

**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. 1,04,23,700=00
6. Fair Market value of the property : Rs. 1,48,91,000=00
7. Factors for determining its market value : Details given in Annexure.
8. Conservative market value of the property : Rs. 1,48,91,000=00
9. Distress value of the property : Rs. 1,34,01,900=00
10. Present/Expected income from the property : Rs.-----
11. Any critical aspects associated with property : NO.
1. \_\_\_\_\_
2. \_\_\_\_\_

**12. PROPERTY DETAILS :****000883**

1. Name(s) and address(es) of the owners(s) : **Shri.Mahesh Nagshettiappa Dhanashree, Plot Nos.1 to 19, Gat No.123(Part) @ 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.) : **These are open plots of land. Total area of plots-6800.00 Sq.M. Area under plotting portion-5797.10 Sq.M.**
4. Dimension of the site **5797.10 Sq.M.**
- |         | As per deed | Actuals |
|---------|-------------|---------|
| North : |             |         |
| South : |             |         |
| East :  |             |         |
| West :  |             |         |
5. Location of the property (Plot/Door No. Survey No. etc.) : **Plot Nos.1 to 19, Gat No.123(Part) @ Harangul(BK) Tal.& Dist:Latur**
6. Postal Address : **-----Do-----**
7. Boundaries of the Property :
- |         |   |
|---------|---|
| North : | <b>Gat No.123(Part).</b>                |
| South : | <b>Land of propsed Society.</b>         |
| East :  | <b>Shri.Chandu Kasim Kabade's land.</b> |
| West :  | <b>Gat No.123(Part).</b>                |
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 : **2007.**
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 these are open plots 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 : Available.
33. Advantages of the site : The property is located off the main state highway.
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 plots of residential layout with good value.

**13. RENT DETAILS :**

1. Is the building owner occupied/tenant/both? : **Not applicable.**
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 : **Area under plotting portion-5797.10**
2. Total area of the plot : **8sq.M.**
3. Prevailing market rate : **Area under plotting portion-5797.10**
4. Guideline rate obtained from the Registrar Office : **Sq.M.**
5. Assessed/adopted rate of valuation : **Rs.3000=00/Sq.M.**
6. Estimated value of the land : **Rs.2100=00/Sq.M.**
7. The conservative value of the land : **Rs.3000=00/Sq.M.**

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

- a) Technical details of the building : **Not applicable as this is an open**
1. Type of building : **plots of land.**
- (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 plots 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.1,48,91,000=00
Part II	Building	:	-----
Part III	Other amenities Misc.	:	-----
Part V	Proposed construction	:	-----
TOTAL		:	Rs.1,48,91,000=00
The overall conservative value of the property		:	Rs.1,48,91,000=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.]



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NOT TO SCALE.

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Annexure:

Report of valuation of immovable property situated at Plot Nos.1 to 19, Gat No.123(Part) @ Harangul(EK) Tal. & Dist:Latur owned by Shri.Mahesh Nagshettiappa Dhanashree.

1.1. Approach to valuation:- These are open plots of land which are part of a residential layout. The land has been converted into N.A.user for residential purpose by the office of the District Collector at Latur vide order No.JMB/Latur/ER-765/27-02-2008. The property is located off the main state highway Latur with Barshi & at a distance of about 6 kms. away from the centre of Latur City. Except for a small stretch the land has good asphaltic access road. Electric power supply is available at site. Hard foundation strata are available at very low depth at site which is useful in reducing the cost of foundation work. Govt.offices & also large industrial estates of MIDC Latur are located nearby & the locality is developing fast. All these points have been considered here for valuation.

1.2. Valuation:-

a.	Total area of plots.	..	6800.00 Sq.M.
b.	Area under plotting portion.	..	5797.10 Sq.M.
c.	Unit rate for plot assumed.	..	Rs.3000=00/Sq.M.
d.	Hence gross value of plots comes to.		5797.10 Sq.M.XRs.3000=00/Sq.M. =Rs.1,73,91,300=00
e.	Deduction for infrastructure development.	..	Rs.25,00,000=00

..2.....



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..2..

f. Hence net value of the property comes to.

.. d - e

Rs.1,73,91,300=00-Rs.25,00,000=00

=Rs.1,48,91,300=00

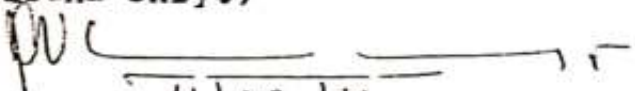
Say Rs.1,48,91,000=00

RS. ONE CRORE FORTY EIGHT LAKH NINETY ONE THOUSAND ONLY.

CONCLUSION:- I, the undersigned have personally inspected the site of the property situated at Plot Nos.1 to 19, Gat No.123(Part) @ Harangul(BK) Tal. & Dist:Latur & hereby certify that the present value of the property is about Rs.1,48,91,000=00.(Rs.One Crore Forty Eight Lakh Ninety One Thousand Only.)

Date:-11-02-2016

Place:-Barshi

  
(P.V.Kashyap.)

B.E.(Civil)  
P.V. Kashyap  
B.E.(Civil)  
Govt.Approved Valuer  
Barshi.  
CAT-1/360/1995

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