

APPROVED VALUER

**ATUL THOMBARE**

♦ ARCHITECT B.E.(Civil), A.M.I.E., A.I.V.
 ♦ ENGINEERS
 ♦ VALUER
 ♦ SURVEYOR

OFF.: BABASAHEB PARANJAPE MARG, MITRA NAGAR, LATUR - 413 531
 Phone : 249977, Mob.: 94220 71641

VALUATION REPORT

VALUATION REPORT FOR THE
 WORK OF

RESIDENTIAL

OWNER

SMT.SUREKHA SIDRAMAPPA MALANG
 SRY.NO.19/B, PLOT NO. 18
 M.C.H No. R-9-215
 AT L.I.C. COLONY, RING ROAD, LATUR.

A.PRESENT MARKET VALUE RS. 1,14,19,658.00

B. CONSERVATIVE VALUE RS. 1,02,77,692.00

C. DISTRESS VALUE RS. 91,35,726.00

D.DISTRESS VALUE RS. 97,06,709.00

DATE OF VALUATION 04-02-2015



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

01-02-2015

2) NAME AND ADDRESS
OF THE VALUER**ATUL THOMBARE,
MITRA NAGAR, LATUR.**3) LIST OF DOCUMENTS HANDED OVER TO THE VALUER
BY THE BRANCH

(a) OLD VALUATION REPORT DATED ON : 16-01-2012

(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

1,14,19,658.00

7) FACTORS FOR DETERMINING ITS MARKET VALUE

8) CONSERVATIVE MARKET VALUE OF THE PROPERTY

1,02,77,692.00

9) DISTRESS VALUE OF THE PROPERTY

91,35,726.00

10) PRESENT / EXPECTED INCOME FROM THE PROPERTY

11) ANY CRITICAL ASPECTS ASSOCIATED WITH
PROPERTY

(a)

(b)

Date : 04-02-2015

Place : LATUR



Signature Of Valuer

**ATUL THOMBARE
APPROVED VALUER
CHARTED ENGINEER.**

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

12. PROPERTY DETAILS

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

AT L.I.C. COLONY, RING ROAD, 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.)

RESIDENTIAL HOUSE
G.FLOOR + F.F.FLOOR

(A) Land Area 2250 SQ.FT

(B) Buildup Area 2703 SQFT

(c) No Of Floors G.+1

Dimension of the site

	As per deed	Actual
North	45 FT	45 FT
South	45 FT	45 FT
East	50 FT	50 FT
West	50 FT	50 FT

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

SRY.NO.19/B, PLOT NO. 18
M.C.H No. R-9-215

Postal address

AT L.I.C. COLONY, RING ROAD, LATUR.

Boundaries of the property

	A
NORTH	10 FT WIDE ROAD
SOUTH	PLOT NO. 22
EAST	20 FT WIDE ROAD
WEST	PLOT NO.17

Route map

ENCLOSED

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

SAMRATH CLASSES

Whether covered under Corporation / Panchayat / Municipality

MUNCIPAL CORPORATION

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

(1) Agriculture

RESIDENTIAL

(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

URBAN

(b) High / Middle / Poor class

MIDDLE

(c) Residential / non-residential

RESIDENTIAL

(d) Development of surrounding area

MEDIUM

(e) Possibility of any threat to the property (Floods, Calamities etc.)

NO

Proximity of civic amenities

4.5 KM

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

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

RESIDENTIAL

(For construction of house, factory etc.)



Any usage restrictions on the property	NO
Whether the plot is under town planning Approved layout?	YES
Whether the plot is intermittent or corner?	CORNER
Whether any road facility is available?	YES
Type of road available (B.T. / Cement Road etc.)	PAVER ROAD
Front width of the Road?	20 FT WIDE ROAD
Source of water & water potentiality	
Type of Storage	
Type of Sewerage System	
Availability 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	
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.	

