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VALUER

Valuation Report

Ref:-. BoM-Br.Nideban,District:Latur	16-Oct-19
1 Name of Bank & Branch:-	Bank of Maharashtra, Br. Nilanga, Dist: Latur
2 Address	Ramkrishna Nagar, Nilanga, Maharashtra 413521
3 Phone	02384 242 395
4 E mail ID	bom1083@mahabank.co.in
Subj:- Assessment of Fair market valuation for bank loan/mortgage purpose	
5 Name of Owner/s:-	Sow. Anita Anantrao Gaikwad
6 Mob.	9921125999
7 Details of Property :	Own Land & Residential Building
8 Ward No./Zone No.	Zone No.2.112
9 S.No./Gat No./Plot No.	Sy.No.26/A.B.C.(part) & Plot No.11
10 Property details	M.C.L.No.R1/381/1/1, New:B1/1245
11 Locality	Shahupuri Colony, Behind Chawanda Complex, Near Rajiv Gandhi Chowk, Latur
12 City/place	Latur
13 Taluka	Latur
14 District	Latur
15 Valuation Cost Rs. :-	11,017,472
	One Crores
	Ten Lakhs
	Seventeen Thousand
	Four Hundred
	Seventy two Rs. Only
16 Govt value of property Rs.:-	5,973,110
17 Fair market value property Rs.:-	11,017,472
18 Realisable value property Rs.:-	9,915,725
19 Distressed value of property Rs.:-	7,712,230
20 Date of Inspection & survey	16-Oct-19
21 Date of Valuation report :	16-Oct-19
22 Bank empanelment letter	AX39/Emp/Valuers/16-17 dated 20.09.2016
23 Name of Regi.Valuer :	S.M.Parchure
24 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
25 Signature & seal of registered valuer S.M.Parchure	

26 General :

27 Purpose for which valuation is made	Valuation for Bank purpose- Loan against property
28 Date as on which valuation is made	16-Oct-19
29 Name of Owner/s:-	Sow. Anita Anantrao Gaikwad
30 Name of Bank & Branch:-	Bank of Maharashtra, Br. Nilanga, Dist: Latur
31 Details of Property :	Own Land & Residential Building
32 Ward No./Zone No.	Zone No.2.112
33 S.No./Gat No./Plot No.	Sy.No.26/A.B.C.(part) & Plot No.11
34 Property details	M.C.L.No.R1/381/1/1, New:B1/1245
35 Locality	Shahupuri Colony, Behind Chawanda Complex, Near Rajiv Gandhi Chowk, Latur
36 Proximity	Market, Riksha, Bus stop, Colleges/schools, Offices, Banks, Hospitals & basic civic amenities within proximity
37 City/place	Latur
38 Taluka	Latur
39 District	Latur
40 Recital	I have personally inspected above property belonging to owner for purpose of giving valuation certificate

41 Land :

42 Latitude North	18.382672
43 Longitude East	76.558597
44 MSL in Ft	
45 Is the property is under joint ownership, Only owner or co-ownership,share of each such owner, shares in ownership	
46 Property Documents	Registry No.LTR-1 Dast no.2421/1993 on dated:04.11.1993
47 7-12 & 8A extracts	8 A of dated:09.08.2019
48 Property card	M.C.L.No.R1/381/1/1
49 Index II sheet	yes
50 Whether in Metrocity/ MC/Muni/GP/Rural area	Latur Municipal Corporation
51 N.A./Aakhiv Patrika/ CTS record	N.A Order No.1981/JMB/WS/623 of Tahsil Office Latur of dated:03.03.1981
52 The property situated in	Good prime location in Latur city
53 Road & frontage / Corner plot etc	20' Road
54 Nearest landmark	Shahupuri Colony, Behind Chawanda Complex, Near Rajiv Gandhi Chowk, Latur
55 4 Boundaries of Land/Plot	
56 North	20' Road
57 East	Plot No.01
58 West	Plot No.20
59 South	Plot No.12
60 4 Boundaries of Building	
61 North	20' Road
62 East	Plot No.01
63 West	Plot No.20
64 South	Plot No.12
65 Level of plot/land	Even
66 Shape of plot/land	Rectangular S/N-40' but E/W 50'
67 Land ceiling restrictions if any	No
68 Other difficulties if any(Earthquake/ Flood/ Threat to property)	None
69 Classification of locality-	Good income
70 Means and proximity to surface communications	Rikshaws, bus, etc are available within 100m
71 Development around	Good development around, Bus stop nearby
72 E/W ft	50.00
73 S/N ft	40.00
74 Area sqm	185.87

