

001247



SUNIL JAIN
BE (Civil), FIV



Regd No F-5983

- Architect
- Engineer
- Approved Valuers

Near Titak 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 | : 12.2.2016 |
| 02. NAME AND ADDRESS OF THE VALUER | : Sunil jain, Mitra nagar,
Khor galli, latur. |
| 03. LIST OF DOCUMENTS HANDED OVER TO THE VALUER BY THE BRANCH | |
| a. sale deed dt. 13.6.2008, | |
| b. valuation report atul thombare 1.64 cr, dt. 24.5.2014, | |
| 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 | 11494000.00 |
| 07. FACTORS FOR DETERMINING ITS MARKET VALUE | |
| 08. CONSERVATIVE MARKET VALUE OF THE PROPERTY | 10344600.00 |
| 09. DISTRESS VALUE OF THE PROPERTY | 9310140.00 |
| 10. PRESENT / EXPECTED INCOME FORM THE PROPERTY | : -- |
| 11. ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY | |

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



12. PROPERTY DETAILS :

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

shri. Malang Mangesh sidramappa,
C T S No.4909, M H No.R-3-733,
MALANG TOWER ,
Shop No.2-6, Ground floor ,
silver jubilee road ,Latur .

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

--

Brief description of the property
(Whether open land, house property, land area,
built-up area, No. of floors etc.)

: R C C framed structure ,
with UG + 4

shop No.2	206.00 Sqft
shop No.3	388.00 Sqft
shop No.4	420.00 Sqft
shop No.5	302.00 Sqft
shop No.6	326.00 Sqft

1642.00 Sqft

Dimension of the site

As per deed

Actual

North -south

--

--

East -west

--

--

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

: C T S No.4909, M H No.R-3-733,
MALANG TOWER ,
Shop No.2-6, Ground floor ,
silver jubilee road ,Latur .

Postal address

: C T S No.4909, M H No.R-3-733,
MALANG TOWER ,
Shop No.2-6, Ground floor ,
silver jubilee road ,Latur .

Boundaries of the property

shop No.2,3,4,5,6

North :

jatal house , road

South :

shop No.1,7

East :

Munde Building

West :

Building of Nisar shaikh, thakur

Rout map

: Enclosed

Any specific identification 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

: 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.	: --
	--

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.)	:	1-2 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

(for construction of house, factory etc.)



Any 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 ?	: Tar road
type of road available (B.T./Cement Road etc.)	: --
Front Width of the Road ?	: 40.00 Ft road
Source of water & water potentiality	: Corporation
Type of Sewerage system	: --
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 ?	: --
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 shop | : | 1642.00 Sqft |
| 2. Total area of the shop | : | 1642.00 Sqft |
| 3. Prevailing market rate | : | -- |
| 4. Guideline rate obtained from the Registrar office | : | -- |
| 5. Assessed/ adopted rate of valuation | : | -- |
| 6. Estimated value of the land | : | -- |
| 7. The conservative value of the land | : | -- |

Part II : (Valuation of building property)

- | | | |
|--|---|------------------|
| a. Technical details of the building : | : | |
| Type of building | : | |
| (Residential Commercial / Industrial) | : | Commercial |
| Year of construction | : | 2010 As reported |
| Future life of the property | : | 40 Years |

No. of floors and height of each floor including basement.

: U G +4

Plinth area of each floor

: --

Type of construction

: --

(Load bearing / RCC / Steel framed)

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	Rolling shutters
e.	RCC work	R C C Slab ,
f.	Plastering	Sand faced ,Neeru plaster ,
g.	Flooring, Skirting	spartex
h.	Any special finishing	--
i.	Whether any weather proof course is provided	--
j.	Drainage	Septic Tank
k.	Compound wall	Yes
l.	Electric installation	Patti
	(Type of wire, Class of fittings)	
m.	Plumbing installation	--
	(No. of water costs & wash basins etc.)	2.00 , 2.00
n.	Bore well	Yes
o.	Wardrobes, if any	--
p.	Development of open area in the house.	--



001252

c. Details of valuation :

Particulars of items	Plinth Area	Estimated replacement rate.	Replacement cost (Rs.)	Depreciation (Rs) 1-(Age/ life) X 90	Net Value (Rs.)
Ground floor	1642.00	7000.00 --	--	--	11494000.00
					11494000.00

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 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 Compound wall		--	--	--	
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		--	--	--	
15 Bore with pump		--	--	--	

0.00



001253

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

SUMMARY OF VALUATION :

Part I	--	0.00	
Part II	Land ,Building	11494000.00	
Part II	Other amenities / Misc.	0.00	
Part IV	Proposed construction	0.00	
Total		11494000.00	

The overall conservative value of the property 11494000.00

(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. 11494000.00

Signature of the valuer



SUNIL JAIN
CHARTERED ENGINEERS

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