

# S. M. Parchure

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VALUER

## Valuation Report

1 Date of Valuation report :	short summary followed by detail report
2 Type of property (Resi.Plot/NA plot/Resi. Building/Commercial bldg/Agri land/Machinery etc)	<b>24-Sep-20</b> Open plot in Tilaknagar Latur
3 Detail address of property	C.T.S.No.4743, Muni.Property no. D-1/3960 at GF, D-1/3961 at FF, Plot no.28 in Tilaknagar, near Ashoka hotel, Latur-413512
4 Ward No./Zone No.	zone no.1.49
5 Sy.No./Gat No./Plot No.	CTS no.4743
6 Locality	Tilaknagar, near Ashoka hotel chowk, Latur
7 City/place	Latur
8 Taluka	Latur
9 District	Latur
10 GPS Coordinates-North	18.3991389
11 GPS Coordinates-East	76.5704943
12 <b>Name of Earlier Owner/s:-</b>	<b>Chaitanya &amp; Kaivalya both s/o Sudhir Khanapure</b>
13 <b>Name of Purchaser/s:-</b>	<b>Omprakash s/o Shivdas Bhosale &amp; Smt. Dipika w/o Shivdas Bhosale</b>
14 Total net area of land/plot in sqm	<b>417.45</b>
15 Govt. value of net land in Rs.	<b>8,766,427</b>
16 Total net Constructed Area in sqm	<b>700.00</b>
17 eASR- Govt rate/sqm for construction	52,500
18 Govt. value of Construction in Rs.	N.A.
19 Govt. value of Construction after depre. in Rs.	<b>27,731,550</b>
20 Deemed date of valuation	Year 2001-2002
21 CII for year 2001-2002	100
22 CII for year 2020-2021	301
23 Valuation of property as on Deemed date of valuation in Year 2001-02	<b>9,302,326</b>
24 Valuation of property based on eASR-land as on Deemed date of valuation in Year 2001-02	<b>4,368,651</b>
25 Valuation of property based on prevalent rates for office bldg as on Deemed date of valuation in Year 2001-02	<b>27,488,372</b>
26 <b>Conservative-Realizable value</b>	<b>24,739,535</b>
27 <b>Distress sale/force/Auction value</b>	<b>19,241,860</b>
28 Overall opinion about property ( mortgageability, Location, access, resale possibilities etc)	mortgageability, Location, access, resale possibilities are very good
29 Other specific ( Other than land & building if any machinery/ frurniture/ interior included in valuation)	N.A.
30 Valuation of machinery & other property	NIL
31 Date of Inspection & survey	22-Sep-20
32 <b>Name of Regi.Valuer :</b>	<b>S.M.Parchure</b>
33 Govt. approved valuer CBDT-ITWT & ED Act and CC of IT Pune	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

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

**35 General :**

36 Purpose for which valuation is made	Income tax-Capital gain FMV
37 Date as on which valuation is made	24-Sep-20
38 Name of Purchaser/s:-	Omprakash s/o Shivdas Bhosale & Smt. Dipika w/o Shivdas Bhosale
39 Detail address of property	C.T.S.No.4743, Muni.Property no. D-1/3960 at GF, D-1/3961 at FF, Plot no.28 in Tilaknagar, near Ashoka hotel, Latur-413512 zone no.1.49
40 Ward No./Zone No.	CTS no.4743
41 Sy.No./Gat No./Plot No.	Tilaknagar, near Ashoka hotel chowk, Latur
42 Locality	
43 Proximity	Market, Riksha, Bus stop, Colleges/schools, Offices, Banks, Hospitals & basic civic amenities in proximity
44 City/place	Latur
45 Taluka	Latur
46 District	Latur
47 Recital	I have inspected above property belonging to owner for purpose of giving valuation certificate

**48 Land :**

49 Latitude North	18.3991389
50 Longitude East	76.5704943
51 MSL in Mts.	638.34
52 Is the property is under joint ownership, or co-ownership,share of each such owner, shares in ownership	Single Ownership
53 Property Documents	seen
54 7-12 & 8A extracts	not produced to me
55 Property Sanctioned Plan Copy	N.A.
56 Index II sheet	seen
57 Whether in Metrocity/ MC/Muni/GP/Rural area	Latur Municipal Corporation
58 N.A./Aakhiv Patrika/ CTS record	not produced to me
59 The property situated in	Latur
60 Road & frontage / Corner plot etc	road on North
61 Nearest landmark	Tilaknagar, near Ashoka hotel chowk, Latur

