

Ref. : RKAV/17/04/11

Date : 15<sup>TH</sup> April, 2017.**REPORT**

Valuation report is of the land and property at Mauje **Dingani Kuran**, Taluka Sangmeshwar & District Ratnagiri for **M/s. Unison Enviro Pvt. Ltd.**

**I. Report** : As per the information and documents provided by the client and presuming it to be correct and as per his request this report.

**II. Purpose** : For Self Assessment and Information.

**III. Papers Produced** : 1. 7/12<sup>th</sup> extract/s having crop details.  
2. Request Call from the Company Representative.  
3. Application along with the detailed information.

**IV. Area Details** : a. **Particulars of Agricultural land :**

Sr. No.	Survey (Gate) / Hissa No.	Local Name of Plot/s	Area of land (Ha.)	Classification of Land(s).	Crops grown	Revenue Rs.
1.	40 / 16	Bhatmoda	Culti. : 0-76-0 Unculti. : 0-11-0	Lateratic Mix type of soil.	2 - Mango plants	0.41

**b. Road Map :****c. Notes :**

- As per the 7/12<sup>th</sup> extract said plot is having total land area is about **0-87-0 Ha.** which is under category of '**Varga-I**'.
- The plot is located at just 1mtr from **Dingani** & about 1.5Km from **Fungus Bridge-Stop** & about 10Km from **Mumbai-Goa** Highway off **Shastri Bridge Stop** on **Sangmeshwar-Dingani-Fungus** village main road touching land area.
- The plot is cultivated under 15 Cashew grafts of 5-8 years & 2 local-Mango plants & partially fenced by Cement poles.

**V. Other Details** :

**Land Owner/s** : Vinita Vijay Chavhan & others 5 - as mentioned in 7/12<sup>th</sup> extract/s.

**Other Rights** : As per the **Ferfar Nos.** as mentioned in 7/12<sup>th</sup> extract/s (*Search is necessary*).

**Encumbrance** : As mentioned in 7/12<sup>th</sup> extract/s (*Search is necessary*).

**Information given by** : Mr. Shitalkumar Hiranman Patil (*Informer & Company Representative*).



**VI. Valuation Methods :**

Sr.	Particulars	Details
1.	Vital Factors :	<input type="checkbox"/> Occupancy:- Self-occupied & partially fenced. <input type="checkbox"/> Location:- Good for Hort-crops, approach is on village Tar road. <input type="checkbox"/> Tenant:- No Tenant/s but co-sharer/s - as per 7/12 <sup>TH</sup> extract/s. <input type="checkbox"/> Plot-site:- Latitude = <u>N-17°/10'/02.93"</u> ; Longitude = <u>E-73°/28'/52.24"</u>
2.	Date of physical Inspection :	15 <sup>TH</sup> April, 2017.
3.	Cost Price :	- - (Ancestral Property)
4.	Market Price :	<b>Rs. 6,35,000.00</b> {(0-87-0Ha under few Cashew grafts @ Rs. 5,00,000/- per Ha) + (Costs incurred for land developments & fencing etc in total = Rs. 2,00,000/-) - considering location, incurred costs, crop yielding potentiality benefits & present local demand for land etc.}
5.	Distress Sale Basis :	<b>Rs. 5,08,000.00</b> (80 % of Market Value i.e. Rs. 6,35,000.00)
6.	Registration Value : <b>Zone-III</b> (As per the Ready Recknor Book from Sub-Registrar Office, Year-2017)	<b>Rs. 1,81,125.00</b> {(0-02-0Ha under Mango crop @ Rs. 10,87,500/- + 0-85-0Ha under Varkas-pad land @ Rs. 1,87,200/- per Ha) - as per 7/12 <sup>th</sup> extract contents by Ready Recknor Book}
7.	Realizable Value :	<b>Rs. 5,71,500.00</b> (Average of Market & Distress Value)
8.	Photograph of the property :	6 Photographs on two pages are attached here with this Report.
9.	Nature & Type of property :	Gentle sloppy mixed lateritic type soil property. Presently under yielding local-Mango & Cashew graft plantation etc....

