

S. M. Parchure

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MIE, MIWWA, MIAWPC, MIDSTA, MDCI
MBAI, MIRC, MICA, MIS, MICC, AMISA, FIV

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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
Anup Yerte (Latur):- 7887911913, 8390906716

VALUER

Valuation Report

- 1 Date of Valuation report :
- 2 Type of property (Resi.Plot/NA plot/Resi.
Building/Commercial bldg/Agri land/Machinery
etc)
- 3 Detail address of property

- 4 Ward No./Zone No.
- 5 Sy.No./Gat No./Plot No.
- 6 Locality

- 7 City/place
- 8 Taluka
- 9 District
- 10 GPS Coordinates-North
- 11 GPS Coordinates-East
- 12 **Name of Owner/s:-**
- 13 Mob.
- 14 Total area of land/plot in sqm
- 15 eASR- Govt rate/sqm
- 16 Govt. value of land/plot in Rs.
- 17 Fair market rate/sqm
- 18 Fair market value of land/plot in Rs.
- 19 Total Constructed Area in sqm
- 20 eASR- Govt rate/sqm for construction
- 21 Govt. value of Construction in Rs.
- 22 Fair market rate of Construction/sqm
- 23 Fair market value of Construction in Rs.
- 24 **Total Govt value of property 1,397,965**
- 25 **Total fair market value of property 1,787,370**
- 26 **Conservative-Realizable value 1,608,633**
- 27 **Distress sale/force/Auction value 1,251,159**
- 28 Overall opinion about property (
mortgageability, Location, access, resale
possibilities etc)
- 29 Other specific (Other than land & building if any
machinery/ furniture/ interior included in valuation)

- 30 Valuation of machinery & other property
- 31 Date of Inspection & survey
- 32 **Name of Bank & Branch:-**
- 33 **Bank empanelment letter**

- 34 **Name of Regi.Valuer :**
- 35 Govt. approved valuer CBDT-ITWT & ED Act
and CC of IT Pune

- 36 Signature & seal of registered valuer S.M.Parchure

short summary followed by detail report

1-Aug-19
Residential Flat

Flat no.208, second Floor, Ashiyana Sagar CHSL,
Near Surya Vihar Society, Plot No. 7, S.No.43
H.no.1(P), Village - Kulgaon, Katrap, Badalapur
East Tal Ambarnath Dist. Thane

N.A.
S.No. 43, H.No. 1(P)
Ashiyana Sagar CHSL, Kulgaon, Badalapur East

Badalapur East
Ambarnath
Thane
19.166175
73.234671

Mrs. Sneha Sudhakar Thatte
9869222120

N.A.
N.A.
N.A.
N.A.
N.A.
38.94
35,900
1,397,965
50,000
1,787,370

Total Govt value of property 1,397,965
Total fair market value of property 1,787,370
Conservative-Realizable value 1,608,633
Distress sale/force/Auction value 1,251,159

N.A.

NIL
1-Aug-19
DNS Bank, BR-Kulgaon, Badalapur East
CO/Credit/Valutaion/849/2016-17 dated
14.01.2017

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



For S. M. Parchure & Associates

Proprietor

37 General :

38 Purpose for which valuation is made

39 Date as on which valuation is made

40 Name of Owner/s:-

41 Name of Bank & Branch:-

42 Detail address of property

43 Ward No./Zone No.

44 Sy.No./Gat No./Plot No.

45 Locality

46 Proximity

47 City/place

48 Taluka

49 District

50 Recital

Valuation for Bank Loan purpose-**against property for educational loan**

1-Aug-19

Mrs. Sneha Sudhakar Thatte

DNS Bank, BR-Kulgaon, Badalapur East
Flat no.208, second Floor, Ashiyana Sagar CHSL,
Near Surya Vihar Society, Plot No. 7, S.No.43
H.no.1(P), Village - Kulgaon, Katrap, Badalapur
East Tal Ambarnath Dist. Thane

N.A.

S.No. 43, H.No. 1(P)

Ashiyana Sagar CHSL, Kulgaon, Badalapur
East

Market, Riksha, Bus stop, Colleges/schools,
Offices, Banks, Hospitals & basic civic
amenities in 1km

Badalapur East

Ambarnath

Thane

I have inspected above property belonging to
owner for purpose of giving valuation
certificate

51 Land :

52 Latitude North

19.166175

53 Longitude East

73.234671

54 Is the property is under joint ownership, or
co-ownership,share of each such owner,
shares in ownership

No, Single Ownership

55 Property Documents

Index II & Schedule Property regn UHN2-
CHHA 1898/99

N.A.

