

001234

Annexure : V

# STATE BANK OF HYDERABAD

## LATUR MAIN BRANCH

### VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1. Date of Inspection : 06-02-2016
  2. Name and address of the valuer : P.V. Kashyapi, B.E. (Civil)  
Govt. Approved Valuer  
C/o. M/s. V.G. Hegde & Co.,  
Rui Oal, Barshi 413 401.  
Phone No. -  
Res. (02184) 222789  
Mob. No. 9850278265
  3. List of Documents handed over to the valuer by the branch
    - a. Allotment Letter
    - b. P.R. extract
    - c. Purchase deed.
  4. Details of enquiries made/visited to Govt. Offices for arriving fair market value
    - a. Enquiries made in Sub-Registrar's office
    - b. Enquiries made in neighborhood.
  5. Sub-Registrar value/Guideline value/Rate : Rs. 87,13,775=00
  6. Fair Market value of the property : Rs. 1,24,48,000=00
  7. Factors for determining its market value : Details given in Annexure.
  8. Conservative market value of the property : Rs. 1,24,48,000=00
  9. Distress value of the property : Rs. 1,12,03,425=00
  10. Present/Expected income from the property : Rs. -----
  11. Any critical aspects associated with property : No.
1. \_\_\_\_\_
  2. \_\_\_\_\_

## 12. PROPERTY DETAILS :

1. Name(s) and address(es) of the owners(s) : Shri.Mahesh Siramappa Malang, Shop Nos.2 to 6, in the building of Malang Tower, Plot No.45, C.S.No.4909, House No.R-3/733, Silver Jubilee road @ Latur Tal:Latur Dist:Latur. : Owner only.
2. If the property is under joint ownership/co-ownership share of each such owner/are the share is undivided.
3. Brief description of the property (Whether open land, house property, land area, built-up area, No. of floors etc.) : These are commercial shops located on a ground floor of a multistoried commercial building. Total built up area of all the shops.146.45 Sq.M. Total built up area of all the shops-146.45 Sq.M.
4. Dimension of the site
- |         | As per deed | Actuals |
|---------|-------------|---------|
| North : |             |         |
| South : |             |         |
| East :  |             |         |
| West :  |             |         |
5. Location of the property (Plot/Door No. Survey No. etc.) : Shop No.2 to 6, Malang Tower Plot No.45, C.S.No.4909, House No.R-3/733, Silver Jubilee road @ Latur Tal:Latur Dist:Latur.
6. Postal Address : -----Do-----
7. Boundaries of the Property
- |         |                        |
|---------|------------------------|
| North : | Road.                  |
| South : | Lift & Shop Nos.1 & 7. |
| East :  | Shri.Munde's building. |
| West :  | Shri.Thakur's plot.    |
8. Route map : Enclosed
9. Any specified identification marks (like electric pole No. dug well etc) : No.
10. Whether covered under Corporation/ Panchayat/Municipality : Municipality.

11. Whether covered under any land ceiling of State/Central Government : **No.**
12. Is the land freehold/leasehold : **Freehold.**
13. 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
  2. Industrial
  3. Commercial : **Commercial.**
  4. Institutional
  5. Government
  6. Non-Government
  7. Others (Specify)
14. In case of Agricultural land : **Not applicable.**
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 :
15. Year of acquisition/purchase : **2008.**
16. value of purchase price : **-----**
17. 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. : **Owner occupied.**
18. Classification of the site :
- a. Population group : **Met/Urban/Semi Urban/Rural**
  - b. High/Middle/Poor class : **Middle class.**
  - c. Residential/Non residential : **Non residential.**
  - d. Development of surrounding area : **Developing as commercial area.**



- c. Possibility of any threat to the property (Floods, calamities etc.) : No.
19. Proximity of civic amenities (like school, hospital, bus stop, market etc) : All civic amenities are located very nearby.
20. Level of the land (plain, rok etc) : Plain.
21. Terrain of the Land : Level ground.
22. Shape of the land (Square/rectangle etc) : Square.
23. Type of use to which it can be put (for construction of house, factory etc) : Construction of shops.
24. Any usage restrictions on the property : No.
25. Whether the plot is under town planning approved layout ? : Yes.
26. Whether the plot is intermittent or corner ? : Intermittent.
27. Whether any road facility is available ? : Yes.
28. Type of road available (B.T/ Cement Road etc) : Asphaltic road.
29. Front Width of the Road ? : About 30'-0" wide road.
30. Source of water & potentiality : Common overhead water tank.
31. Type of Sewerage System : Common septic tank.
32. Availability of power supply : Available.
33. Advantages of the site : The property is located in the heart of the Latur town.
34. Disadvantages of the site : -----
35. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. : -----
36. General Remarks : This is a prime commercial property.

13. RENT DETAILS :

Not applicable.