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 : 04-02-2015

Place : LATUR



Signature Of Valuer

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

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	50 FT X 45 FT
(2) Total area of the plot	2250 SQ.FT
(3) Prevailing market rate	3200/ SQ.FT
(4) Guideline rate obtained from the Registrar Office:	
(5) Assessed / adopted rate of valuation	3200/SQFT
(6) Estimated value of the land	72,00,000.00

Part - II : [Valuation of building property]**a. Technical details of the building**

Type of building (Residential / Commercial / Industrial)	RESIDENTIAL
Year of construction	1990
Future life of the property	60 YERS
No. of floors	G +1

Height of each floor including basement

UF	G.F.	F. F.	S.F.	T.F.	F.F.
	10 FT	10 FT			

Plinth area of each floor

UF	G.F.	F. F.	S.F.	T.F.	F.F.	TOTAL
	1559.28 SQ.FT	1144.45 SQ.FT				2703.73 SQ.FT

Type of construction
(Load bearing / RCC / Steel framed)

RCC

Condition of the building

External
(excellent / good / normal / poor)

NORMAL

Internal
(excellent / good / normal / poor)

NORMAL

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.

Description	UF	G.F.	F.F.	S.F.
1) Foundation		RCC FOOTING		
2) Superstructure		B.B.M	B.B.M	
3) Roof		RCC SLAB	RCC SLAB	
4) Internal Plaster		NERU	NERU	
5) External Plaster		SAND FACE	SAND FACE	
6) Flooring		MARBLE/VETRIFIED	VETRIFIED	
7) Internal Color		OBD	OBD	
8) External Color		CEMENT	CEMENT	
9) Door Frame		TW	TW	
10) Door Shutter		TW	TW	
11) Window Frame		TW	TW	
12) Window Shutter		TW	TW	
13) Color for Door & Windows Grills		OILE PAINT	OILE PAINT	

Depreciation Value (D) = $P (1 - rd/100)^n$

1) P= Original Value of the building is known or asessed at current rate for structure of specification

2) n= Age of Building 3) rd=Factor depend on life of building

c) Details of Valuation

Calculate Depreciation Value					
Particulars Of Item	Plinth Area SQFT	Estimated Replacement Rate	Replacement Cost (Rs)	Age of Building	Net Value (Rs)
G.F.	1559.28	1100	17,15,208.00		17,15,208.00
F.F.	1144.45	1000	11,44,450.00		11,44,450.00
Total					28,59,658.00



Part III Valuation of other amenities/extra items/miscellaneous

1. Portico (with hand rails)	0
2. Ornamental front Doors	0
3. Sitout / varand with steel grills	0
4. Stairs case hand rails / steel grills	0
5. Staircase Headroom	0
6. Overhead water tank / Underground water tank	0
7. Extra steel grills / collapsible gate	0
8. Side dados	0
9. Show cases / false ceiling work / wardrobes/P.O.P.	0
10. Ceramics / Glassed tiles in toilet & Kitchen	0
11. Extra sinks, geysers, wash basin bath tub	0
12. Interior Decoration / wall paneling works, architecture elevation work, marble tiles, furniture work, showcases porch etc.	3,50,000.00
13. Aluminum Doors / window / Hand rails	6,30,000.00
14. Air conditioners / Exhaust fan	30,000.00
15. Pelmet	0
16. Sun controls / Films etc	0
17. Separate toilet rooms	0
18. Separate lumber rooms	0
19. Separate water tank / Sump	0
20. Trees gardening	0
21. Water Supply arrangement	0
22. Kitchen katta / side work	0
23. Drainage arrangement / septic Tank	0
24. Compound wall / grill work	3,00,000.00
25. M.S.E.B. deposit & Fitting	0
26. Steel Gate	0
27. Bore with pump and accessories	50,00.000
Grand Total	13,60,000.00

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	72,00,000.00
Part II Building	28,59,658.00
Part III Other Amenities/Misc.	13,60,000.00
Part IV Proposed construction	0
Total	1,14,19,658.00
Say	1,14,19,658.00

[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.	1,14,19,658.00
In words rupees:	

