

Harangul G. No. 221

000728

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. 97,51,000=00
6. Fair Market value of the property : Rs. 1,39,30,000=00
7. Factors for determing its market value : Details given in Annexure.
8. Conservative market value of the property : Rs. 1,39,30,000=00
9. Distress value of the property : Rs. 1,25,37,000=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.Mangesh Sidramappa Malang, Plot No. 2, Gat No.221 @ Harangul(BK) Tal. & Dist :Latur.
  2. If the property is under joint ownership/co-ownership share of each such owner/are the share is undivided. : Owner only.
  3. Brief description of the property (Whether open land, house property, land area, built-up area, No. of floors etc.) : This is a single open plot of land. Total area of the plot-696.52 Sq.M.
  4. Dimension of the site : Total area of the plot-696.52 Sq.M.
- |         | As per deed | Actuals |
|---------|-------------|---------|
| North : |             |         |
| South : |             |         |
| East :  |             |         |
| West :  |             |         |
5. Location of the property (Plot/Door No. Survey No. etc.) : Plot No.2, Gat No.221 @ Harangul(BK) Tal. & Dist:Latur.
  6. Postal Address : -----Do-----
  7. Boundaries of the Property :
- |         |                   |  |
|---------|-------------------|--|
| North : | Plot No.4.        |  |
| South : | Road.             |  |
| East :  | Plot No.1.        |  |
| West :  | Gat No.221(Part). |  |
8. Route map : Enclosed
  9. Any specified identification marks (like electric pole No. dug well etc) : No.
  10. Whether covered under Corporation/ Panchayat/Municipality : panchayat.

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
  4. Institutional
  5. Government
  6. Non-Government
  7. Others (Specify) **Residential.**
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 : **Metro/Urban/Semi Urban/Rural**
  - b. High/Middle/Poor class : **Middle class.**
  - c. Residential/Non residential : **Residential.**
  - d. Development of surrounding area : **Developing as residential area.**



- e. 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 within the radius of 6 kms. from the property.
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) : Not applicable as this is an open plot of land.
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 : No.
31. Type of Sewerage System : No.
32. Availability of power supply : No.
33. Advantages of the site : The property is abutting the main road linking Latur with Marshi.
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 open plot of land with good value.

**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 area of the plot-696.52 Sq.M.**
2. Total area of the plot : **Total area of the plot-696.52 Sq.M.**
3. Prevailing market rate : **Rs. 20,000=00/Sq.M.**
4. Guideline rate obtained from the Registrar Office : **Rs. 14,000=00/Sq.M.**
5. Assessed/adopted rate of valuation : **Rs. 20,000=00/Sq.M.**
6. Estimated value of the land : **Rs. 1,39,30,000=00**
7. The conservative value of the land : **Rs. 1,39,30,000=00**

**Part II : (Valuation of building property)**

- a) Technical details of the building : **Not applicable as this is an open plot of land.**
1. Type of building (Residential/Commercial/ Industrial) :

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

Particulars of item	Quantity	Estimated replacement rate	Replacement cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)
		Not applicable as this is an open plot of land.			

