MAHARASHTRA VALUERS & CONSULTANTS

OFFICES AT: NAGPUR * AMRAVATI * AKOLA * NANDED * JALGAON * CHANDRAPUR * PUNE * GONDIA * WARDHA * YAVATMAL

- VALUATION & INDUSTRIAL CONSULTANTS FOR TECHNO - ECONOMIC FEASIBILITY
- PROJECT - FINANCE.
- CONSULTANTS FOR PROJECTS INCLUDING MEGA-INFRASTRUCTURE PROJECTS.
- MONITORING AGENCY OF BANKS & FINANCIAL INSTITUTIONS FOR REHABILITATION / MODERNISING OF INDUSTRIES, LENDER'S ENGINEERS AND CONSULTANTS

ON THE APPROVED PANEL OF NATIONALISED BANKS

P.N.B., U.B.I., UCO, B.O.I., INDIAN BANK, ALLAHABAD BANK, AXIS BANK, O.B.C., B.O.M., S.S.B.I., I.D.B.I., Y.U.C.B.L., CANARA, V.K.G.B., D.N.S.B., N.N.S.B.L., M.S.F.C., D.R.T., S.I.D.B.I., S.I.C.O.M., D.C.V.L., S.B.B.J., M.S. CO-OP. BANK, OTHER CO-OP. BANKS & DEPTS.OF GOVT. OF MAH., GOVT. OF INDIA

: SERVICES OFFERED :

**** VALUATION * STOCK AUDIT * RISK MANAGEMENT * SAFETY AUDIT***
**** ENVIRONMENTS AUDIT * PROJECT REPORTS * ENERGY AUDIT***
**** INDL. ENGG. CONSULTANTS * INSURANCE SURVEYORS * MINES SAFETY***
**** TECHNO-ECONOMICAL VIABILITY STUDY * STABILITY CERTIFICATION***
**** FAILURE RISK CONSULTANCY * FIRE AND EXPLOSION PREVENTION SERVICES***
**** SAFETY PROGRAMMING * VALUATION FOR EXCISE * FAILURE ANALYSIS***
**** IMPORT AND EXPORT INSPECTION * ARBITRATION CONCILIATION***
**** FACTORY ACT PETROLEUM AND SMPV ACT CONSULTANTS***

VALUATION REPORT OF COMMERCIAL SHOP NO. A-7-008, "DREAMZLAND BUSINESS PARK" WING- A4, S.NO. 144,142,139,140,138,88,133,134,135,119,87, MOUJE: BORGAON DHARMALE, PRAGANE: NANDGAONPETH, AMRAVATI-NAGPUR HIGHWAY, AT AMRAVATI-444901.

(OWNER: MR. SANJAY PREMCHAND HARWANI+1)

TO ASCERTAIN THE PRESENT MARKET VALUE OF THE PROPERTY FOR INDIAN BANK.

Dr. R. Z. CHANDAK — **CHIEF EXECUTIVE**

B.E., L.L.B., N.D., F.I.I.B.E., F.I.E., F.I.V., F.I.I.S.A., C.E., C.P.

Mob.: 9422155020, (SANDEEP CHANDAK-9422857987). **Email: maharashtravaluers@gmail.com**

GOVT. REGISTERED VALUERREGN. NO. CAT-VII/5/02-03

CHARTERED ENGINEERREGN. NO. F-108534/0

INSURANCE SURVEYORS IRDA (GOVT. OF INDIA). L.NO.SLA-1048 MISC. (A) FIRE & MOTOR (B)

COMPETENT PERSON – FACTORIES ACT 1948 GOVT. OF MAH. REGN.NO.C-014

–PETROLEUM RULES 2002 GOVT. OF INDIA REGN. NO. P. 3(9) 241/97/VIII

– SOLVENT EXTRACTION PLANT GOVT. OF MAH.REGN. NO. C-016

Nagpur H.O. 105, First Floor, Chandani Roshni Apartments, Opp. Dainik Bhaskar, Great Nag Road, Nagpur – 09; Cell. 9422155020, 9422857987, 9370131208

Pune R.O. A-7, Parsvnath Pratishtha, Opp. Bachapan School, PCNTDA Chikhali, Purnanagar, Chinchwad, Pune - 411 019. Mob. : 9822021061, 8888885831

Mumbai B.O. B/004, Ground Floor, Shivdarshan Building No- 2, Ostwal Nagari, Central Park Road, Near U.S English School, Nallasopara (East),Dist.Thane.Cell:9422155020,9321725283

Thane 1/42, B, VRINDAVAN SOCIETY, THANE, (W) 400601

Amravati B.O. Shree Datta Building, Prabhat Chouk, Amravati. 444601, Ph. 0721-2566657, Fax: 0721-2670293, Mob.: 9422155020, 9422857987, 9370131208

Akola B.O. Near L.I.C. Office, Ram Nagar, Akola. Mob. 9822238606

Ahmednagar B.O. Bhimashnkar Building, Market Yard, Ahmednagar. Cell : 9422227233, 9422155020.