Date : 04-02-2015

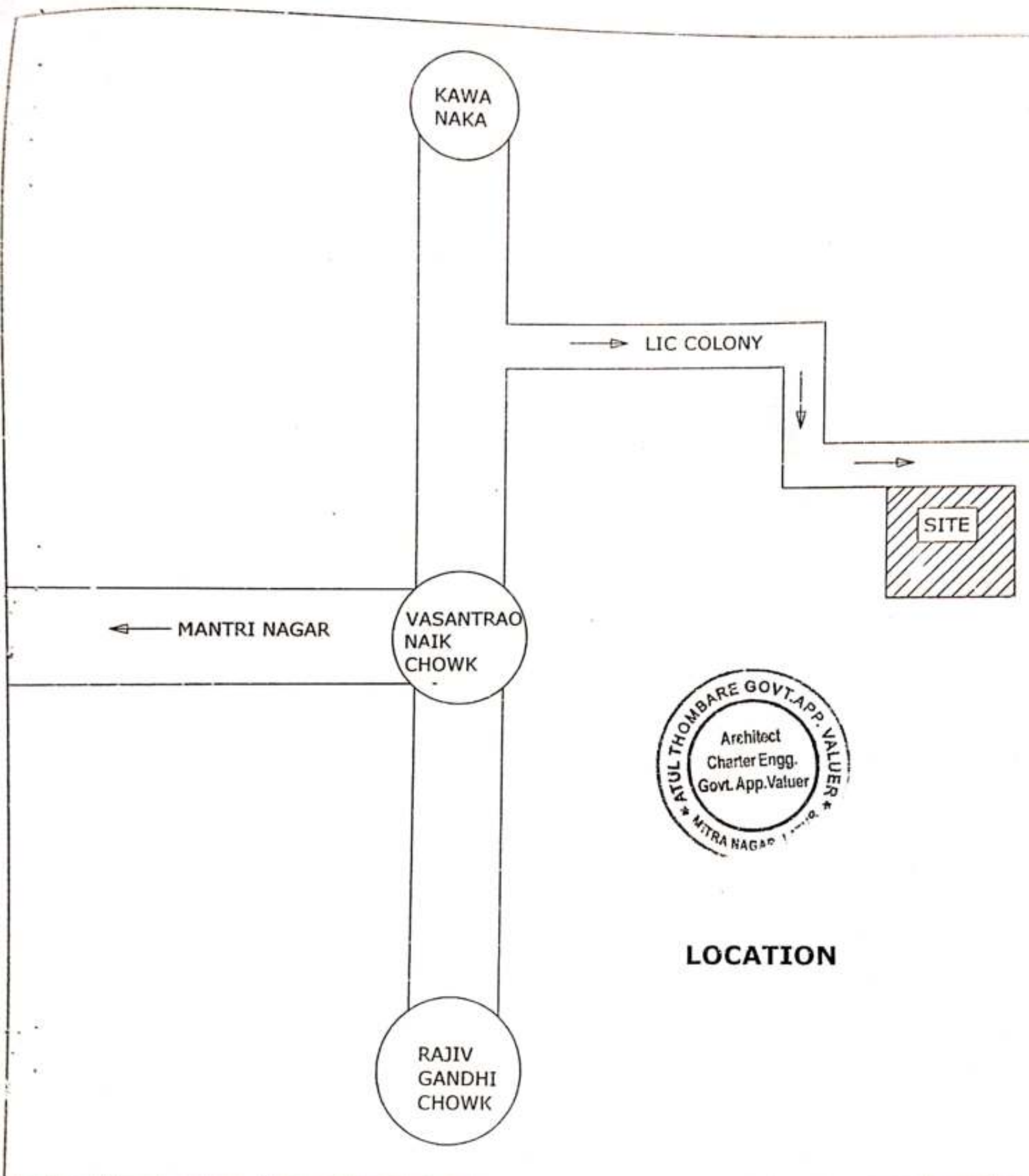
Place : LATUR