56 7-12 & 8A extracts

57 Property card

Need to verify

58 Index II sheet

Index II & Schedule Property regn UHN2-
CHHA 1898/99

59 Whether in Metrocity/ MC/Muni/GP/Rural
area

Urban area

60 N.A./Aakhiv Patrika/ CTS record

N.A.

61 The property situated in

Badalapur East

62 Road & frontage / Corner plot etc

25feet wide road

63 Nearest landmark

Near Surya Vihar Society, Behind Yatrik Hotel

64 4 Boundaries of Flat

65 **North**

Open Space

66 **East**

Entrance door and Passage

67 **West**

Open Space

68 **South**

Adj flat 207

69 Level of plot/land

Even

70 Shape of plot/land

Rectangular

71 Land ceiling restrictions if any

N.A.

72 Other difficulties if any(Earthquake/ Flood/
Threat to property)

N.A.

73 Classification of locality-

Middle Class

74 Means and proximity to surface
communications

Rikshaws, bus, etc are available within 1km

75 Development around

Hospital, market, societies, rly stn near by

76 **E/W ft**

NA

77 **S/N ft**

NA

78 Area sqft

N.A.

79 **Area sqm**

N.A.

80	It is free-hold or lease-hold	free hold
81	Dates of commencement/ termination of lease & terms of renewal & other details	N.A.
82	Is there any restrictive covenant	No
83	Are there any agreements of easement? If so, attach copies	No
84	Does the land fall in TP/DP area	N.A.
85	Contribution to CTS or applicable taxes	Not produced to me
86	Has the whole or part of the land notified for acquisition by Govt. etc	No
87	Attach a dimensioned Site Plan	Not produced to me
88	Land rate	Assets based on data as appended
89	Give sale instances -name-adr-regn.no.-date-area-sale price-rate as on cur. Date or av. Market rate	Please see data attached regarding eASR & Fair market rate
90	Original cost of property-Purchase value of Flat	Not produced to me
91	Land rate as per registree documents per sqm	N.A.
92	Current Govt. approved rate per sqm for land- Please see eASR-Land sheet attached h/w	N.A.
93	Current Govt. value of land	N.A.
94	Market rate per sqm	N.A.
95	Land rate considered in this valuation per sqm	N.A.
96	Land value	N.A.
97	Ratio for Reasonable Fair market appreciation due to spl advantages	N.A.
98	Reasonable Fair market considering appreciation	N.A.
99	Ratio for Reasonable Fair market reduction due to spl disadvantages	N.A.
100	Reasonable Fair market considering reduction	N.A.
101	Realisable value of land	N.A.
102	Reasonable Fair market distress-sale value after factor of 70% aptly considered	N.A.
103	Reasonable Fair market value	N.A.
104	Improvements/building:	
105	Building permission	KBNP/NRV/BP/949-221 DT.23/02/1999
106	Sanctioned plan copy	Not produced to me
107	Commencement Certificate	KBNP/NRV/BP/949-221 DT.23/02/1999
108	Occupancy certificate	Not produced to me
109	No. of floor	G+3
110	Height of each floor in mtr	3.0m
111	No. of Rooms	3
112	Type of structure / Building	R.C.C. Frame
113	Foundation	R.C.C. Footing
114	Walls	Brick Walls
115	Plaster	Ext. sandfaced Cement Plaster & internal neeru finish
116	Openings	Coated windows with grills
117	Flooring	Vitrified Tiles Flooring
118	Roofing	R.C.C. Slab
119	Coloring	OBD Paint & Oil paint
120	WS, Sani, Ele.,Lift etc	Std WS Sani 1nos
121	Furniture & fixtures	N.A.
122	Decorative items	N.A.
123	Class of fittings	Good

124 Compound wall	5.5ft
125 Underground sumps-capacity etc	Sufficient For Complex
126 Overhead tank.	Terrace Level. Sufficient for Complex
127 Pumps-No. and HP	Sufficient For Complex
128 Roads & pavings within compound	Yes
129 Sewage disposal	Connected To Public Sewer
130 Rain harvesting	N.A.
131 Ele. bill p.m.	Not produced to me
132 If lift is installed	no
133 Bore well with pump etc	no
134 building owner occupied or on rental basis	Flat occupied by owner
135 If rental terms of rent etc	Not produced to me
136 Has the standard rent fixed? How much p.m.	N.A.
137 Is any dispute between landlord and tenant pending in court	N.A.
138 Other details	N.A.
139 Extra details	N.A.
140 Property tax p.a.	Not produced to me