Aurangabad B.O. "Sarthak Group" Shop no. 111, Labh Chamber, Railway Station Road, Aurangabad. Ph. (0240) 2345453, Mob -9890000053.

Chandrapur B.O. Jail Road, Girnar Square, Chandrapur-442402. Mob. 9823116963, 942285798

Baramati Ashok Nagar, Baramati – Cell : 9422155020, 9822658773, 9422857987

MAHARASHTRA VALUERS & CONSULTANTS
DR. R. Z. CHANDAK (Mob. 9422155020, 9422857987)
Govt. Approved Valuer, Chartered Engineer,
Bank Panel Valuer, Insurance Surveyor & Loss Assessor
ER. S. V. SONAWANE
Govt. Approved Valuer, Reg. No. : CAT-I /2015-16

Ref : MVC/VLN/24/34278

VALUATION REPORT

	BANK / BRANCH:	INDIAN BANK, AMRAVATI.
	CUSTOMER / PURCHASER /BORROWER	MR. SANJAY PREMCHAND HARWANI MR. PREMCHAND NARUMAL HARWANI AMRAVATI.
	PURPOSE OF VALUATION	TO ASCERTAIN THE PRESENT MARKET VALUE OF THE PROPERTY.
	DATE OF VISIT	01-08-2024
1.	SHOP OWNER'S NAME AND ADDRESS (IF JOINTLY OWNED FULL DETAILS TO BE FURNISHED – I.E. NAMES OF JOINT OWNERS, SHARE OF EACH JOINT OWNER ETC.)	MR. SANJAY PREMCHAND HARWANI MR. PREMCHAND NARUMAL HARWANI AMRAVATI. JOINT OWNERSHIP
2.	SURVEY NO. AND REGISTRAR OFFICE WHEREIN THE TITLE DEEDS ARE REGISTERED	REGISTER OFFICE: AMC, AMRAVATI.
	A. WHETHER VERIFIED WITH LEGAL OPINION – SURVEY NO./ PATTA NO.	S.NO. 144,142,139,140,138,88,133,134,135,119,87 PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE.
	B. EXTENT OF SHOP	**SHOP AREA:** G.F. AREA: 66.92 SQ.M. MAZ.F. AREA: 41.95 SQ.M. F.F. AREA: 66.86 SQ.M. S.F. AREA: 66.86 SQ.M. T.F. AREA: 66.86 SQ.M. TOTAL BUILT-UP AREA: 309.45 SQ.M. (3331.25 SQ.FT.)
3.	A. LOCATIONAL ADDRESS OF THE PROPERTY	SHOP NO. A-7-008, "DREAMZLAND BUSINESS PARK" WING- A4, S.NO. 144, 142, 139, 140, 138, 88, 133, 134, 135, 119, 87, MOUJE: BORGAON DHARMALE, PRAGANE: NANDGAONPETH, AMRAVATI-NAGPUR HIGHWAY, AT AMRAVATI-444901.
	B. SPECIFY THE BOUNDARY DESCRIPTION ON ALL SIDES	**BOUNDARIES OF SHOP NO. A-7-008**
	EAST	OPEN SPACE FOR FUTURE EXPANSION
	WEST	SHOP NO. A-7-007
	NORTH	SHOP NO. A-7-006
	SOUTH	SHOP NO. A-7-010
	C. LONGITUDE & LATITUDE	LAT: 20.98663, LONG: 77.80285

4.	DETAILS OF RECENT REGISTRATION	
	A. BUYER	MR. SANJAY PREMCHAND HARWANI MR. PREMCHAND NARUMAL HARWANI
	B. SELLER	M/S DREAMZ INFRASTRUCTURE
	C. EXTENT OF THE AREA	SHOP AREA: 309.45 SQ.M. (3331.25 SQ.FT.)
	D. REGISTERED FOR RS.	--