Signature Of Valuer

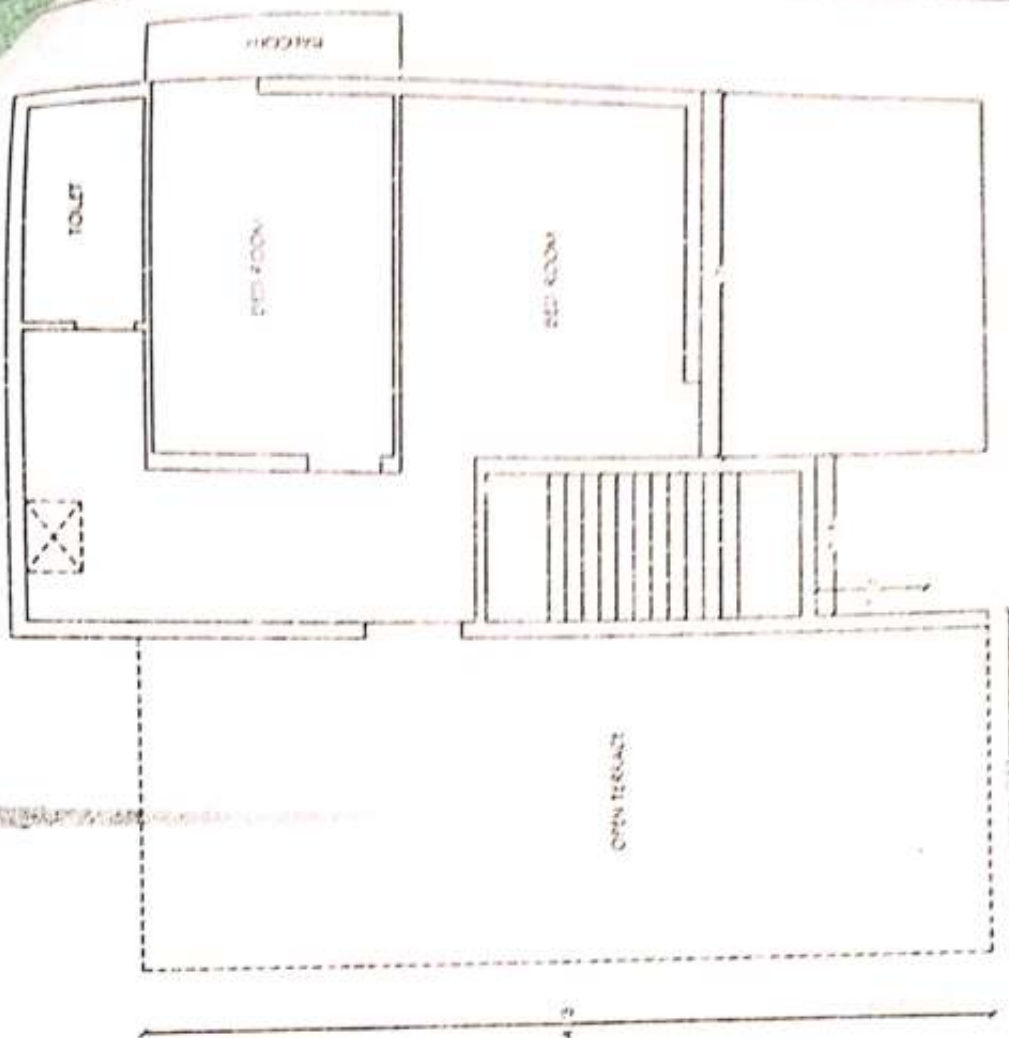
Atul Thombare