**VII. Certificate :**

1. It is hereby declared that the values for above said property as per your demand, in my opinion is calculated as above & as on 15<sup>TH</sup> April, 2017.
2. The certificate is given as per the information and papers provided by the client & for the mentioned purpose only (However the verification of information and papers is if necessary).
3. I have no direct or indirect interest in the property valued.

**Note :** Demonetization of high denomination currency notes by Govt. of India, may affect Real Estate Market and may be stagnant for few months. In absence of the Sale Instances and basis of valuation, it is not possible to estimate the market trend at present in absence of dependable data. I have not considered effect of Demonetization for this Valuation Report. So this Valuation is subject to review after stabilization of Real Estate Market.

Place : Ratnagiri.

Date : 15<sup>TH</sup> April, 2017.

Total Pages of the Report : 4 Nos.

Attachments - 2 Photo- pages &amp; Original Application Form.



Mr. R.V. Kosumbkar.  
Agro-Hort Consultant.

Approved & Registered Valuer.  
CAT - II / 2 of 2000-2001.



4.



Company representative showing plot site with few Cashew grafts etc...

5.



Plot site with another local-Mango tree & leveled land area etc...

6.



Plot site with having sloppy & soft laterite type land area etc...





1.



Company representative showing plot site with main Tar road touching land area having local-Mango tree & fence of cement poles....

2.



Plot site with rough road & land cutting etc..

3.



Plot site with cutting & levelling works etc...





अर्ज क्रमांक : RKAV/17/11

## मुल्यांकन अर्ज

१५ एप्रिल, २०१७.

दिनांक :

प्रति,

श्री. राहुल वि. कोसुंबकर,  
अधिकृत व्हॅल्युअर,  
रत्नागिरी.

विषय : पुढील उल्लेखित जमीन-जुमल्याचे मुल्यांकन करून मिळण्याबाबत.

महोदय, Unison Enviro Pvt. Ltd.

मी युनिसन एन्वायरो प्रा. ली. वय रहाणार - मु. पो. नं. ८०७, ब्याचामजल, द. कुपिठ, बांद्रा-४०००५१ आज रोजी माझे/आमचे/जामिनाचे हिस्साची मोजे डिंगणी कुरुण येथील गट/सर्व्हे नं./हिस्सा नं. ४०/१६ मोजे - येथील गट/सर्व्हे नं./हिस्सा नं. -

ह्या जागेचे आणि तद्अंतर्गत झाडे व इमल्याचे मुल्यांकन करून मिळावे. त्यासाठी नियमानुसार होणारे शुल्क मी देण्यास तयार आहे. त्यापैकी आगावू रक्कम म्हणून रु. २,०००/- आज देत आहे आणि उर्वरित रक्कम रु. - ही दाखला घेताना देईन. सदर जमीन-जुमल्याबद्दलची सत्य माहिती प्रतिज्ञेवर पुढीलप्रमाणे देत आहे. तसेच प्रत्यक्ष ठिकाण दाखविण्याची आणि दिलेल्या माहितीच्या सत्यतेची मी पूर्ण जबाबदारी स्विकारत आहे.

जागेचे वर्णन :

- ठिकाण : "भटमोडा"
- लागवडीबाबत : १५ काजू झाडे/कूले, युगाटे ५ ते ६ फीटची २ रायवळे बांबू झाडे फीट एक लावलेले दिसते.
- पाणी व्यवस्थापन : नाही.
- कुंपण : नाही.
- इतर : नाही.
- मुल्यांकनाचे कारण : स्वतः करिता  
वरील जमीन-जुमल्याचे ७/१२, ८ अ, आकरणी यादीचा उतारा, करपावती, खरेदीखत इ. कागदपत्रांची सत्य प्रत मी सोबत जोडत आहे.  
जागांच्या भेटीचा तपशिल :- Visited on 15/04/2017 with owner's representative  
Mr. Shital Kumar Hiraman Patil - 9552807081.