75 Area sqft	2000.00	
76 It is free-hold or lease-hold	free hold	
77 Dates of commencement/ termination of lease & terms of renewal & other details	N.A.	
78 Is there any restrictive covenant	No	
79 Are there any agreements of easement? If so, attach copies	No	
80 Does the land fall in TP/DP area	TP/DP of Latur	
81 Contribution to CTS or applicable taxes	Yes	
82 Has the whole or part of the land notified for acquisition by Govt. etc	No	
83 Attach a dimensioned Site Plan	Not produced to me	
84 Land rate	Assets based on data as appended	
85 Give sale instances -name-adr-regn.no.- date-area-sale price-rate as on cur. Date or av. Market rate -Please see data attached rate Rs./sqft	N.A.	
86 Sale Inst. Av. Rate /sqm	as referred in market rate attached h/w	
87 Original cost of property-Purchase value in Year1993		60,000
88 Land rate as per registree documents per sqm		323
89 Current Govt. approved rate per sqm for land- Please see eASR-Land sheet attached h/w		11000
90 Current Govt. value of land		2,044,610
91 Market rate per sqm		31,000
92 Land rate considered in this valuation per sqm		31,000
93 Land value		5,762,082
94 Ratio for Reasonable Fair market appreciation due to spl advantages		100%
95 Reasonable Fair market considering appreciation		5,762,082
96 Ratio for Reasonable Fair market reduction due to spl disadvantages		100%
97 Reasonable Fair market considering reduction		5,762,082
98 Realisable value of land		5,185,874
99 Distress-sale value after factor of 70% aptly considered		4,033,457
100 Reasonable Fair market value of land say		5,762,082
101 Improvements/building:		
102 Building permission	Building permission letter No.MC/WS/TP/8/193/94-95 of dated:15.12.1994 of Ground floor & Building permission letter No.MC/TP/8/211/2008-2009 of dated:21.08.2008 of First floor	
103 Sanctioned plan copy	Yes	
104 Commencement Certificate	Yes	
105 Occupancy certificate	Not produced to me	
106 No. of floor	GF+FF	
107 Height of each floor in mtr	3	
108 No. of Rooms	2-Halls+2-Kitchens+4-Bedrooms+2-Study rooms & 3-Toilet & WC	
109 Type of structure / Building	RCC framed structure	
110 Foundation	Good 1.5m depth	
111 Walls	BBM	
112 Plaster	Sunla inside and sand faced outside	
113 Openings	Woodan doors	

