



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 net 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 Bldg Constructed Area in sqm
- 20 eASR- Govt rate/sqm for const. aft depre
- 21 Govt. value of Construction-bldq in Rs.
- 22 Fair market rate of Construction/sqm
- 23 FM value of Bldq Const.after depre.in Rs.

- 24 **Total Govt value of property** 5,348,539
- 25 **Total fair market value of property** 6,680,079
- 26 **Conservative-Realizable value** 6,012,071
- 27 **Distress sale/force/Auction value** 4,676,055

- 28 Overall opinion about property (mortgageability, Location, access, resale possibilities etc)

- 29 Other specific property
- 30 Total FMV of 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

short summary followed by detail report

19-Jul-19
Commercial land, building & Showroom

Structure on Land known as Siddhivinayak Building Material Suppliers, House No. 916, Padagha Bazarpeth Road, Mumbai - Nashik Expy, opp. Palavi hotel, Besides HDFC Bank, Padgha, Tq. Bhiwandi, Dist. Thane PIN

421101
9/9.3

S.No. 130 (P)

Padagha Bazarpeth Road, Mumbai - Nashik Expy, opp. Palavi hotel, Besides HDFC Bank, at Padagha

Village Padagha

Bhiwandi

Thane

19.3642630

73.1703670

Mr. Nilesh Motiram Damodar

9226363290

275.12

1,590

437,441

10,000

2,751,200

188.60

18,949

4,911,098

21,780

3,928,879

5,348,539

6,680,079

6,012,071

4,676,055

Bldg. construction quality good & mortgageability, location, access, resale possibilities are very good.

NIL

6,680,079

19-Jul-19

GP Parsik Sahakari Bank Ltd. Padgha, Tq. Bhiwandi

HO 47/290 dtd 29.05.2017 renewed in 2019

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

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



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

51 Land :

52 Latitude North

53 Longitude East

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

55 Property Documents

56 7-12 & 8A extracts

57 Property card

58 Index II sheet

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

60 N.A./Aakhiv Patrika/ CTS record

61 The property situated in

62 Road & frontage / Corner plot etc

63 Nearest landmark

64 4 Boundaries of Land & Building65 **North**66 **East**67 **West**68 **South**

69 Level of plot/land

70 Shape of plot/land

71 Land ceiling restrictions if any

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

73 Classification of locality-

74 Means and proximity to surface communications

75 Development around

76 **E/W ft**77 **S/N ft**Valuation for Bank Loan purpose-**Loan Against Property**

19-Jul-19

Mr. Nilesh Motiram Damodar

GP Parsik Sahakari Bank Ltd. Padgha, Tq. Bhiwandi

Structure on Land known as Siddhivinayak Building Material Suppliers, House No. 916, Padgha Bazarpeth Road, Mumbai - Nashik Expy, opp. palvi hotel, Besides HDFC Bank, Padgha, Talk. Bhiwandi, Dist. Thane-

9/9.3

S.No. 130 (P)

Padgha Bazarpeth Road, Mumbai - Nashik Expy, opp. palvi hotel, Besides HDFC Bank, All civic amenities available nearby

Village Padgha

Bhiwandi

Thane

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

19.3642630

73.1703670

Single Ownership

Index II & Schedule Property regn BVD2-02112-2003

seen

Need to verify

Index II & Schedule Property regn BVD2-02112-2003

GP area

seen

Village Padgha

25feet wide road

Padagha Bazarpeth Road, Mumbai - Nashik Expy, opp. Palavi hotel, Besides HDFC Bank, at Padagha

open Land

property of Nilesh Damodar

property of Milind Damodar

Bhiwandi Road

Even

Rectangular

N.A

N.A.