आपला विश्वास,

(शितल कुमार पाटील)

આત્મચરિત્ર / શ્રીમદ્ ભગવાદ ગીતા

Geographical Location

Latitude =  $17^{\circ} 10' 02.93''$   
Longitude =  $73^{\circ} 28' 52.24''$

ਗੁਰੂ ਪ੍ਰਤੀ ਪ੍ਰਣਾਮ

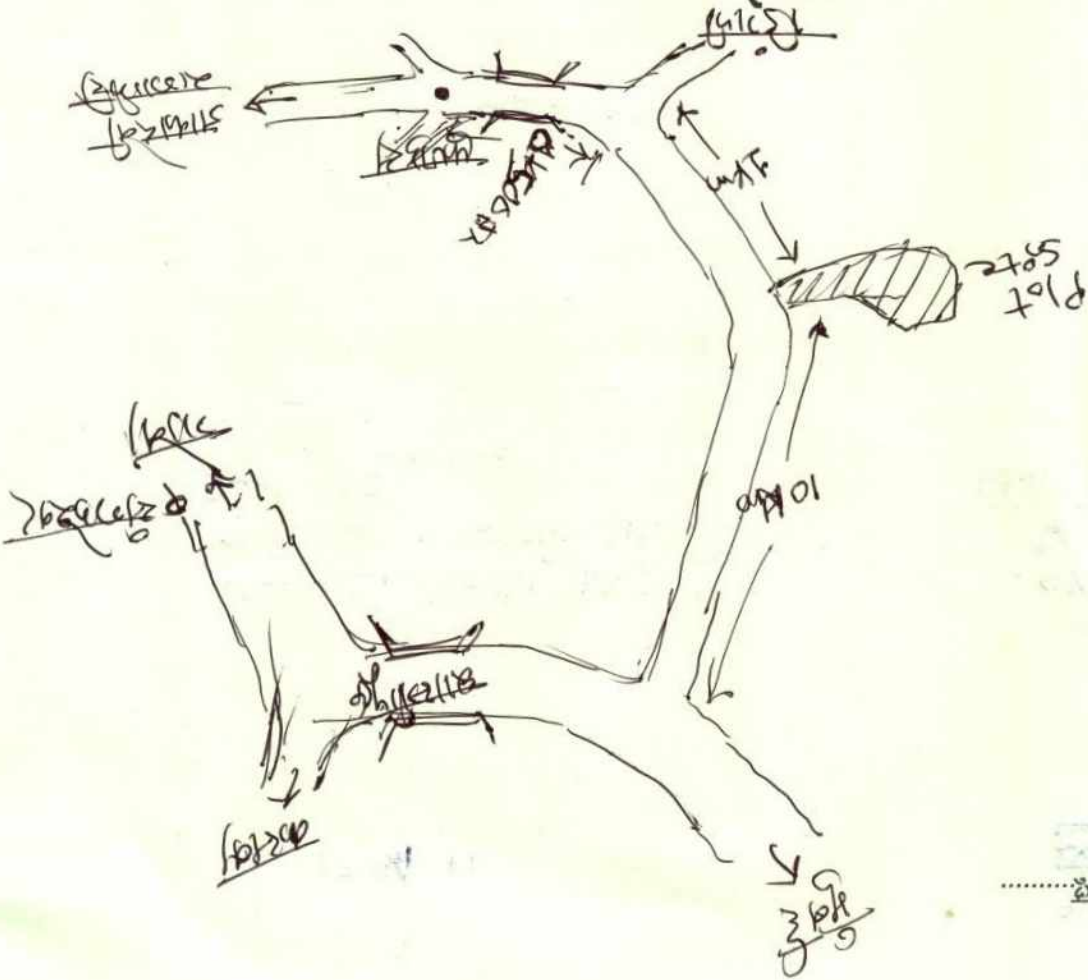
શ્રી ગાંગે દાસદલે ને કાળ આળિ પ્યારિયાવી દિલેલી, વર ઉઢિલિલ સપૂર્ણ માહિતી, સત્ત્વ વ યોગ્ય આદે. તરી તસા મી

धागा ओळखत असून धागा/जामिनदारांची माझे येथील सर्व/हिस्सा न.

આસે લિખેલે માલે \_\_\_\_\_ માલે

\_\_\_\_\_ १६५ \_\_\_\_\_ १३९ \_\_\_\_\_ ५५

(~~කපුහාල/ලොව~~ ~~සලකුණ/ලොව~~ ~~පිහිටි~~)

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