**62 4 Boundaries of Plot**

63 <b>North</b>	Internal road in Tilaknagar
64 <b>East</b>	Prakash R. Dudile & Mrs. Radha Patel
65 <b>West</b>	Dr. Santosh Sidramappa Kavthale
66 <b>South</b>	Dr. Omprakash & Jayprakash Bhosale
67 Level of plot/land	Even
68 Shape of plot/land	Almost Rectangular
69 Land ceiling restrictions if any	N.A.
70 Other difficulties if any(Earthquake/ Flood/ Threat to property)	N.A.
71 Classification of locality-	Development all around
72 Means and proximity to surface communications	Rikshaws, bus, etc are available nearby
73 Development around	Fully developed area
74 E/W ft-	56.5

75 S/N ft-	79.5
76 Area sqft	4491.75
77 Area sqm	417.45
78 <b>Net land area</b>	<b>417.45</b>
78 <b>Note:-</b>	This area considered as per registree documents
79 It is free-hold or lease-hold	Free Hold
80 Dates of commencement/ termination of lease & terms of renewal & other details	N.A.
81 Is there any restrictive covenant	N.A.
82 Are there any agreements of easement? If so, attach copies	N.A.
83 Does the land fall in TP/DP area	TP/DP of Latur applicable
84 Contribution to CTS or applicable taxes	Yes but Not produced to me
85 Has the whole or part of the land notified for acquisition by Govt. etc	No
86 Attach a dimensioned Site Plan	Not Seen
87 <b>Land rate</b>	Assets based on data as appended
88 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
89 Original cost of property-Purchase value on 7-9-2020	28,000,000
90 Current Govt. approved rate per sqm for land- Please see <b>eASR-Land</b> sheet attached h/w	<b>21,000</b>
91 Current Govt. value of land	<b>8,766,427</b>
92 Fair market rate of land	<b>31,500</b>
93 Fair market value of land	<b>13,149,640</b>
94 <b>Improvements/building:</b>	Yes Bldg of Gfof CSK+Ffof KSK
95 Building permission	not produced to me- old bldg
96 Sanctioned plan copy	not produced to me- old bldg
97 Commencement Certificate	not produced to me- old bldg
98 Occupancy certificate	not produced to me- old bldg
99 No. of floor	GF+FF
100 Height of each floor in mtr	3.2
101 No. of Rooms	Hall, 3bedrooms, kitchen, store at GF and same at FF
102 Type of structure / Building	Load bearing
103 Foundation	Load bearing
104 Walls	BBM
105 Plaster	Sunla finish inside, sand faced outside
106 Openings	CCTW doors and windows
107 Flooring	Mosaic tiles
108 Roofing	RCC slab
109 Coloring	OBD & Oil paint, cement paint external
110 WS, Sani, Ele.,Lift etc	Provided normal without lift
111 Furniture & fixtures	N.A.
112 Decorative items	N.A.
113 Class of fittings	Good
114 Compound wall	N.A.
115 Underground sumps-capacity etc	N.A.
116 Overhead tank.	N.A.
117 Pumps-No. and HP	N.A.
118 Roads & pavings within compound	N.A.
119 Sewage disposal	to municipal sewer line
120 Rain harvesting	N.A.

