities are good
69	Other specific property	:	Crusher stone & allied machinery & vehicle etc
70	Is the property is under joint ownership, or co-ownership,share of each such owner, shares in ownership	:	Single ownership
71	Property Documents	:	seen
72	7-12 & 8A extracts	:	seen
73	Property card	:	Not applicable
74	Index II sheet	:	not produced to me
75	Whether in Metrocity/ MC/Muni/GP/Rural area	:	Rural area
76	N.A./Aakhiv Patrika/ CTS record	:	not produced to me
77	The property situated in	:	vil. Cherwali
78	Road & frontage / Corner plot etc	:	approachable road available
79	Level of plot/land	:	uneven
80	Shape of plot/land	:	trapezoidal
81	GPS Coordinates-North	:	19d 22min 08.77sec
82	GPS Coordinates-East	:	73d 29min 11.67sec
83	MSL in ft	:	288
84	Land ceiling restrictions if any	:	Not applicable
85	Other difficulties if any(Earthquake/ Flood/ Threat to property)	:	No
86	Classification of locality-	:	Rural area
87	Means and proximity to surface communications	:	approachable road available
88	Development around	:	Good development in proximity
89	<b>E/W ft</b>	:	
90	<b>S/N ft</b>	:	
91	Area sqft	:	
92	<b>Area sqm</b>	:	
93	<b>Net area of plot at GF</b>	:	
94	It is free-hold or lease-hold	:	Free hold
95	Dates of commencement/ termination of lease & terms of renewal & other details	:	Not applicable
96	Is there any restrictive covenant	:	No
97	Are there any agreements of easement? If so, attach copies	:	No
98	Does the land fall in TP/DP area	:	No
99	Contribution to CTS or applicable taxes	:	Not applicable
100	Has the whole or part of the land notified for acquisition by Govt. etc	:	No
101	Attach a dimensioned Site Plan	:	not produced to me
102	Give sale instances -name-adr-regn.no.-date-area-sale price-rate as on cur. Date or av. Market rate	:	Please see market rate details appended h/w
103	Original cost of property-Purchase value	:	not produced to me

104	Land rate as per registree documents per sqm	:	Not applicable
105	<b>Fair market Land value</b>	:	23,080,200
106	Ratio for Reasonable Fair market appreciation due to spl advantages	:	Not applicable
107	Reasonable Fair market considering appreciation	:	23,080,200
108	Ratio for Reasonable Fair market reduction due to spl disadvantages	:	Not applicable
109	Reasonable Fair market considering reduction	:	<b>23,080,200</b>
110	Realisable value of land	:	20,772,180
111	Distress sale/force/Auction value	:	16,156,140
112	Reasonable Fair market value of land	:	23,080,200
113	<b>Improvements/building:</b>	:	
114	Building permission	:	not produced to me
115	Sanctioned plan copy	:	-do-
116	Commencement Certificate	:	-do-
117	Occupancy certificate	:	-do-
118	No. of floor	:	GF only
119	Height of each floor in mtr	:	2.85 to 3.6
120	No. of Rooms	:	4
121	Type of structure / Building	:	Temporary tin structure
122	Foundation	:	Load bearing type
123	Walls	:	Tin walls
124	Plaster	:	Not applicable
125	Openings	:	MS rolling shutters and tin doors
126	Flooring	:	Rough shahabad paving and cc coba etc
127	Roofing	:	Tin roofing
128	Coloring	:	Not applicable
129	WS, Sani, Ele.,Lift etc	:	Not applicable
130	Furniture & fixtures	:	Not applicable
131	Decorative items	:	Not applicable
132	Class of fittings	:	Ordinary
133	Compound wall	:	Not applicable
134	Underground sumps-capacity etc	:	Not applicable
135	Overhead tank.	:	Not applicable
136	Pumps-No. and HP	:	Not applicable
137	Roads & pavings within compound	:	approachable road available but paving not done
138	Sewage disposal	:	Not properly done but as per old system
139	Rain harvesting	:	Not done
140	Ele. bill p.m.	:	not produced to me
141	If lift is installed	:	Not installed
142	Bore well with pump etc	:	
143	building owner occupied or on rental basis	:	Owner occupied
144	If rental terms of rent etc	:	Not applicable
145	Has the standard rent fixed? How much p.m.	:	Not applicable
146	Is any dispute between landlord and tenant pending in court	:	Not applicable
147	Other details	:	Not applicable
148	Extra details	:	Machinery valuation also added
149	Property tax p.a.	:	not produced to me
150	Is the building insured? Premium p.a.	:	Not produced to me
151	Insurance Co. & Policy No.	:	Not produced to me
152	Insured value of building	:	Not produced to me
153	FSI used/ permissible	:	within permissible limits
154	<b>COST OF CONSTRUCTION :-</b>	:	