	E. DATE OF REGISTRATION	--
5.	WHETHER THE PROPERTY SELF ACQUIRED OR ANCESTRAL PROPERTY IF ANCESTRAL PROPERTY WHETHER VAO CERTIFICATE IS AVAILABLE IF SELF ACQUIRED WHETHER ORIGINAL TITLE DEED VERIFIED	PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE.
6.	IF THE BUILDING IS LEASED OUT, TERMS OF LEASE, UNEXPIRED PERIOD OF LEASE AND POSSIBILITY OF GETTING VACANT POSSESSION	FREE HOLD LAND
7.	WHETHER THE LAND ON WHICH THE BUILDING STANDS IS OWNED BY THE BORROWER	PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE.
8.	TYPE OF CONSTRUCTION WITH DETAILS A. WHETHER CONSTRUCTED AS PER APPROVED PLAN (ENCLOSE PHOTOCOPY OF THE APPROVED BUILDING PLAN)	R.C.C. CONSTRUCTION --
	B. WHETHER ANY MAJOR DEVIATIONS OBSERVED FROM THE APPROVED PLAN	AREA CONSIDERED FOR VALUATION IS AS PER DOCUMENTS.
9.	A. AGE OF THE BUILDING AND THE PRESENT CONDITION	ABOUT 9 YEARS, IN NORMAL CONDITION
	B. LIFE EXPECTANCY	MORE THAN 51 YEARS WITH PERIODICAL MAINTENANCE.
	C. LOCATIONAL DISADVANTAGES	NIL
10.	A. WHETHER PROPERTY TAX HAS BEEN PAID REGULARLY	YES
	B. AMOUNT OF TAX	
11.	ANY OTHER RELEVANT DETAILS WHETHER PREMISES UTILIZED FOR RESIDENTIAL / COMMERCIAL PURPOSES-	COMMERCIAL PURPOSE
	OWN / RENTAL OCCUPATION / LONG LEASE-	OWNER POSSESSION
	IF RENTED, RENT YIELD PER MONTH WHETHER STANDARD RENT HAS BEEN FIXED UNDER RENT CONTROL ACT; IF SO DETAILS: ANY DISPUTE BETWEEN OWNER AND TENANT	NOT APPLICABLE.
12.	LEGAL ENCUMBRANCES, IF ANY, (SEARCHES AND INVESTIGATIONS MADE).	PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE.
	ANY OTHER DETAILS WHICH AFFECTS OUR CHARGE ON THE PROPERTY AS SECURITY	
13.	TOTAL AREA OF THE LAND	--
	CONSTRUCTED AREA / SHOP AREA	AS PER DOD TOTAL BUILT-UP AREA: 309.45 SQ.M. (3331.25 SQ.FT.)
	YEAR OF CONSTRUCTION	2015-16
	TYPE OF CONSTRUCTION	THE DREAMZPARK IS MULTI-UNIT COMMERCIAL SPACE WITH DIFFEREENT CATOGORIES OF SHOPS THE CONSTRUCTION IS R.C.C. FRAME STRUCTURE WITH BRICK MASONRY WALLS SET IN CEMENT MORTAR. WALLS ARE PLASTERED WITH NEERU FINISHED INTERNALLY AND SAND FACED EXTERNALLY. ROOF IS OF R.C.C. SLAB. FLOORING IS OF VITRIFIED TILES. ALL REQUIRED CONCEALED ELECTRIFICATION, PLUMBING AND SANITARY-WARE IS PROVIDED.
	TYPE OF ROOF	
	TYPE OF FLOORING	
	AMENITIES / EXTRA FITTINGS REPLACEMENT VALUE (RS. IN LACS)	
	ESTIMATES / PRESENT VALUE	GIVEN AS UNDER IN VALUATION TABLE.
	LESS : DEPRECIATION (RS. IN LACS) FORCED/DISTRESS SALE VALUE (RS. IN LACS)	DEPRECIATED RATE CONSIDERED FOR VALUATION.
	AVAILABILITY OF CIVIC AMENITIES / WATER	CIVIC AMENITIES IN THE VICINITY. WATER ARRANGEMENT IS PROVIDED.
	ELECTRICITY CONNECTION	AVAILABLE
	DRAINAGE CONNECTION	AVAILABLE
	TRANSPORT / COMMUNICATION	AVAILABLE NEAR BY
	NEAREST BUS STOP	NANDGAONPETH BUS STOP
	NEAREST RAILWAY STATION	BADNERA AND AMRAVATI RAILWAY STATION

Dr. R. Z. CHANDAK * CAT-VII/5/02-03 F-1083340 * Govt. Approved Valuer/Chartered Engg.

