

APPROVED VALUER

**ATUL THOMBARE**

+ ARCHITECT
 + ENGINEERS
 + VALUER
 + SURVEYOR

B.E.(Civil), A.M.I.E., A.I.V.

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

VALUATION REPORT

VALUATION REPORT FOR THE WORK
OF

OPEN PLOT

OWNER

MAHESH SHIDRAMAPPA MALANG
 AT. HARANGUL (BU) TQ./DIST.
 LAUR
 SR NO : 115 & 114
 PLOT NO : 1 TO 16

A. PRESENT MARKET VALUE

RS. 1,08,20,480.00

B. CONSERVATIVE VALUE

RS. 97,38,432.00

C. DISTRESS VALUE

RS. 86,56,384.00

D. REALIZATION VALUE

RS. 91,97,408.00

DATE OF VALUATION

29-08-2009



STATE BANK OF HYERABAD LATUR

Annexure IV

VALUATION REPORT IN RESPECT OF IMMOVABLE
PROPERTY

LATUR

1) DATE OF INSPECTION

29-08-2009

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

- (a) REG. XEROX
(b) NA ORDER
(c) LAY-OUT

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

1,08,20,480.00

7) FACTORS FOR DETERMINING ITS MARKET VALUE

8) CONSERVATIVE MARKET VALUE OF THE PROPERTY 97,38,432.00

9) DISTRESS VALUE OF THE PROPERTY 86,56,384.00

10) PRESENT / EXPECTED INCOME FROM THE
PROPERTY 0.0011) ANY CRITICAL ASPECTS ASSOCIATED WITH
PROPERTY

- (a)
(b)

Date : 29-08-2009

Place : HARANGUL LATUR



Signature Of Valuer

ATUL THOMBARE
APPROVED VALUER
CHARTED ENGINEER.
(N)C.C.I.T 11-79/57/2004/2005

regard to use of Land? If so attach a copy of the covenant.

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

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.)

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

2 KM

Level of the land (plain, rock etc.)

Plain

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.)

OPEN PLOT

Part IV

Valuation of Proposed Construction/addition renovation if any

a) The Present state of construction	
b) Its Present Value	0
c) Value of work yet to be done	0
d) Its likely value on completion	%%VALCOM1%%

SUMMARY OF VALUATION


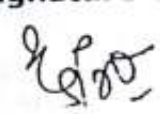
Part I Land	1,08,20,480.00
Part II Building	0.00
Part III Other Amenities/Misc.	0.00
Part IV Proposed construction	0.00
Total	1,08,20,480.00
Say	1,08,20,480.00

[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.	1,08,20,480.00
In words rupees:	

Date :	29-08-2009
Place :	HARANGUL LATUR
	
Signature Of Valuer	
	
ATUL THOMBARE APPROVED VALUER CHARTED ENGINEER. (NCC LT/1-79/57/2004/2005)	

SUNIL JAIN
B E (Civil), FIV



Regd No F-5983

- Architect
- Engineer
- Approved Valuers

000635

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

STATE BANK OF HYDERABAD

BRANCH

MAIN BRANCH

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

01. DATE OF INSPECTION : 16.2.2016
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 report dt. 23.1.2008 , 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 THER PROPERTY : 9361200.00
07. FACTORS FOR DETERMINING ITS MARKET VALUE
08. CONSERVATIVE MARKET VALUE OF THE PROPERTY : 8425080.00
09. DISTRESS VALUE OF THE PROPERTY : 7582572.00
10. PRESENT / EXPECTED INCOME FORM THE PROPERTY : --
11. ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY :

The property under valuation is in Residential area of city.



PROPERTY DETAILS :

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

shri. Mangesh sidramappa Malang,
Gat No. 114,115 , Harangul (Bk),
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,
built-up area, No. of floors etc.)

In residential area ,

Dimension of the site

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

Location of the property

(Plot / Door No, Survey No. etc.)

Gat No. 114,115 , Harangul (Bk),
Latur .

Postal address

Gat No. 114,115 , Harangul (Bk),
Latur .

Boundaries of the property

North :

Gat No.114,115

South :

Land of thakur kuldip

East :

Land of thakur kuldip

West :

Land of mahesh dhanashree

Rout map

Enclosed

Any specific indentification marks

(like electric pole No., dug well etc.)

--

Whether covered under Corporation /
Panchayat / Municipality

Gram panchayat

Whether covered under any land ceiling
of State / Central Government

No

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

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1. Agriculture
 2. Industrial
 3. Commercial
 4. Institutional
 5. Government
 6. Non - Government
 7. Others (Specify)
- Yes
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
 - 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.)
- Urban
Middle class
Residential
Developing
--

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

6-7 kms from the property under valuation ,

Level of the land (plain, rock etc.)
Terrain of the land
Shape of the land (Square/rectangle etc.)
Type of use to which it can be put
(for construction of house, factory etc.)
Any usage restrictions on the property

levelled
Rectangle
As per G P

Whether the plot is under town planning approved layout ?

Whether the plot is intermittent or corner ?

Whether any road facility is available ?

No
No
W B M road



type of road available (B.T./Cement Road etc.)
Front Width of the Road ?

20.00 Ft road

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Source of water & water potentiality

Type of Sewerage system

Availability of power supply

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 :

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Part I : (Valuation of land)

1. Dimensions of the plot	:	40.00 R
Net area available	:	4000.00 sqm
Deduct 25% For roads, open space	:	43040.00 sqft
Net area available	:	43040.00 sqft
	:	10760.00 sqft
	:	32280.00 sqft
2. Total area of the plot	:	32280.00 Sqft
3. Prevailing market rate	:	290.00 to 300.00 per sqft
4. Guideline rate obtained from the Registrar office	:	--
5. Assessed/ adopted rate of valuation	:	290.00 Per sqft
6. The Market value of the land	:	9361200 00

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.



S.No.	Description	Ground floor
a.	Foundation	--
b.	Basement	--
c.	Superstructure	--
d.	Joinery/ Doors and Windows	--
e.	RCC work	--
f.	Plastering	--
g.	Flooring, Skirting	--
h.	Any special finishing	--
i.	Whether any weather proof course is provided	--
j.	Drainage	--
k.	Compound wall (Height, length & type of const.)	--
l.	Electric installation (Type of wire, Class of fittings)	--
m.	Plumbing installation (No. of water costs & wash basins etc.)	--
n.	Bore well	--
o.	Wardrobes, if any	--
p.	Development of open area in the house.	--
c.	Details of valuation :	

Particulars of ites	Plinth Area	Estimated replacement rate.	Replacement cos' (Rs.)	Depreci- ation (Rs) 1-(Age/ life) X \$	Net Value (Rs.)
--	--	--	--	--	--



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 Glazed tiles for WC, bath		--		--	--

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

The valuer has to enclose detailed calculation sheets.

SUMMARY OF VALUATION :

Part i	Land	9361200.00
Part II	Building	0.00
Part II	Other amenities / Misc.	0.00
Part IV	Proposed construction	0.00
Total		9361200.00

The overall Market value of the property 9361200.00
 (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. 9361200.00

Signature of the valuer



SUNIL JAIN
 CHARTERED ENGINEERS

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