114 Flooring	Vitrified Tiles & Aluminium framed glass sliding window	
115 Roofing	RCC	
116 Coloring	Dry distemper inside, oil paint, whitewash-ceiling and distemper paint outside	
117 WS, Sani, Ele.,Lift etc	3-bath+3-WC etc., Ele. Concealed, good quality	
118 Furniture & fixtures	Good furniture & fixtures	
119 Decorative items	Yes	
120 Class of fittings	Good	
121 Compound wall	Compound wall & gate in front of entrance	
122 Underground sumps-capacity etc	Yes	
123 Overhead tank.	Yes	
124 Pumps-No. and HP	Yes	
125 Roads & pavings within compound	Paving in entrance	
126 Sewage disposal	Yes	
127 Rain harvesting	Yes	
128 Ele. bill p.m.	2500 pm	
129 If lift is installed	N.A.	
130 Bore well with pump etc	Yes	
131 building owner occupied or on rental basis	GF on rental basis & FF Owner occupied	
132 If rental terms of rent etc	No	
133 Has the standard rent fixed? How much p.m.	N.A.	
134 Is any dispute between landlord and tenant pending in court	N.A.	
135 Other details	N.A.	
136 Extra details	N.A.	
137 Property tax p.a.	Yes, paid	
138 Is the building insured? Premium p.a.	N.A.	
139 Insurance Co. & Policy No.	Not produced to me	
140 Insured value of building	Not produced to me	
141 FSI used/ permissible	within permissible	
142 Built up area sqm= 87.3*2		174.60
143 Built up area sqft		1879
144 COST OF CONSTRUCTION :-	N.A.	
145 Muni. Permission -Month & Year of commencement of construction	Building permission letter No.MC/WS/TP/8/193/94-95 of dated:15.12.1994 of Ground floor & Building permission letter No.MC/TP/8/211/2008-2009 of dated:21.08.2008 of First floor	
146 Month & Year of completion of construction-Occupancy certificate	Not produced to me	
147 Method of construction- Furnish details	Departmentally	
148 Condition of property- well maintained /ordinary /not in good condition	Good condition	
149 Quality of construction	Good	
150 PWDSR considered for Yr	1994 and 2008	
151 Status of property	Good	
152 Deviation from sanctioned plan	Nil	
153 Govt. approved rate eASR- for bldg per sqm	22,500	
154 Govt Fair market value of bldg	3,928,500	
155 Market rate per sqm duly considering net bldg rate	36,000	
156 Bup area rate considered in captioned case	36,000	
157 Fair market value of building	6,285,600	
158 Life of bldg in Yrs	75	
159 Age of bldg in Yrs 25&11av	18	
160 Depreciation in % Refer Mitra Handbook page 668	7.10%	

161	Reasonable Fair market value of building after depreciation	5,839,322
162	Ratio for Reasonable Fair market appreciation due to spl advantages	100%
163	Reasonable Fair market value of bldg after above advantage ratio	5,839,322
164	Because bldg permission Ok but occupancy certificate is not available hence above value stands =90% of above	90%
165	FMV of building	5,255,390
166	Realisable value of bldg	4,729,851
167	Distressed value of bldg	3,678,773
168	Govt value of property Rs.:-	5,973,110
169	Fair market value property Rs.:-	11,017,472
170	Realisable value property Rs.:-	9,915,725
171	Distressed value of property Rs.:-	7,712,230
172	Special notes/ remarks	Bldg quality is good. This valuation report is subject to Legal check of all documents/papers as per bank norms

173 PART - II VALUATION

174 Declaration :

175 I hereby declare that :-

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

187 Approach to Valuation:

- 188 I have taken the measurements and calculated the quantities of important items by, approximate quantities method. Suitable sizes are assumed for calculating these items.
190 Standard rate analysis based on Govt. applicable PWDSR & std valuation practice considered
191 Necessary depreciation/ appreciation based on condition, age & life of building etc considered
192 Applicable distress factor aptly considered
193 All important aspects of valuation engineering norms have been considered
194 I have enquired basic data for valuation & extra leads/lifts & other charges/costs as applicable.
195 I have considered cost of all items of construction provided in the property as applicable.
196 Bldg. development charges, land cost & other requisite data is also considered
197 Attached map/plan & photos for ready reference.
198 Based on my long experience and technical knowledge, I valued property on date of valuation

199 Conclusion:

200 I assess that the value of property, on the date of valuation in words Rs. **11,017,472**

201 **One Crores**
202 **Ten Lakhs**
203 **Seventeen Thousand**
204 **Four Hundred**
205 **Seventy two Rs. Only**
206 Place Latur
207 Date 16-Oct-19
208 Signature & seal of registered valuer S.M.Parchure



For S. M. Parchure & Associates

Proprietor