141	Is the building insured? Premium p.a.	not produced to me	
142	Insurance Co. & Policy No.		
143	Insured value of building		
144	FSI used/ permissible		1
145	Built up area sqm -carpet		38.94
146	Built up area sqft		419.00
147	COST OF CONSTRUCTION :-	N.A.	
148	Muni. Permission -Month & Year of commencement of construction	KBNP/NRV/BP/949-221 DT.23/02/1999	
149	Month & Year of completion of construction- Occupancy certificate	Not produced to me	
150	Method of construction- Furnish details	by builder	
151	Condition of property- well maintained /ordinary /not in good condition	Well Maintained	
152	Quality of construction	Good	
153	PWDSR considered for Yr	N.A.	
154	Deviation from sanctioned plan	Nil	
155	Current Govt. approved rate eASR- for flat per sqm		35,900
156	Govt Fair market value of bldg (without depreciation)		1,397,965
157	Market rate per sqm		50,000
158	Bup area rate considered in captioned case		50,000
159	Fair market value of flat		1,947,026
160	Life of bldg in Yrs		75
161	Age of bldg in Yrs		20
162	Depreciation in % Refer Mitra Handbook page 668 or 689		8.20%
163	Reasonable Fair market value of building after depreciation		1,787,370
164	Ratio for Reasonable Fair market appreciation due to spl advantages		100%
165	Reasonable Fair market value of bldg after above advantage ratio		1,787,370
166	Ratio for Reasonable Fair market depreciation due to spl dis-advantages		100%
167	Reasonable Fair market value of bldg (after above dis-advantage ratio)		1,787,370
168	Realisable value of bldg		1,608,633
169	Distressed value of bldg		1,251,159
170	Govt value of property Rs.:-	1,397,965	
171	Fair market value property Rs.:-	1,787,370	
172	Realisable value property Rs.:-	1,608,633	
173	Distressed Sale value property Rs.:-	1,251,159	
174	Special notes	Docs attached- Advantages & disadvantages of property & Market rates are aptly considered. Legal ownership documents need to verify.	
175	Remarks	Plz see market value sheet attached. Flat no.207&208 are combined & enjoying separate entrance. Only flat no.208 is considered in this val rep.	

176 **PART - II VALUATION**

177 **Declaration :**

I hereby declare that :-

- 178 a) The information furnished in part 1 above is true and correct to the best of my
179 knowledge and belief which is based on the data furnished to me by the owner :yes
180 b) I have no any direct or indirect interest in the property valued :yes
181 c)I have inspected the property on the date mentioned herein before: yes
182 d)I have not been convicted of any offence & sentenced to a term of imprisonment: yes
183 d) I have been convicted of any offence and sentenced to a term of imprisonment: No
184 e) I have not been found guilty of any misconduct in my professional capacity: yes
185 e) I have been found guilty of any misconduct in my professional capacity: No
186 I have no relation for whom property is valued
187 I have no interest in ownership property valued
188 The said property is inspected by my qualified associate on the date of inspection & survey
189 The said property was not valued earlier by me for other financial institution

190 **Approach to Valuation:**

- 191 I have taken the measurements & calculated the quantities of important items by,
192 approximate quantities method. Suitabale sizes assumed for calculating these items.
193 Standard rate analysis based on Govt. applicable PWDSR &
194 Standard valuation practice and approved norms are considered
195 Depreciation/ appreciation as per condition, age & life of building aptly considered
196 Advantages, disadvantages of property & aplicable distress factor aptly considered
197 All important aspects of valuation engineering norms have been considered
198 I have enquired basic data for valuation, extra leads/lifts, other charges/costs etc
199 I aptly considered cost of all items of construction provided in property as applicable
200 Bldg. development charges, land cost & other requisite data is also considered
201 Attached necessary google map/plan & photos for ready reference.

202 Based on my long experience and technical knowledge,

203 I valued property on date of valuation

Conclusion- F.M.V.:

204 I assess that the value of property, on the **1,787,370**

date of valuation in words Rs.

205

Zero Crores

206

Seventeen Lakhs

207

Eighty seven Thousand

208

Three Hundred

209

Seventy Rs. Only

210

Place Talegaon dabhade

211

Date 1-Aug-19

212 Signature & seal of registered valuer S.M.Parchure



For S. M. Parchure & Associates

Proprietor