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

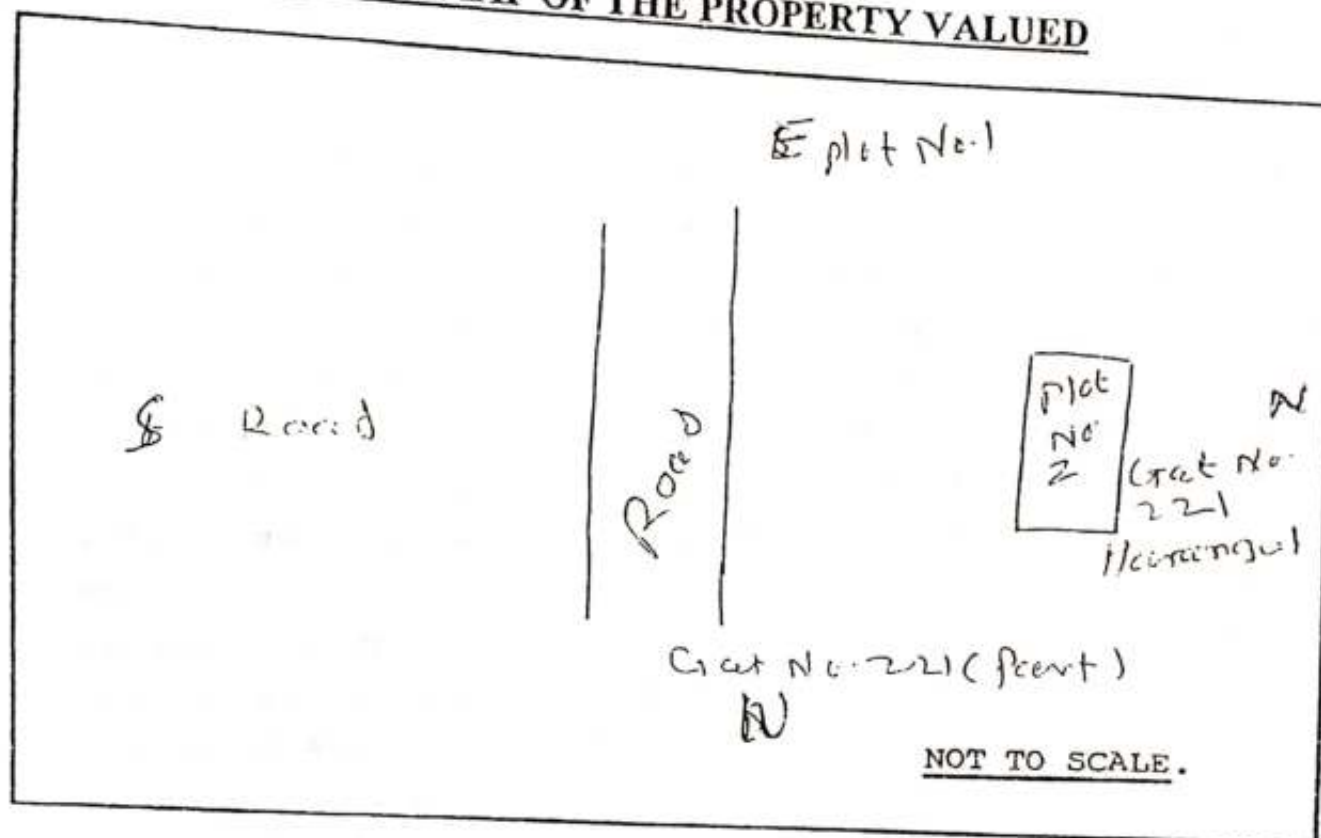
The valuer has to enclose detailed calculation sheets

**SUMMARY OF VALUATION :**

Part I	Land	:	Rs.1,39,30,000=00
Part II	Building	:	-----
Part III	Other amenities Misc.	:	-----
Part V	Proposed construction	:	-----
TOTAL		:	Rs.1,39,30,000=00
The overall conservative value of the property		:	Rs.1,39,30,000=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.]

# ROUTE MAP OF THE PROPERTY VALUED



I certify that

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. 1,39,30,000/- (Rupees One Crore Thirty Nine Lakh Thirty Thousand Only.)

Date : 09-02-2016

Place : Barshi

*P.V.*  
09/02/16

(P.V. Kashyapi)

B.E. (Civil)

Signature of the Valuer

P.V. Kashyapi

B.E. (Civil)

Govt. Approved Valuer

Barshi.

CAT-1/360/195



Report of valuation of immovable property situated at Plot No.2, Gat No.221 @ Harangul(BK) Tal. & Dist:Latur owned by Shri.Mangesh Sidramappa Malang.

1.1. Approach to valuation:- This is a single open plot of land which has been converted into N.A.user by the office of the Sub-Divisional officer at Latur vide order No.JMB|Latur|CR-2876| dt.24-01-2005. The property is abutting the main road linking Latur with Barshi & is located at a distance of about 6 kms. from the centre of the Latur City. Thus the property has good & wide asphaltic access road. The property has good commercial value also. Any business such as petrol pump, auto show room with service centre, restaurant(Dhaba) etc. can be established on the land with good financial returns. The broadgauge railway station of Harangul is located very nearby. Hard foundation strata <sup>is</sup> available at very low depth at site which is useful in reducing the cost of foundation work. All these points have been considered here for valuation.

1.2. Valuation:-

Land:-

a.	Total area of the plot.	..	696.52 Sq.M.
b.	Unit rate for plot assumed.	..	Rs.20,000=00/Sq.M.
c.	Hence value of plot comes to.	696.52 Sq.M.XRs.20,000=00/Sq.M.	
		=Rs.1,39,30,400=00	
		Say Rs.1,39,30,000=00	

RS. ONE CRORE THIRTY NINE LAKH THIRTY THOUSAND ONLY.

CONCLUSION:- I, the undersigned have personally inspected the site of the property situated at Plot No.2, Gat No.221 @ Harangul(BK) Tal. & Dist:Latur & hereby certify that the present value of the property is about Rs.1,39,30,000=00.(Rs.One Crore Thirty Nine Lakh Thirty Thousand Only.)

Date:-09-02-2016

Place:-Barshi

(P.V.Kashyapi.)

B.E.(Civil)

Govt. Approved Valuer

Barshi

GAT-V/360/1995

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