

## APPROVED VALUER

**ATUL THOMBARE**

• ARCHITECT B.E. (CIVIL), A.M.I.E., A.I.V.  
 • ENGINEERS  
 • VALUER  
 • SURVEYOR

OFF: BASASANEER PARANJAPE MARG, MITRA NAGAR, LATUR - 413 531  
 Phone : 243377, Mob.: 94220 71541

**VALUATION REPORT**

VALUATION REPORT FOR THE  
 WORK OF

OPEN PLOT

OWNER

**SOW.MANISHA SHIVKUMAR PATIL**  
 GUT NO.26 PLOT NO : 1 TO 23  
 VASANGAON TQ.DIST.LATUR.

A. PRESENT MARKET VALUE RS. 24,14,51,100.00

B. CONSERVATIVE VALUE RS. 21,73,05,990.00

C. DISTRESS VALUE RS. 19,31,60,880.00

D. REALIZATION VALUE RS. 20,52,33,435.00

DATE OF VALUATION 06-02-2015



## STATE BANK OF HYDERABAD MAIN BRANCH LATUR

Annexure IV

## VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

S.B.H.MAIN BR.LATUR

1) DATE OF INSPECTION

06-02-2015

2) NAME AND ADDRESS OF THE VALUER

ATUL THOMBARE,  
MITRA NAGAR,TQ.DIST.LATUR.

3) LIST OF DOCUMENTS HANDED OVER TO THE VALUER BY THE BRANCH

(a) OLD VALUATION REPORT DATED 5/11/2011.

(b)

(c)

4) DETAILS OF ENQUIRIES MADE / VISITED TO GOVT. OFFICES FOR ARRIVING FAIR MARKET VALUE

(a) -

(b) -

(c) -

5) SUB-REGISTRAR VALUE / GUIDELING VALUE / RATE

6) FAIR MARKET VALUE OF THE PROPERTY

24,14,51,100.00

7) FACTORS FOR DETERMINING ITS MARKET VALUE

8) CONSERVATIVE MARKET VALUE OF THE PROPERTY

21,73,05,990.00

9) DISTRESS VALUE OF THE PROPERTY

19,31,60,880.00

10) PRESENT / EXPECTED INCOME FROM THE PROPERTY

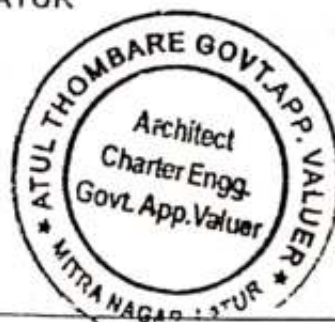
11) ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY

(a)

(b)

Date : 06-02-2015

Place : VASANGAON TQ.DIST.LATUR



Signature Of Valuer

A handwritten signature in black ink, appearing to read "Atul Thombare".

ATUL THOMBARE  
APPROVED VALUER  
CHARTED ENGINEER.

(N)C.C.I.T./1-79/57/2004/2005

**12. PROPERTY DETAILS**

Name(s) and address(es) of the owner(s)

VASANGAON TQ.DIST.LATUR.

If the property is under joint ownership / co-ownership share of each such owner / are the share is undivided:

OWNERSHIP

Brief description of the property (Whether open land, house property, land area, built-up area, No. of floors etc.)

OPEN PLOTS AT VASANGAON  
PLOT NO.1 TO 23

(A) Land Area 12776.7 SQM

(B) Buildup Area

(c) No Of Floors

**Dimension of the site**

As per deed

Actual

North

South

East

West

Location of the property (Plot / Door No., Survey No. etc.)

GUT NO.26 PLOT NO : 1 TO 23

Postal address

VASANGAON TQ.DIST.LATUR.

**Boundaries of the property**

	A
<b>NORTH</b>	LATUR GANGAPUR ROAD
<b>SOUTH</b>	HARIDAS JADHAV
<b>EAST</b>	RAJASHRI RAMESH JADHAV & MANKAWATI DAGDU JADHAV
<b>WEST</b>	HARIDAS JADHAV

Route map

ENCLOSED

Any specific identification marks (like electric pole No., dug well etc)

ELECTRIC POLE

Whether covered under Corporation / Panchayat / Municipality

PANCHAYAT

Whether covered under any land ceiling of State / Central Government

NIL

Is the land freehold / leasehold

FREEHOLD

Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.