Middle class

Rikshaws, bus, etc are available within 100m

Good development around, Bus stop nearby

NA

NA

78 Area sqft	4734.40	
79 Area sqm	440.00	
80 Net area of plot at GF	275.12	
81 It is free-hold or lease-hold	Free hold	
82 Dates of commencement/ termination of lease & terms of renewal & other details	N.A.	
83 Is there any restrictive covenant	No	
84 Are there any agreements of easement? If so, attach copies	No	
85 Does the land fall in TP/DP area	N.A.	
86 Contribution to CTS or applicable taxes	Not produced to me	
87 Has the whole or part of the land notified for acquisition by Govt. etc	No	
88 Attach a dimensioned Site Plan	seen	
89 Land rate	N.A.	
90 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	
91 Original cost of property-Purchase value		400,000
92 Land rate as per registree documents per sqm	N.A.	
93 Current Govt. approved rate per sqm for land- Please see eASR-Land sheet attached h/w	1,590	
94 Current Govt. value of land	437,441	
95 Market rate per sqm	10,000	
96 Land rate considered in this valuation per sqm	10,000	
97 Fair market Land value	2,751,200	
98 Ratio for Reasonable Fair market appreciation due to spl advantages	N.A.	
99 Reasonable Fair market considering appreciation	2,751,200	
100 Ratio for Reasonable Fair market reduction due to spl disadvantages	N.A.	
101 Reasonable Fair market considering reduction	2,751,200	
102 Realisable value of land	2,476,080	
103 Distress sale/force/Auction value	1,925,840	
104 Reasonable Fair market value of land	2,751,200	
105 Improvements/building:		
106 Building permission	Grampanchayat Padgha Tharav No.57/16 dt.19.11.2006	
107 Sanctioned plan copy	Grampanchayat Padgha Tharav No.57/16 dt.19.11.2006	
108 Commencement Certificate	Grampanchayat Padgha Tharav No.57/16 dt.19.11.2006	
109 Occupancy certificate	Not produced to me	
110 No. of floor	Ground+ 1, Single	
111 Height of each floor in mtr	3.0m	
112 No. of Rooms	1showroom+3Godown	
113 Type of structure / Building	R.C.C. Frame	
114 Foundation	R.C.C. Footing	
115 Walls	Brick Walls	
116 Plaster	Cement Plaster	
117 Openings	MS rolling shutter and MS gate etc	
118 Flooring	Vitrified Tiles Flooring, cement Coba	
119 Roofing	AC sheets Roofing	
120 Coloring	OBD Paint & Oil paint	
121 WS, Sani, Ele.,Lift etc	Std WS Sani 1nos	

122 Furniture & fixtures	N.A.
123 Decorative items	N.A.
124 Class of fittings	Good
125 Compound wall	Yes
126 Underground sumps-capacity etc	Yes
127 Overhead tank.	Yes
128 Pumps-No. and HP	Yes
129 Roads & pavings within compound	yes but partly provided
130 Sewage disposal	Yes
131 Rain harvesting	No
132 Ele. bill p.m.	yes
133 If lift is installed	No
134 Bore well with pump etc	No
135 building owner occupied or on rental basis	Owner occupied
136 If rental terms of rent etc	N.A.
137 Has the standard rent fixed? How much p.m.	N.A.
138 Is any dispute between landlord and tenant pending in court	N.A.
139 Other details	N.A.
140 Extra details	N.A.
141 Property tax p.a.	Yes
142 Is the building insured? Premium p.a.	N.A.
143 Insurance Co. & Policy No.	N.A.
144 Insured value of building	N.A.
145 FSI used/ permissible	within permissible
146 Built up area sqm at GF Showroom	94.30
147 Built up area sqft at GF	N.A.
148 Built up area sqm at FF-Office	94.30
149 Back side structure Built up area sqft	70.58
150 Total built up area	259.18
151 COST OF CONSTRUCTION :-	N.A.
152 Muni. Permission -Month & Year of commencement of construction	Not reported to me
153 Month & Year of completion of construction- Occupancy certificate	Not produced to me
154 Method of construction- Furnish details	Through builder
155 Condition of property- well maintained /ordinary /not in good condition	Good condition
156 Quality of construction	Good
157 PWDSR considered for Yr	2014
158 Status of property	Good
159 Deviation from sanctioned plan	Nil
160 Current Govt. approved rate eASR- for bldg per sqm	21,780
161 Govt Fair market rate of bldg (with depreciation)	18,949
162 Govt Fair market value of bldg (with depreciation)	4,911,098
163 Market rate Bldg per sqm	21,780
164 FMV rate-bldg considered	21,780
165 Fair market vale of building	5,644,940
166 Life of bldg in Yrs	55
167 Age of bldg in Yrs	16
168 Depreciation in % Refer Mitra Handbook page 668 or 689	13.00%
169 Reasonable Fair market value of building after depreciation	4,911,098
170 Ratio for Reasonable Fair market appreciation due to spl advantages	100%
171 Reasonable Fair market value of bldg after above advantage ratio	4,911,098
172 Ratio for Reasonable Fair market depreciation due to spl dis-advantages owing to temporary structure	80%