- 1. Is the building owner occupied/tenant/both ? :
- 2. If partly owner occupied, specify portion & extent of area under occupation :
- 3. Name of the tenant/lessees/ licensees etc. :
- 4. Portion in the their occupation :
- 5. Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars :
- 6. If lift is installed, Who is to bear the cost of maintenance and operations. Owner or tenant ? :
- 7. Has any standard rent has been fixed for the premises under any law relating to the control of rent ? :
- 8. Present / expected income/ rent from the property :

14. VALUATION OF THE PROPERTY :

Part I : (Valuation of land)

- 1. Dimensions of the plot : Total built up area of all the shops-146.45 Sq.M.
- 2. Total area of the plot : Total built up area of all the shops-146.45 Sq.M.
- 3. Prevailing market rate : Rs.85,000=00/Sq.M.
- 4. Guideline rate obtained from the Registrar Office : Rs.59,500=00/Sq.M.
- 5. Assessed/adopted rate of valuation : Rs.85,000=00/Sq.M.
- 6. Estimated value of the land : Rs.1,24,48,000=00
- 7. The conservative value of the land : Rs.1,24,48,000=00

Part II : (Valuation of building property)

- a) Technical details of the building :
- 1. Type of building : Commercial.  
(Residential/Commercial/ Industrial)

2. Year of construction : -----
3. Future life of the property : 40 years.
4. No. of floors and height of each floor including basement : One floor, height-10'-0".
5. Plinth area of each floor : Total built up area of all the shops 146.45 Sq.M.
6. Type of construction (Load bearing/RCC/Steel framed) : RCC.
7. Condition of the building :
- External : (excellent/good/normal/poor)
- Internal : (excellent/good/normal/poor)
8. 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 : Yes.

b. Specification of Construction :

Sr.No.	Description	Ground Floor	Other Floors
a.	Foundation	R.C.C. footings, columns.	
b.	Basement	R.C.C. columns, plinth beams & brick masonry in C.M..	
c.	Superstructure	R.C.C. columns & brick masonry in C.M..	
d.	Joinery/Doors & Windows	Steel rolling shutters & Al. sliding windows.	
e.	RCC Work	R.C.C. slab.	
f.	Plastering	Cement plaster on both sides.	
g.	Flooring, Skirting	Ceramic tiles paving.	
h.	Any special finishing	No.	



Sr.No.	Description	Ground Floor	Other Floor
i.	Whether any weather proof course is provided	No.	
j.	Drainage	No.	
k.	Compound wall (Height, length and type of construction)	No.	
l.	Electric installation (Type of wire, Class of fittings)	Open casing patt! wiring.	
m.	Plumbing installation (No. of water costs & wash basins etc)	Common toilet block.	
n.	Bore well	No.	
o.	Wardrobes, if any	No.	
p.	Development of open area in the house	No.	

c. Details of valuation :

Particulars of item	Plinth area	Estimated replacement rate	Replacement cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)
Details given in Annexure.					
TOTAL					

## Part III : Valuation of other amenities/extra items/miscellaneous

Particulars of item	Quantity	Estimated replacement rate	Replacement cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)
1.Painting from both sides, 2.Common parking in the cellar, 3.Common elevator.					

## Part IV : Valuation of proposed construction/additions/renovation if any :

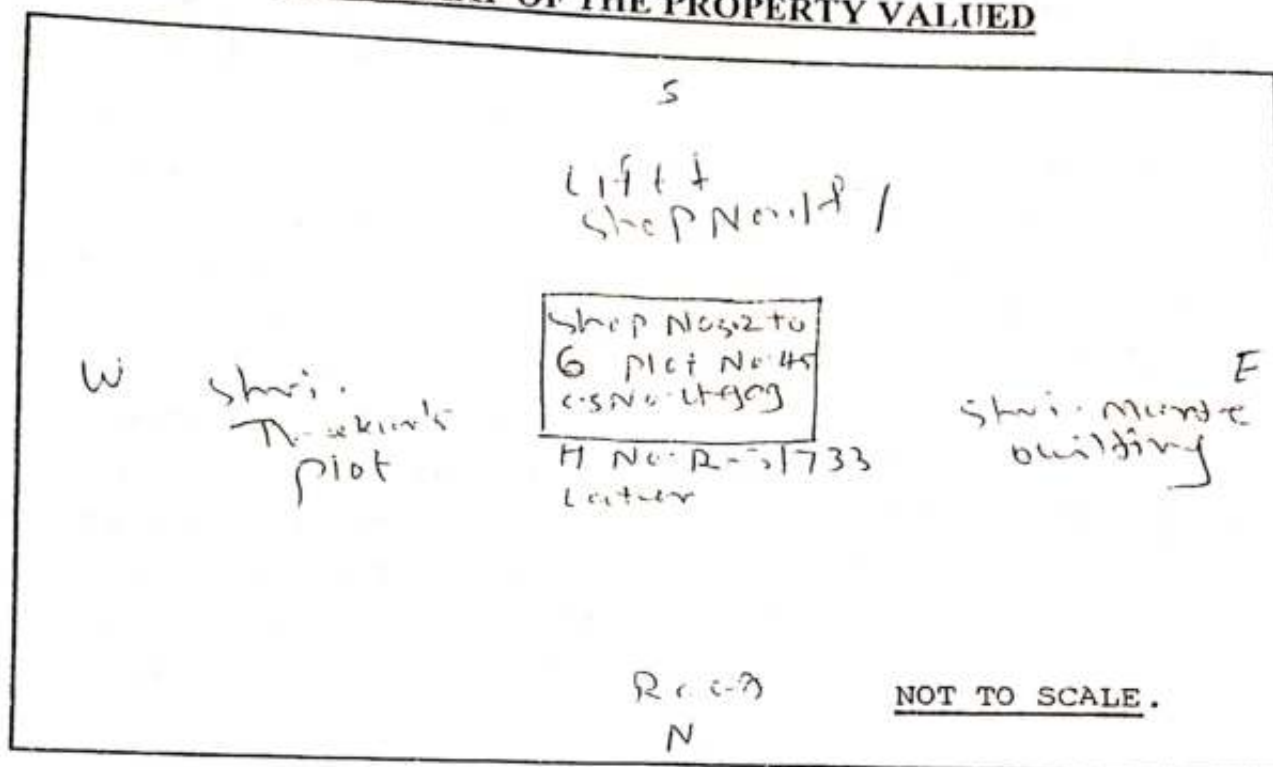
The valuer has to enclose detailed calculation sheets