NO



**Type of the property – Whether**

RESIDENTIAL

- (1) Agriculture
- (2) Industrial
- (3) Commercial
- (4) Government
- (5) Non-Government
- (6) Others (Specify)

**In case of Agricultural land**

- (1) Any conversion to house site is obtained
- (2) Whether the land is dry or wet
- (3) Availability of irrigation facilities
- (4) Type of crops grown
- (5) Annual yield or income

Year of acquisition , purchase

Value of purchase price

Whether owner or tenant occupies the property. If occupied by tenant since how long he is staying and the amount of rent being paid.

OWNER

**Classification of the site**

- (a) Population group
- (b) High / Middle / Poor class
- (c) Residential / non-residential
- (d) Development of surrounding area
- (e) Possibility of any threat to the property (Floods, Calamities etc.)

RURAL

MIDDLE

RESIDENTIAL

MEDIUM

NO

Proximity of civic amenities

(Like school, hospital, bus stop, market etc.)

1 KM

Level of the land (plain, rock etc.)

PLAIN

Terrain of the land

LEVEL

Shape of the land (Square / rectangle etc.)

RECTANGLE

Type of use to which it can be put

(For construction of house, factory etc.)

OPEN PLOT



Any usage restrictions on the property	NO
Whether the plot is under town planning Approved layout?	YES
Whether the plot is intermittent or corner?	INTERMITTENT
Whether any road facility is available?	YES
Type of road available (B.T. / Cement Road etc.)	B.T. ROAD
Front width of the Road?	80 FT WIDE
Source of water & water potentiality	MJP
Type of Storage	
Type of Sewerage System	
Avallabililty of power supply	
Advantages of the site	
Disadvantages of the site	
Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No. sale price and area of land sold.	
General Remarks	THE VASANGAON PLOTTING AREA IS NEW FAST IMMERRGING PLOTTING AREA NEARBY LATUR CITY.

### 13.Rent details

Is the building owner occupied / tenant / both?	OWNER
If party owner occupied, specify portion and extent of area under occupation	
Name of the tenant / lessees / licensees etc.	
Portion in their occupation	
Has the tenant to bear the whole or the part of the cost of repairs and maintenance. Give particulars.	

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If lift is installed, who is to bear the cost of maintenance and operations? Owner or tenant?

Has any standard rent has been fixed for the premises under any law relating to the control of rent?

Present / expected income / rent from the property

**Date :** 06-02-2015

**Place :** VASANGAON TQ.DIST.LATUR

**Signature Of Valuer**

*Atul*



**ATUL THOMBARE**  
**APPROVED VALUER**  
**CHARTED ENGINEER.**  
(N)C.C.I.T./I-79/57/2004/2005



**14 Valuation of the property****Part - I : (Valuation of land)**

(1) Dimensions of the plot

AREA OF PLOT NO.1,2,3,4 &amp; 23 = 3823.5 SQM

AREA OF PLOT NO.5 TO 22 = 8953.2 SQM

TOTAL AREA = 12776.7 SQM

(2) Total area of the plot

12776.7 SQM

(3) Prevailing market rate

18000 TO 22000/SQM

(4) Guideline rate obtained from the Registrar Office:

(5) Assessed / adopted rate of valuation

FOR PLOT NO. 1,2,3,4 &amp; 23 RS 21000/SQM

(6) Estimated value of the land

&amp; FOR PLOT NO: 5 TO 22 RS 18000/SQM

**Part - II : [Valuation of building property]**

(8,02,93,500 + 16,11,57,600.00) = 24,14,51,100.00

**a. Technical details of the building :**

Type of building

(Residential / Commercial / Industrial)

Year of construction

Future life of the property

No. of floors

Height of each floor including basement

UF	GF	FF	SF	TF	FF

Plinth area of each floor

UF	GF	FF	SF	TF	FF	Total

Type of construction

(Load bearing / RCC / Steel framed)

**Condition of the building**

External

(excellent / good / normal / poor)

Internal

(excellent / good / normal / poor)

Whether the building / property is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation.

**Part IV****Valuation of Proposed Construction/addition renovation if any**

- a) The Present state of construction  
 b) Its Present Value  
 c) Value of work yet to be done  
 d) Its likely value on completion

**SUMMARY OF VALUATION**

Part I Land	24,14,51,100.00
Part II Building	0
Part III Other Amenities/Misc.	0
Part IV Proposed construction	0
Total	24,14,51,100.00
Say	24,14,51,100.00

[The approved valuer should discuss in detail his approach to the valuation of the property and indicate how the value has been arrived at supported by necessary calculations/methodology of valuation etc.]

