



Valuation Report

Date **15-Jan-19**

Subj:- **Assessment of Fair market valuation for machinery -vehicle-bank purpose**

1 Name of Owner/s:-	Vikas Narawade
2 Name of Purchaser:-	Bajrang Mahale
3 Mob.	8149156165
4 Address	at post Thergaon
5 Taluka	Mulashi
6 District	Pune
7 Details of Vehicle :	Maruti Ertiga VDI smart Hybrid
8 Registration No.	MH14 GD4873
9 Chasis number	MA3FLEB1S00474880
10 Engine No.	D13A-5465740
11 Unladen weight kg	1260
12 Gross weight kg	1855
13 Color	White
14 Fuel	Diesel/Hybrid
15 Capacity	1248 CC
16 RTO tax paid amount	12480
17 Permit No.	MH14/AUTH/AI/2017/5240
18 Permit Valid up to	24-Sep-22
19 Insurance company	TATA AIG
20 Insured amount	29,023
21 Insurance policy number	0158694573
22 Insurance valid up to	30-Aug-19
23 Fitness permit number	To be renewed
24 Fitness valid up to	13-Sep-19
25 Name of manufacturer	Maruti Suzuki India Ltd
26 Invoice no. & date	NA
27 Purchase value as per Tax Invoice	900,000
28 Purchase date	25-Sep-17
29 Accessories & other costs in Rs.	52,000
30 Total value in Rs. As on date of purchase	952,000
31 Life in years	15
32 Age in years	1.5
33 Depreciation as per IT 15%pa as per Co.Act SLM	15%
11.31%pa & in captioned case @	
34 Depreciation amount till date of valuation report	142,800
35 Value after appreciation	809,200
36 However considering best condition of vehicle and current market rate appreciation FMV of vehicle as on today	850,000
37 Value recommended as FMV	840,000
38 Special Notes	Documents, Condition of Vehicle & Market Rates are Aptlv considered
39 Remarks	This Valuation report is subject to Legal checking and hypothecation terms if any as per bank hvlaws
40 Condition of Vehicle	Good
41 Deduction amount on account of condition	0
42 Net value of machinery as on date of valuation	840,000
43 Recommended fair market value of vehicle in Rs.	840,000
44 Realisable value of vehicle in Rs.	756,000
45 Distress sale value of vehicle in Rs.	588,000
46 Date of Inspection & survey	14-Jan-19
47 Date of Valuation report :	15-Jan-19
48 Name of Bank & Branch:-	Samartha Sah. Bank Ltd.
49 Bank empanelment letter	HO No.752/2018-19 dt.15.11.2018 for 5 yrs

S. M. Parchure

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

Address:-
Vishva Sadan, Vivekanandapuram Latur- 413512

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Talegaon Dabhade, Pune - 410507
Mob. No. :- 8390906711, 8390906715 Email :- smparchure24@gmail.com



VALUER

50 Name of Associate Valuer

R.S.Hinqane FIV No.26279 dt.20.12.2016

51 **Name of Regi.Valuer :**

S.M.Parchure

52 **PART - II VALUATION**

53 **Notes:-**

54 I have inspected documents & condition of vehicle

55 I have also considered market prices and about downward/upward trend etc

56 I have verified all status through my associate mechanical engineer

57 **Declaration :**

58 I hereby declare that :-

59 a) The information furnished in part 1 above is true and correct to the best of my

60 knowledge and belief which is based on the data furnished to me by the owner :yes

61 b) I have no any direct or indirect interest in the property valued :yes

62 c) I have personally inspected the property on the date mentioned herein before: yes

63 d) I have not been convicted of any offence and sentenced to a term of imprisonment: yes or ,

64 d) I have been convicted of any offence and sentenced to a term of imprisonment: No

65 e) I have not been found guilty of any misconduct in my professional capacity: yes or

66 e) I have been found guilty of any misconduct in my professional capacity: No

67 I have no relation for whom property is valued, and I have no interest in ownership property valued

68 The said property is inspected by my qualified associate on the date of inspection & survey

69 The said property was not valued earlier by me for other financial institution

70 **Approach to Valuation:**

71 I have taken the measurements and calculated the quantities of important items by,

72 approximate quantities method. Suitable sizes are assumed for calculating these items.

73 Standard market rate analysis based on applicable norms & std valuation practice considered

74 Necessary depreciation/ appreciation based on condition, age & life of building etc considered

75 Applicable distress factor aptly considered

76 All important aspects of valuation engineering norms have been considered

77 I have enquired basic data for valuation & extra & other charges/costs as applicable

78 I have considered cost of all items of machinery provided in the property as applicable.

79 Machinery running condition, status, accessories and appurtenances & requisite data is considered

80 Attached google map, necessary documents & photos for ready reference.

81 Based on my long experience and technical knowledge, I valued property on date of valuation

82 **Conclusion:**

83 I assess that the value of machinery, on the date **840,000**

of valuation in words Rs.

84 **Zero** Crores

85 **Six** Lakhs

86 **Seventy Five** Thousand

87 **Zero** Hundred

88 **Zero** Rs. Only

89 **Name of Regi.Valuer :**

S.M.Parchure

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

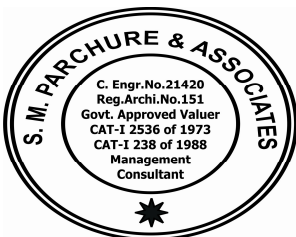
REGI. VALUERS CAT-I -2536 of 1973 vide
F.No.L525/379/of IT WT Govt. of India, CDBT
dtd.15.12.84 & Estate Duty, CAT-ED-I -1049 of 1975
vide letter no.NSK/Tech/400/84-85/ 110255 dated
29.11.1984 AND CC of IT, Pune CAT-I-238 of 1988
dated 09.09.1997
15-Jan-19

Place Talegaon Dabhade- Date->

Signature & seal of registered valuer S.M.Parchure

D.A.

Photo file



For S M Parchure & Associates

Proprietor