


SUNIL JAIN
BE (Civil), FIV



Regd No F-5983

- Architect
- Engineer
- Approved Valuers

012442119

000126

Near Tilak Nagar Post Office,
Mitra Nagar, Latur - 413 531
Tel : 02382 - 240925
Cell : 94220 72710
Email : suniljainaa@gmail.com

STATE BANK OF HYDERABAD

BRANCH

MAIN BRANCH

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

-
01. DATE OF INSPECTION : 15.2.2016
02. NAME AND ADDRESS OF THE VALUER : Sunil jain, Mitra nagar,
Khorl galli, latur.
03. LIST OF DOCUMENTS HANDED OVER TO THE VALUER BY THE BRANCH
a. search dt. 8.11.2011, ad. V P kulkarni .
04. DETAILS OF ENQUIRES MADE / VISITED TO GOVT. OFFICES FOR ARRIVING FAIR
MARKET VALUE.
a. Stamp duty office
b. --
05. SUB-REGISTRAR VALUE / GUIDELINE VALUE / RATE : --
- 5a. VALUATION AS PER STAMP DUTY : --
06. FAIR MARKET VALUE OF THE PROPERTY : 43130625.60
07. FACTORS FOR DETERMINING ITS MARKET VALUE
08. CONSERVATIVE MARKET VALUE OF THE PROPERTY : 38817563.04
09. DISTRESS VALUE OF THE PROPERTY : 34935806.74
10. PRESENT / EXPECTED INCOME FORM THE PROPERTY : --
11. ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY :

The property under valuation is in commercial area of city.



PROPERTY DETAILS :

Name(s) and address (es) of the owner (s) : saw. Patil Manisha shivkumar ,
Gat No.26, Plot No.1-23, vasangaon,
Near Latur- ausa road , Latur .

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

Bried description of the property : In commercial area ,
(Whether open land, house property, land area,
built-up area, No. of floors etc.)

Dimension of the site

	As per deed		Actual	
North -south	--	Ft	--	Ft
East -west	--	Ft	--	Ft

Location of the property : Gat No.26, Plot No.1-23, vasangaon,
(Plot / Door No, Survey No. etc.) Near Latur- ausa road , Latur .

Postal address : Gat No.26, Plot No.1-23, vasangaon,
Near Latur- ausa road , Latur .

Boundaries of the property

North : : Latur-Gangapur Road
South : : Land of Jadhav haridas
East : : Land of ganesh korke
West : : Land of Jadhav haridas

Rout map : Enclosed

Any specific indentification marks : --
(like electric pole No., dug well etc.)

Whether covered under Corporation / : Gram panchayat
Panchayat / Municipality

Whether covered under any land ceiling : No
of State / Central Government

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.



Type of the property - Whether

- | | |
|---------------------|------------|
| 1. Agriculture | -- |
| 2. Industrial | -- |
| 3. Commercial | -- |
| 4. Institutional | -- |
| 5. Government | -- |
| 6. Non - Government | Yes |
| 7. Others (Specify) | Commercial |

In case of Agricultural land :

- | | |
|--|------|
| 1. any conversions 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 the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.

: --

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Classification of the site

- | | |
|--|----------------|
| a. Population group | : |
| METRO / URBAN/SEMI URBAN / RURAL | Urban |
| b. High / Middle / Poor class | : Middle class |
| c. Residential / non residential | : Commercial |
| d. Development of surrounding area | : Developing |
| e. Possibility of any threat to the property (Floods, calamities etc.) | : -- |

Proximity of civic amenities (like school, hospital, bus stop, market etc.)

: 5-6 kms from the property under valuation ,

Level of the land (plain, rock etc.)

: levelled

Terrain of the land

Shape of the land (Square/rectangle etc.)

: Rectangle

Type of use to which it can be put

:

(for construction of house, factory etc.)

Any usage restrictions on the property

: As per G P

Whether the plot is under town planning approved layout ?

No

Whether the plot is intermittent or corner ?

: No

Whether any road facility is available ?

: Tar road



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type of road available (B.T./Cement Road etc.)	: --
Front Width of the Road ?	: 40.00 Ft road
Source of water & water potentiality	: --
Type of Sewerage system	: --
Availability of power supply	: Yes
Advantages of the site	: In commercial area.
Disadvantages of the site	: --
Give instances of the 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	: --

13. Rent details

Is the building owner occupied/tenant/both ?	: ownear
If partly owner occupies, specify portion & extent of area under occupation	: --
Name of the tenant/lessees/licensees etc.	: --
Portion in the their occupation	: --
Has the tenant to bear the whole or part of the cost of repair and maintenance, Give particulars.	: --
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 :	: --



14. Valuation of the property :

Part I : (Valuation of land)

1. Dimensions of the plot	:	12776.00 Sqm
2. Total area of the plot	:	137469.76 sqft
	:	12776.00 Sqft
3. Prevailing market rate	:	300.00 to 350.00 per sqft
4. Guideline rate obtained from the Registrar office	:	--
5. Assessed/ adopted rate of valuation	:	310.00 Per sqft
6. The Market value of the land	:	42615625.60

Part II : (Valuation of building property)

a. Technical details of the building :	:	
Type of building	:	
(Residential Commercial / Industrial)	:	--
Year of construction	:	--
Future life of the property	:	--
No. of floors and height of each floor	:	--
including basement.	:	
Plinth area of each floor	:	--
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 III Valuation of other amenities / extra items / miscellaneous

Particulars of ites	Plinth Area	Estimated replacement rate.	Replacement cost (Rs.)	Depreciation (Rs)	Net Value (Rs)
1 Septic tank		--			
2 Kitchen katta		--		--	--
3 Bore		--		--	--
4 Arch. Elevation		--		--	--
2 Ornamental front door		--		--	--
3 Sitout/verandah with steel grills		--		--	--
4 Open staircase		--		--	--
5 Staircase headroom		--		--	--
6 Overhead water tank		--		--	--
7 Extra steel/collapsible gates		--		--	--
8 Side dadoos		--		--	--
9 Electricity work/ Deposit		--		--	--
10 Preparation of drawing fees		--		--	--
11 Fees paid for drawing approval		--		--	--
12 Fees paid for structural drawing		--		--	--
13 Fees paid to Engineer		--		--	--
14 wire fencing, bore , temp shed add		--		--	515000.00
					515000.00

Part IV Valuation of proposed construction / additions / renovation if any.

The valuer has to enclose detailed calculation sheets.

SUMMARY OF VALUATION :

Part I	Land	42615625.60
Part II	Building	0.00
Part II	Other amenities / Misc.	515000.00
Part IV	Proposed construction	0.00
Total		43130625.60

The overall Market value of the property 43130625.60

(The approved valuer should discuss in details 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.)

ROUTE MAP OF THE PROPERTY VALUED

Attached

I certify that

the property is being valued by me personally

the rates for valuation of the property are in accordance with the Govt. approved rates.

there is no direct / indirect interest in the property valued.

the fair value of the property is Rs. 43130625.60

Signature of the valuer
SUNIL JAIN
 CHARTERED ENGINEERS
 R. No. 77071 APPROVED VALUERS,
 F-5983, LATUR