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SUNIL JAIN
B E (Civil), F.I.V.



Regd. No F-5983

- Architect
- Engineer
- Approved Valuers

000205

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 , Latur .

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

-
01. DATE OF INSPECTION : 12.2.2016
02. NAME AND ADDRESS OF THE VALUER : Sunil jain, Mitra nagar,
Khorj-galli, latur.
03. LIST OF DOCUMENTS HANDED OVER TO THE VALUER BY THE BRANCH
a. Search report dt. 8.2.2012, 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 GUIDE LINE RATE OF OPEN PLOT : --
06. FAIR MARKET VALUE OF THER PROPERTY 6370012.50
07. FACTORS FOR DETERMINING ITS MARKET VALUE
08. CONSERVATIVE MARKET VALUE OF THE PROPERTY : 5733011.25
09. DISTRESS VALUE OF THE PROPERTY 5102380.01
10. PRESENT / EXPECTED INCOME FORM THE PROPERTY : --
11. ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY :

1. The property under valuation is in the Residential area,



PROPERTY DETAILS :

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

: snt. Malang surekha sidramappa,
Sy.No. 19/B , Plot No. 18, M H No.
R-9-215, L I C colany , 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
(Whether open land, house property, land area,
Luilt-up area, No. of floors etc.)

: A R C C framed structure ,
with ground,First floor ,

G F ,

2850.00 Sqft

2850.00 Sqft

Dimension of the site

	As per deed	Actual
North -south	50.00 Ft	50.00 Ft
East -west	45.00 Ft	45.00 Ft

Location of the property

: Sy.No. 19/B , Plot No. 18, M H No.
R-9-215, L I C colany , Latur.

Postal address

: Sy.No. 19/B , Plot No. 18, M H No.
R-9-215, L I C colany , Latur.

Boundaries of the property

North :

Road 10.00 Ft

South :

Plot No.22

East :

Road 20.00 Ft

West :

Plot No. 17

Rout map

: Attached

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

: No

Whether covered under Corporation /
Panchayat / Municipality

: corporation

Whether covered under any land ceiling
of State / Central Government

: No

Is the land freehold / leasehold

: Free hold

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) | Residential |

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. : ---

Classification of the site

- | | |
|--|----------------|
| a. Population group | : |
| METRO / URBAN/SEMI URBAN / RURAL | Urban |
| b. High / Middle / Poor class | : Middle class |
| c. Residential / non residential | : Residential |
| 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.) : 2-3 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.) : Rectangular

Type of use to which it can be put : Residence

(for construction of house, factory etc.)



Usage restrictions on the property	: As per corporation
Whether the plot is under town planning approved layout ?	: No
Whether the plot is intermittent or corner ?	: No
Whether any road facility is available ?	: Yes
Type of road available (B.T./Cement Road etc.)	: Tar road
Front Width of the Road ?	: 20.00 Ft road
Source of water & water potentiality	: From Bore, corporation
Type of Sewerage system	: septic tank
Availability of power supply	: Yes
Advantages of the site	: --
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 :	: --



Valuation of the property :

Part I : (Valuation of land)

1. Dimensions of the plot : 209.11 sqm
2. Total area of the plot : 2250.00 sqft
3. Prevailing market rate : 2250.00 sqft
4. Guideline rate obtained from the Registrar office : 1700.00-1800.00 per sqft
5. Assessed/ adopted rate of valuation : --
6. Estimated value of the land : 1800.00 Per sqft
7. The Market value of the land : 4050000.00

Part II : (Valuation of building property)

- a. Technical details of the building :
 - Type of building : Residential
 - (Residential Commercial / Industrial)
 - Year of construction : 1990 as reported
 - Future life of the property : 40 Years
 - No. of floors and height of each floor including basement : Ground ,First floor 10.00 Ft,
 - Plinth area of each floor : G F ,F F : 2850.00 Sqft
 - Type of construction : 2850.00 Sqft
 - (Load bearing / RCC / Steel framed) : A R C C framed structure ,
 - 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.
- b. Specification of construction

S.No.	Description	Typical floor
a.	Foundation	R C C footing
b.	Basement	B B M
c.	Superstructure	B B M
d.	Joinery/ Doors and Windows	J W doors, windows
e.	RCC work	R C C slab
f.	Plastering	Sand faced, Neeru plaster
g.	Flooring, Skirting	Kota
h.	Any special finishing	--
i.	Whether any weather proof course is provided	--
j.	Drainage	septic tank
k.	Compound wall (Height, length & type of const.)	5.00 Ft, 80.00 Ft
l.	Electric installation (Type of wire, Class of fittings)	--
m.	Plumbing installation (No. of water costs & wash basins etc.)	2.00, 2.00
n.	Bore well	--
o.	Wardrobes, if any	--
p.	Development of open area in the house.	--



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Details of valuation :

Particulars of items	Plinth Area	Estimated replacement rate.	Replacement cost (Rs.)	Depreciation (Rs) 1-(Age/ life) X 90	Net Value (Rs.)
G F, F F	2850.00	1100.00	3135000.00	0.7075	2218012.50
					2218012.50

Part III Valuation of other amenities / extra items / miscellaneous

Particulars of items,	Plinth Area	Estimated replacement rate.	Replacement cost (Rs.)	Depreciation (Rs)	Net Value (Rs.)
1 Septic tank	--	--	--	--	--
2 Kitchen katta	--	--	--	--	--
3 For interior work add	--	--	--	--	--
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 Compound wall	--	--	--	--	--
9 Drying platform 18600.00sqft	--	--	--	--	61000.00
10 Preparation of drawing fees	--	--	--	--	--
11 Fees paid for drawing approval	--	--	--	--	--
12 Fees paid for structural drawing	--	--	--	--	--
13 Labour quarters 345.00 sqft	--	--	--	--	--
14 Drying platform add 4300.00 sqft	--	--	--	--	--
15 Bore with pump add	--	--	--	--	41000.00
					102000.00



valuation of proposed construction / additions / renovation if any.
The valuer has to enclose detailed calculation sheets.

SUMMARY OF VALUATION :

Part I	Land	4050000.00	
Part II	Building	2218012.50	
Part II	Other amenities / Misc.	102000.00	
Part IV	Proposed construction	0.00	
Total		6370012.50	

The overall conservative value of the property

6370012.50

(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.

6370012.50

Signature of the valuer



SUNIL JAIN
CHARTERED ENGINEERS

R No. 77071 APPROVED VALUERS,
F-5983, LATUR