I certify that,

- ★ The property is being valued by me personally.
- ★ The rates for valuation of the property are in accordance with Govt. approved rates.
- ★ There is no direct /indirect interest in the property valued.

The fair value of the property is Rs.	24,14,51,100.00
In words rupees:	

**Date :** 06-02-2015

**Place :** VASANGAON TQ.DIST.LATUR



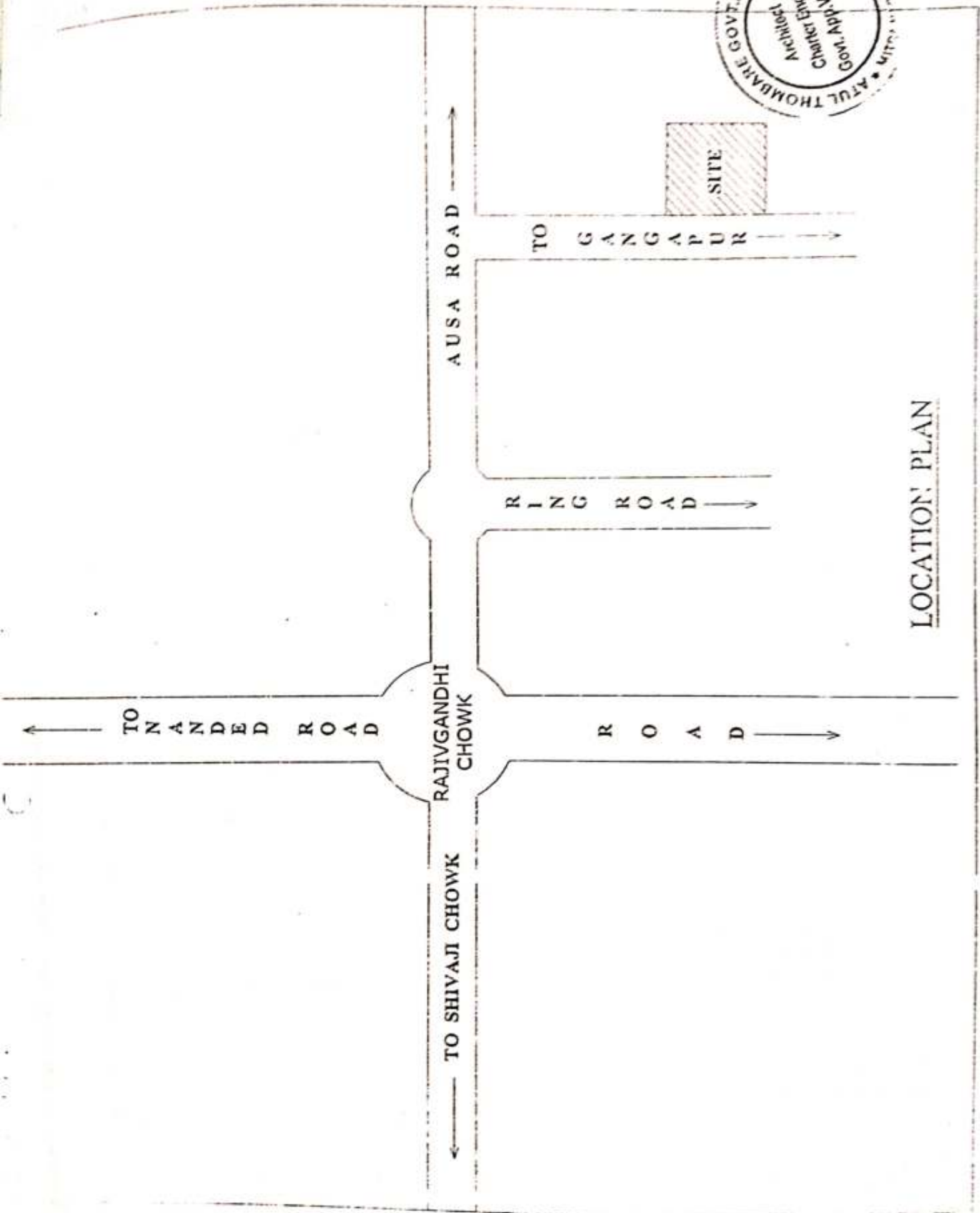
**Signature Of Valuer**

*Atul Thombare*

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LOCATION PLAN