173	Reasonable Fair market value of bldg (after above dis-advantage ratio)	3,928,879
174	Govt value of property Rs.:-	5,348,539
175	Fair market value property Rs.:-	6,680,079
176	Realisable value property Rs.:-	6,012,071
177	Distressed Sale value property Rs.:-	4,676,055
178	Special notes	Docs attached- Advantages & disadvantages of property & Market rates are aptly considered.
179	Remarks	This valuation report is subject to Legal checking of all documents/papers as per bank norms

PART - II VALUATION

180 **Declaration :** I hereby declare that :-
181 a) The information furnished in part 1 above is true and correct to the best of my
182 knowledge and belief which is based on the data furnished to me by the owner :yes
183 b) I have no any direct or indirect interest in the property valued :yes
184 c)I have inspected the property on the date mentioned herein before: yes
185 d)I have not been convicted of any offence & sentenced to a term of imprisonment: yes
186 d) I have been convicted of any offence and sentenced to a term of imprisonment: No
187 e) I have not been found guilty of any misconduct in my professional capacity: yes
188 e) I have been found guilty of any misconduct in my professional capacity: No
189 I have no relation for whom property is valued
190 I have no interest in ownership property valued
191 The said property is inspected by my qualified associate on the date of inspection & survey
192 The said property was not valued earlier by me for other financial institution
193 **Approach to Valuation:**
194 I have taken the measurements & calculated the quantities of important items by,
195 approximate quantities method. Suitabale sizes assumed for calculating these items.
196 Standard rate analysis based on Govt. applicable PWDSR &
197 I have done survey, inetigations & computation work aptly required for this val. Rep.
198 Standard valuation practice and approved norms are considered
199 Depreciation/ appreciation as per condition, age & life of building aptly considered
200 Advantages, disadvantages of property & aplicable distress factor aptly considered
201 All important aspects of valuation engineering norms have been considered
202 I have enquired basic data for valuation, extra leads/lifts, other charges/costs etc
203 I aptly considered cost of all items of construction provided in property as applicable
204 Bldg. development charges, land cost & other requisite data is also considered
205 Attached necessary google map/plan & photos for ready reference.
206 Based on my long experience and technical knowledge,
207 I valued property on date of valuation **Conclusion- F.M.V.:**
208 I assess that the value of property, on the date **6,680,079**
of valuation in words Rs.
209 **Nil Crores**
210 **Sixty six Lakhs**
211 **Eighty Thousand**
212 **Nil Hundred**
213 **Seventy nine Rs. Only**
214 Place Talegaon Dabhade
215 Date 19-Jul-19
216 Signature & seal of registered valuer S.M.Parchure
217



For S M Parchure & Associates

(Signature)
Proprietor

Good prime location in Latur city

Even
Rectangular N/S-40' but E/W 50'

Rikshaws, bus, etc are available within 300m

free hold
N.A.

No
No

TP/DP of Latur city
N.A.
No

seen

yes

yes

yes

N.A.

N.A.

3m

1hall+1bed+1k&D

Framed structure / load bearing

RCC column footings

BBM

Internal smooth plaster, external sand faced

CCTW or flush doors & alu.glazed windows

Vitrified tiles

RCC slab, CGI sheet

Dry distemper inside, oil paint, whitewash-
ceiling and distemper paint outside

2-bath+2 WC+2 Basin etc.

Good furniture & fixtures, kitchen katta etc.
yes
Good Ordinary, Classic
Compound wall & gate in front of entrance

30000 liters
15000 liters
yes
Paving in compound
to septic tank or UG drain
N.A.
1,770.00
N.A.
yes
N.A.
N.A.
N.A.

N.A.

N.A.
N.A.
N.A.
N.A.
N.A.

within sanctioned limit
54.0 sqm
N.A.

N.A.
LMC/TP/8/488/2016-17 dated 5.11.2016

N.A.

well maintained

Good
N.A.

N.A.
N.A.

N.A.

N.A.

3.00

N.A.

N.A.

N.A.

N.A.

N.A.
N.A.