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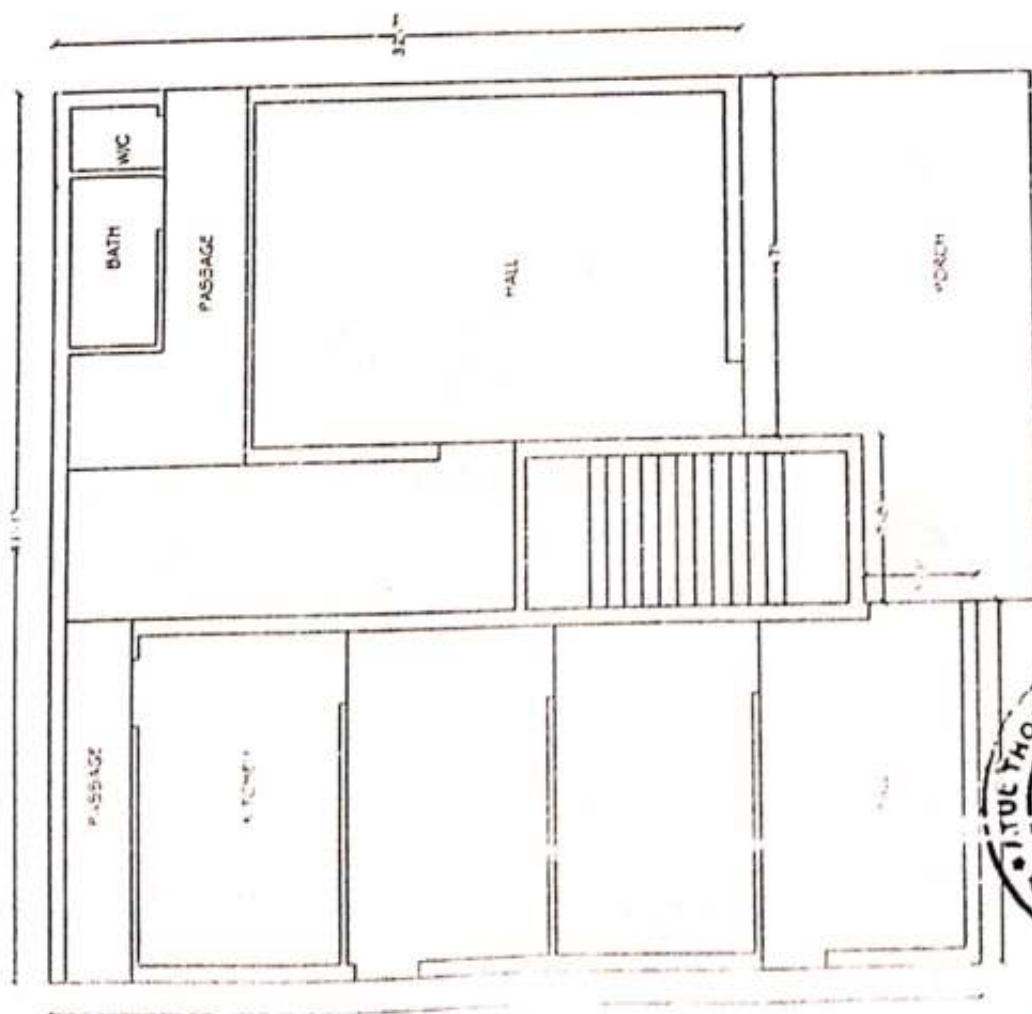