## SUMMARY OF VALUATION :

Part I	Land	:	-----
Part II	Building	:	Rs.1,24,48,000=00
Part III	Other amenities Misc.	:	-----
Part V	Proposed construction	:	Rs.1,24,48,000=00
TOTAL		:	Rs.1,24,48,000=00
The overall conservative value of the property		:	Rs.1,24,48,000=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.]





1. the property is being valued by me personally.
2. the rates for valuation of the property are in accordance with the Govt. approved rates.
3. there is no direct/indirect interest in the property valued.
4. the fair value of the property is Rs. 1,24,48,000/- (Rupees One Crore Twenty Four Lakh Forty Eight Thousand Only.)

Place : Barshi

$\frac{0.8}{0.2} = 4$

(P.V. Kashyapi)  
B.E. (Civil)  
Signature of the Valuer

Govt. Approved Valuer  
Barshi  
CAT-1/260/1963

Annexure:

Report of valuation of immoveable property situated at Shop Nos.2 to 6 in the building of Malang Tower, Plot No.45, C.S.No.4909, House No. R-3/733, Silver Jubilee road @ Latur Tal:Latur Dist:Latur owned by Shri.Mahesh Sidramappa Malang.

1.1. Approach to valuation:- These are commercial shops located on a ground floor of a multi storied prime commercial building. The property is located in the heart of the Latur town & in a prime commercial locality. All civic amenities such as main bus station, Govt.offices, market, banks, hospitals & educational institutions etc. are located very nearby. The property is located off the main statehighway linking Latur with Ambajogai is abutting the main commercial road. Many multistoried commercial complexes have come up in the locality & all types of businesses have been established therein. Presently all the five shops have been amalgamated into a single large shop. The construction specifications & also the workmanship is of good standard. There is a underground cellar which is common amenity of parking for all the owners in the building. All these points have been considered here for valuation.

1.2. Valuation:-

- |    |   |    |                    |
|----|---|----|--------------------|
| a. | Total built up area of all the shops.                       | .. | 146.45 Sq.M.       |
| b. | Unit prevailing rate for the shops in the locality assumed. | .. | Rs.85,000=00/Sq.M. |
| c. | Hence value of the property comes to.                       |    |                    |

146.45 Sq.M.XRs.85,000=00/Sq.  
=Rs.1,24,48,250=00

Say Rs.1,24,48,000=00

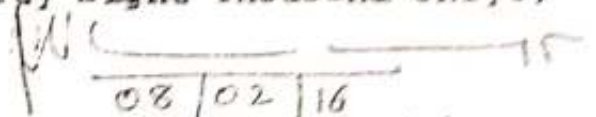
RS. ONE CRORE TWENTY FOUR LAKH FORTY EIGHT THOUSAND ONLY.

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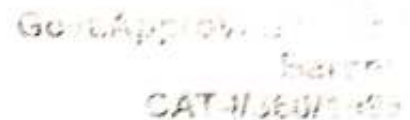
CONCLUSION:-I, the undersigned have personally inspected the site of the property situated at Shop Nos.2 to 6 in the building of Malang Tower, Plot No.45, C.S.No.4909, House No.R-3/733, Silver Jubilee road @ Latur Tal:Latur Dist:Latur & hereby certify that the present value of the property is about Rs.1,24,48,000=00.  
(Rs.One Crore Twenty Four Lakh Forty Eight Thousand Only.)

  
08/02/16  
(P.V.Kashyap.)

Date:-08-02-2016

Place:-Barshi

B.E.(Civil)

Genl. Appr.   
CAT 4/36/1995

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