121 Ele. bill p.m.	N.A.
122 If lift is installed	N.A.
123 Bore well with pump etc	N.A.
124 building owner occupied or on rental basis	Owner occupied
125 If rental terms of rent etc	N.A.
126 Has the standard rent fixed? How much p.m.	N.A.
127 Is any dispute between landlord and tenant pending in court	N.A.
128 Other details	N.A.
129 Extra details	N.A.
130 <b>Property tax p.a.</b>	N.A.
131 Is the building insured? Premium p.a.	N.A.
132 <b>Insurance Co. &amp; Policy No.</b>	N.A.
133 <b>Insured value of building</b>	N.A.
134 FSI used/ permissible	within permissible limit
<b>135 Built up area sqm GF350+F350</b>	<b>700</b>
136 Built up area sqft	7532
137 COST OF CONSTRUCTION :-	N.A.
138 Muni. Permission -Month & Year of commencement of construction	N.A.
139 Month & Year of completion of construction- Occupancy certificate	N.A.
140 Method of construction- Furnish details	N.A.
141 Condition of property- well maintained /ordinary /not in good condition	N.A.
142 Quality of construction	N.A.
143 PWDSR considered for Yr	N.A.
144 Deviation from sanctioned plan	N.A.
145 Current Govt. approved rate <b>eASR- for bldg per sqm being office</b>	<b>52,500</b>
146 Govt Fair market value of bldg (without depreciation)	36,750,000
147 Life of bldg in Yrs	75
148 Age of bldg in Yrs-assessed	40
149 Depreciation in % Refer Mitra Handbook Table 8 page 689	24.54%
150 Reasonable Fair market value of building after depreciation as in year 2020-21	<b>27,731,550</b>
151 FMV of land based on eASR	<b>13,149,640</b>
152 Value based on eASR of land or office bldg which ever is higher	<b>27,731,550</b>
153 <b>Value of factual sale in year 2020</b>	<b>28,000,000</b>
154 FM rate of office bldg based on prevalent market rates	<b>118,200</b>
155 FM value based on prevalent market rates	<b>82,740,000</b>
156 CII for year 2001-2002	100
157 CII for year 2020-2021	301
158 <b>Valuation of property based on factual sale as on Deemed date of valuation in Year 2001-02</b>	<b>9,302,326</b>
159 <b>Valuation of property based on eASR- land as on Deemed date of valuation in Year 2001-02</b>	<b>4,368,651</b>

160 **Valuation of property based on prevalent rates for office bldg as on Deemed date of valuation in Year 2001-02** **27,488,372**  
161 **Realisable value of property** **24,739,535**  
162 **Distressed value of property** **19,241,860**  
163 Special notes Docs attached- Advantages & disadvantages of property & Market rates are aptly considered.

164 **PART - II VALUATION**

165 **Declaration :** I hereby declare that :-  
166 a) The information furnished in part 1 above is true and correct to the best of my  
167 knowledge and belief which is based on the data furnished to me by the owner :yes  
168 b) I have no any direct or indirect interest in the property valued :yes  
169 c)I have inspected the property on the date mentioned herein before: yes  
170 d)I have not been convicted of any offence & sentenced to a term of imprisonment: yes  
171 d) I have been convicted of any offence and sentenced to a term of imprisonment: No  
172 e) I have not been found guilty of any misconduct in my professional capacity: yes  
173 e) I have been found guilty of any misconduct in my professional capacity: No  
174 I have no relation for whom property is valued  
175 I have no interest in ownership property valued  
176 The said property is inspected by my qualified associate on the date of inspection & survey  
177 The said property was not valued earlier by me for other financial institution

178 **Approach to Valuation:**

179 I have taken the measurements & calculated the quantities of important items by,  
180 approximate quantities method. Suitabale sizes assumed for calculating these items.  
181 Standard rate analysis based on Govt. applicable PWDSR &  
182 Standard valuation practice and approved norms are considered  
183 Depreciation/ appreciation as per condition, age & life of building aptly considered  
184 Advantages, disadvantages of property & aplicable distress factor aptly considered  
185 All important aspects of valuation engineering norms have been considered  
186 I have enquired basic data for valuation, extra leads/lifts, other charges/costs etc  
187 I aptly considered cost of all items of construction provided in property as applicable  
188 Bldg. development charges, land cost & other requisite data is also considered  
189 Attached necessary google map/plan & photos for ready reference.  
190 Based on my long experience and technical knowledge,

191 I valued property on date of valuation **Conclusion- F.M.V.:**  
192 I assess that the value of property, on the **27,488,372**  
date of valuation in words Rs.

193 **Two Crores**  
194 **Sevety four Lakhs**  
195 **Eighty eight Thousand**  
196 **Three Hundred**  
197 **Sevety tow Rs. Only**  
198 Place Latur  
199 Date 24-Sep-20  
200 Signature & seal of registered valuer S.M.Parchure