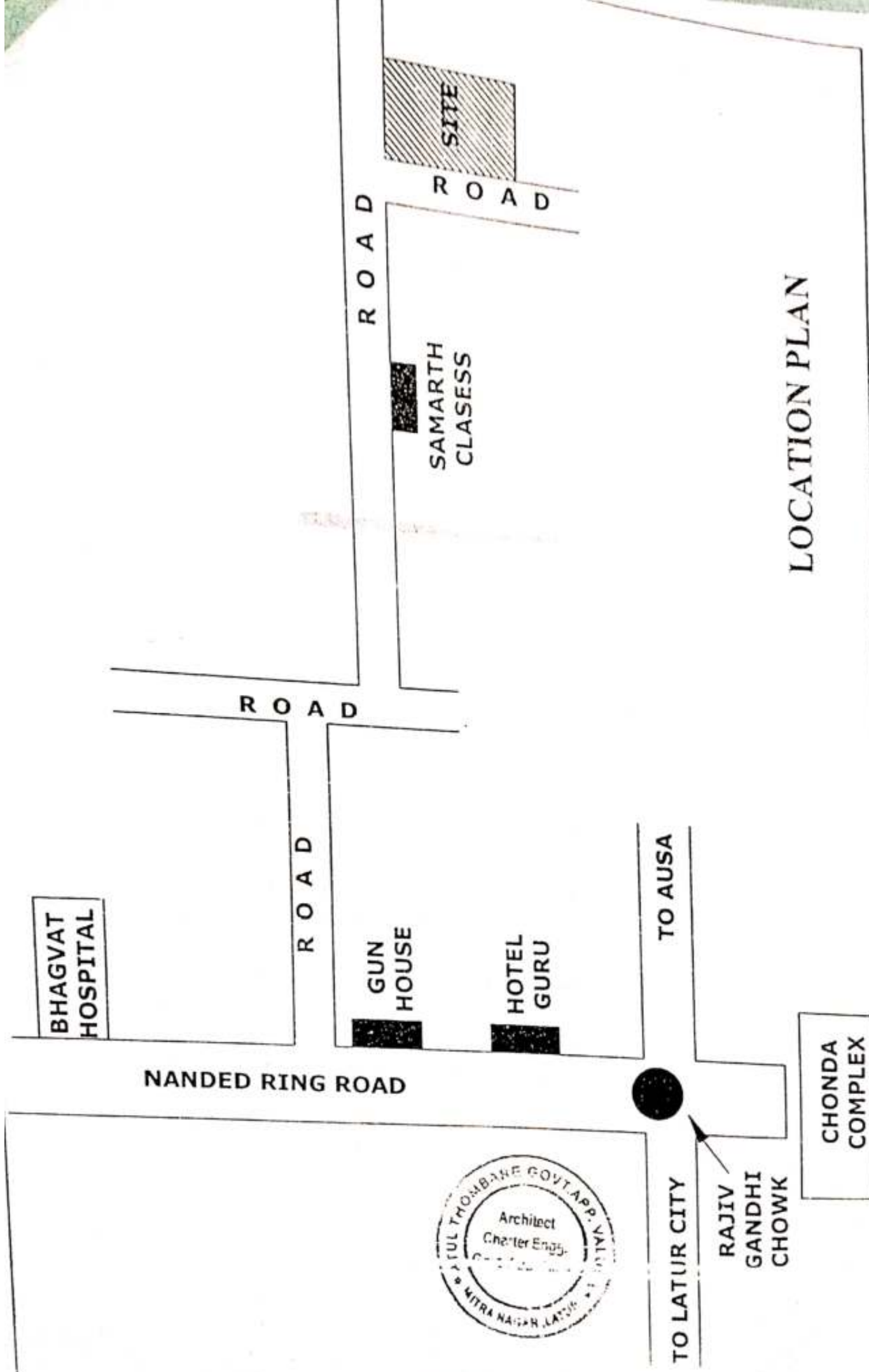
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FIRST FLOOR PLAN
1144.45 SQ. FT.



GROUND FLOOR PLAN
1559.28 SQ. FT.





8/1000

LOCATION PLAN

पृ. नं. २४

घर नंबर 1 - A 710

Nº 000030

अजंदाराचे नांव - श्री विनायक मंडाळकर अजंदारा

॥ ॐ नमः ॥

मान्य नकाशात दर्शविल्या प्रमाणे

दक्षिण

उत्तर :

दा ध का म कि मत '25,000/-

महाराष्ट्र नगर रचना अधिनियम १९६६ चे कलम ४५ प्रमाणे खालील जागेवर यांना बांधकामांची परवानगी मान्य नकाशा प्रमाणे खालील अटीवर देण्यांत येते.

- १) नकाशा व परवानगी विरुद्ध बांधकाम केल्यास ते कळम १८९/८ महाराष्ट्र नगर पालिका कायदा १९६५ अन्वये पाडण्यांत येईल.
- २) द्वारा मद्दिन्याचे आत सदरी बांधकाम पूर्ण न झाल्यास हा परवाना रद्द समजला जाईल.

नगर परिषदेच्या रस्त्यावर बांधकामांचे मटेरियल इत्यादी टाकून रहदारीस अडथळा निर्माण करू नये व रस्ता खराब करू नये, याचे उल्लंघन केल्यास नियमा प्रमाणे कायंवाही केली जाईल.

- ४) बांधकामाची आखणी नगर अभियंता अथवा नकाशा नवीस यांचेकडूनच घ्यावे.
- ५) सदरी कामावर स्वच्छता निरीक्षक व नकाशा नवीस यांची देखरेख राहिल.
- ६) बांधकाम पूर्ण झाल्यावर नगर परिषदेची परवानगी घेवूनच जागा वापरावी.

Handwritten signature

मुख्याधिकारी.

नगर परिषद लातूर.