155	Muni. Permission -Month & Year of commencement of construction	:	Not taken
156	Month & Year of completion of construction-Occupancy certificate	:	-do-
157	Method of construction- Furnish details	:	Departmentally by owner
158	Condition of property- well maintained /ordinary /not in good condition	:	well maintained
159	Quality of construction	:	Ordinary
160	PWDSR considered for Yr	:	Not applicable
161	Status of property	:	Maintained good
162	Deviation from sanctioned plan	:	Not applicable
163	Life of bldg in Yrs	:	55
164	Age of bldg in Yrs	:	8
165	Depreciation in % Refer Mitra Handbook page 668 or 689	:	85% as specified by eASR norms and further to apply 90% of cost
166	<b>Machinery value</b> as on date of valuation (as per cost sheet attached)	:	<b>3,658,309</b>
167	<b>Govt value of property Rs.:-</b>	:	<b>54,778,147</b>
168	<b>Fair market value property Rs.:-</b>	:	<b>28,073,472</b>
169	<b>Realisable value property Rs.:-</b>	:	<b>25,266,125</b>
170	<b>Distressed Sale value property Rs.:-</b>	:	<b>19,651,431</b>
171	Special notes	:	This valuation report is subject to Legal check of all documents/papers as per bank norms
172	Remarks	:	Valuation is done considering land in S.No.206B only

## PART - II VALUATION

173	<b>Declaration :</b>	I hereby declare that :-
174	a) The information furnished in part 1 above is true and correct to the best of my knowledge	
175	b) I have no any direct or indirect interest in the property valued :yes	
176	c)I have inspected the property on the date mentioned herein before: yes	
177	d)I have not been convicted of any offence & sentenced to a term of imprisonment: yes	
178	d) I have been convicted of any offence and sentenced to a term of imprisonment: No	
179	e) I have not been found guilty of any misconduct in my professional capacity: yes	
180	e) I have been found guilty of any misconduct in my professional capacity: No	
181	I have no relation for whom property is valued	
182	I have no interest in ownership property valued	
183	The said property is inspected by my qualified associate on the date of inspection & survey	
184	The said property was not valued earlier by me for other financial institution	

### Approach to Valuation:

I have taken the measurements & calculated the quantities of important items by, Standard rate analysis based on Govt. applicable PWDSR & Standard valuation practice and I have done survey, investigations & computation work aptly required for this val. Rep. Depreciation/ appreciation as per condition, age & life of building aptly considered Advantages, disadvantages of property & applicable distress factor aptly considered All important aspects of valuation engineering norms have been considered I have enquired basic data for valuation, extra leads/lifts, other charges/costs etc I aptly considered cost of all items of construction provided in property as applicable Bldg. development charges, land cost & other requisite data is also considered **Attached** applicable eASR, google map/plan, market rate analysis with data & photos for Based on my long experience and technical knowledge, I valued property on date of

### Conclusion- F.M.V.:

**28,073,472**

I assess that the value of property, on the date of valuation in words Rs.

**Two : Crores**  
**Eighty : Lakhs**  
**Seventy Three : Thousand**  
**Four : Hundred**  
**Seventy Two : Rs. Only**

**Date of Valuation Report : 3-Nov-19**

Date of Site visit : 17-Oct-19



For S. M. Parchure & Associates  
  
Proprietor