

APPROVED VALUER



ATUL THOMBARE

+ ARCHITECT
+ ENGINEERS
+ VALUER
+ SURVEYOR

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

000871

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

VALUATION REPORT

VALUATION REPORT FOR
THE WORK OF

OPEN PLOT

OWNER

MAHESH NAGSHETTIPPA DHANASHRI
SRY. NO. 123 (PART) PLOT NO. 1 TO 19
AT HARANGUL (BK) TQ. DIST. LATUR.

A. PRESENT MARKET VALUE RS. 4,92,75,350.00 ✓

B. CONSERVATIVE VALUE RS. 4,47,47,815.00

C. DISTRESS VALUE RS. 3,94,20,280.00

D. REALIZATION VALUE RS. 4,18,84,048.00 ✓

DATE OF VALUATION

02-09-2012



VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

S.B.H. BR. MAIN LATUR.

1) DATE OF INSPECTION

02-09-2012

2) NAME AND ADDRESS OF THE VALUER

ATUL THOMBARE,
MITRA NAGAR, LATUR.

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3) LIST OF DOCUMENTS HANDED OVER TO THE VALUER BY THE BRANCH,

(a) OLD VALUATION REPORT

(b)

(c)

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

4,92,75,350.00

7) FACTORS FOR DETERMINING ITS MARKET VALUE

8) CONSERVATIVE MARKET VALUE OF THE PROPERTY

4,47,47,815.00 -

9) DISTRESS VALUE OF THE PROPERTY

3,94,20,280.00

10) PRESENT / EXPECTED INCOME FROM THE PROPERTY

11) ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY

(a)

(b)

Date : 02-09-2012

Place : HARANGUL (BK) TQ. LATUR.

Verified By

VALUATION INCHARGE

SHAM S. DESHPANDE
(B. E. CIVIL)

Signature Of Valuer

ATUL THOMBARE
APPROVED VALUER
CHARTED ENGINEER.
(N)CCT/A-79/57/2004/2005

12. PROPERTY DETAILS

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

AT HARANGUL (BK) TQ. DIST. LATUR.

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

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

COMMERCIAL SHOP
GROUND FLOOR + FIRST FLOOR

(A) Land Area 5797.10 SQ.M.

(B) Buildup Area

(c) No Of Floors

Dimension of the site

	As per deed	Actual
North	40 FT	40 FT
South	40 FT	40 FT
East	12 FT	12 FT
West	12 FT	12 FT

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

SRY. NO. 123 (PART) PLOT NO. 1 TO 19

Postal address

AT HARANGUL (BK) TQ. DIST. LATUR.

Boundaries of the property

	A	B
NORTH	MAHESH NAGSHETTIPPA DHANASHRI	
SOUTH	RADHEGOVIND SAHAKARI GRAHANIRMAN	
EAST	C.K. KABADE	
WEST	P.S. HALADKAR & P.R. BABU	

Route map

Enclosed

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

ELECTRIC POLE

Whether covered under Corporation / Panchayat / Municipality

PANCHAYAT

Whether covered under any land ceiling of State / Central Government

STATE GOVERNMENT

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. NO

Type of the property - Whether

- (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.)

NO

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

LEVEL

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



Any usage restrictions on the property	No
Whether the plot is under town planning approved layout?	Yes
Whether the plot is intermittent or corner?	INTERMEDIATE
Whether any road facility is available?	YES
Type of road available (B.T. / Cement Road etc.)	B.T. ROAD
Front width of the Road?	6 M WIDE ROAD
Source of water & water potentiality	
Type of Storage	
Type of Sewerage System	
Availability of power supply	
Advantages of the site	
Disadvantages of the site	
Give instances of 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?	Owner
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If party owner occupied, specify portion and extent of area under occupation

Name of the tenant / lessees / licensees etc.

Portion in their occupation

Has the tenant to bear the whole or the part of the cost of repairs and maintenance.
Give particulars.

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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

Date : 02-09-2012

Place : HAKANGUL (BK) TQ. LATUR.

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14 Valuation of the property**Part - I : (Valuation of land)**

- (1) Dimensions of the plot 5797.10 SQ.M.
 (2) Total area of the plot 8500/SQ.M
 (3) Prevailing market rate
 (4) Guideline rate obtained from the Registrar Office:
 (5) Assessed / adopted rate of valuation 8500/SQ.M
 (6) Estimated value of the land 4,92,75,350.00

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

Height of each floor including basement

UF	GF	FF	SF	TF	FF

Plinth area of each floor

UF	GF	FF	SF	TF	Total

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.

part IV

Valuation of Proposed Construction/addition renovation if any

- The Present state of construction
- Its Present Value
- Value of work yet to be done
- Its likely value on completion

SUMMARY OF VALUATION

Part I Land	4,92,75,350.00
Part II Building	
Part III Other Amenities/Misc.	
Part IV Proposed construction	
Total	4,92,75,350.00
Say	4,92,75,350.00

[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.	4,92,75,350.00
In words rupees:	

Date : 02-09-2012

Place : HARANGUL (BK) TQ. LATUR.

Verified By



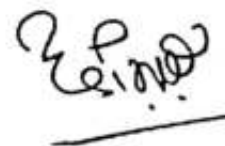
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