14.	VAO / GUIDELINE VALUE MAINTAINED AT REGISTRAR OFFICE (COPY ENCLOSED)	GOVT. RATE FOR SHOP: RS. 22300/- PER SQ. M. DEPRECIATION IS APPLICABLE ACCORDING TO THE AGE OF BUILDING.
15.	LOCAL / MARKET RATE PREVAILING AT THE TIME OF VALUATION (BASIS OF VALUATION)	IN THIS MARKET MOST OF THE SHOPS ARE CLOSED BECAUSE OF VERY MUCH POOR RESPONSE OF CUSTOMERS. DUE TO THIS MOST OF THE SHOPS ARE CLOSED AND SUCH CLOSED SHOPS ARE SOLD BY OTHER BANKS AT THE RATE OF RS.1200/- TO RS.1500/-
16.	VALUATION : ON INQUIRY WITH ESTATE AGENT REFERRING STAMP DUTY INDEX AND ON CONSIDERATION OF SITUATION, LOCATION, FRONTAGE, APPROACH ROADS, ALL SERVICES AVAILABLE LIKE WATER SUPPLY, POWER, THE PRESENT COMMERCIAL AND RESIDENTIAL POTENTIALITY AT THE SITE AND AFTER SURVEYING THE SURROUNDING AREA FOR PREVAILING MARKET RATE AND RATES OF ADJOINING PROPERTIES. THE PRESENT MARKET RATE OF THE SAID PROPERTY INCLUDING LAND & CONSTRUCTION I.E. COMPOSITE RATE (INCLUDES PROPORTIONATE UNDIVIDED SHARE IN LAND, BUILTUP AREA IN POSSESSION, SHARE IN COMMON AREAS/FACILITIES & AMENITIES, ETC.). DEPENDING UPON SITUATION. FOR THIS SHOP WE CONSIDER RATE AS RS. 1300/- PER SQ.FT. ON BUILT-UP AREA BASIS	

A) SUMMARY OF VALUATION:

SR.NO.	DESCRIPTION	AREA IN SQ.FT.	DEPRECIATED RATE PER SQ.FT.	PRESENT MARKET VALUE IN RS.
1	SHOP NO. A-7-008 INCLUDING ALL THE AMENITIES	3331.25	1300/-	43,30,625.00
			TOTAL	**43,30,625.00** **SAY 43,30,000.00**

BASED UPON THE ACTUAL OBSERVATIONS, PARTICULARS AND RELEVANT DOCUMENTS, WE ARE OF THE OPINION THAT, THE ESTIMATED VALUE OF ABOVE PROPERTY INCLUDING ALL THE AMENITIES WORKS OUT TO BE:

A) MARKET VALUE: RS. 43,30,000/- (IN WORDS: RS. FORTY-THREE LAKHS THIRTY THOUSAND ONLY)

B) REALISABLE VALUE: RS. 39,00,000/- (IN WORDS: RS. THIRTY-NINE LAKHS ONLY)

C) FORCED/DISTRESS SALE VALUE: RS. 34,60,000/- (IN WORDS: RS. THIRTY-FOUR LAKHS SIXTY THOUSAND ONLY)

D) COMPARABLE SALE VALUE (IN THE VICINITY) : AS GIVEN IN SR. NO. 15

THIS REPORT CONTAINS TOTAL SIX PAGES.

DECLARATION : WE HEREBY, DECLARE THAT : THE INFORMATION FURNISHED ABOVE IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. LEGAL ASPECTS ARE NOT CONSIDERED, OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY OF DOCUMENTS, BANK SHOULD VERIFY ORIGINAL RELEVANT DOCUMENTS. THE TITLE OF THE PROPERTY IS ASSUMED TO BE CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES FOR THE SAID VALUATION. WE HAVE PERSONALLY INSPECTED THE PROPERTY. THIS VALUATION REPORT IS NOT VALID IF THE ABOVE MENTIONED PURPOSE / CASE TYPE IS CHANGE. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL & CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION THESE MAY VARY WITH THE DEMAND, NEEDS, FINANCIAL CONDITION, MARKET SITUATION, TIME AND PURPOSE. THE PHYSICAL CONDITION OF THE BUILDING WAS PASSED ON VISUAL INSPECTION, NO LIABILITY IS ASSUMED FOR THE SOUNDNESS OF THE STRUCTURE, THE ASSIGNMENT HAS BEEN COMPLETED ON BEST EFFORT, KNOWLEDGE AND BELIEF. WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY BEING VALUED.

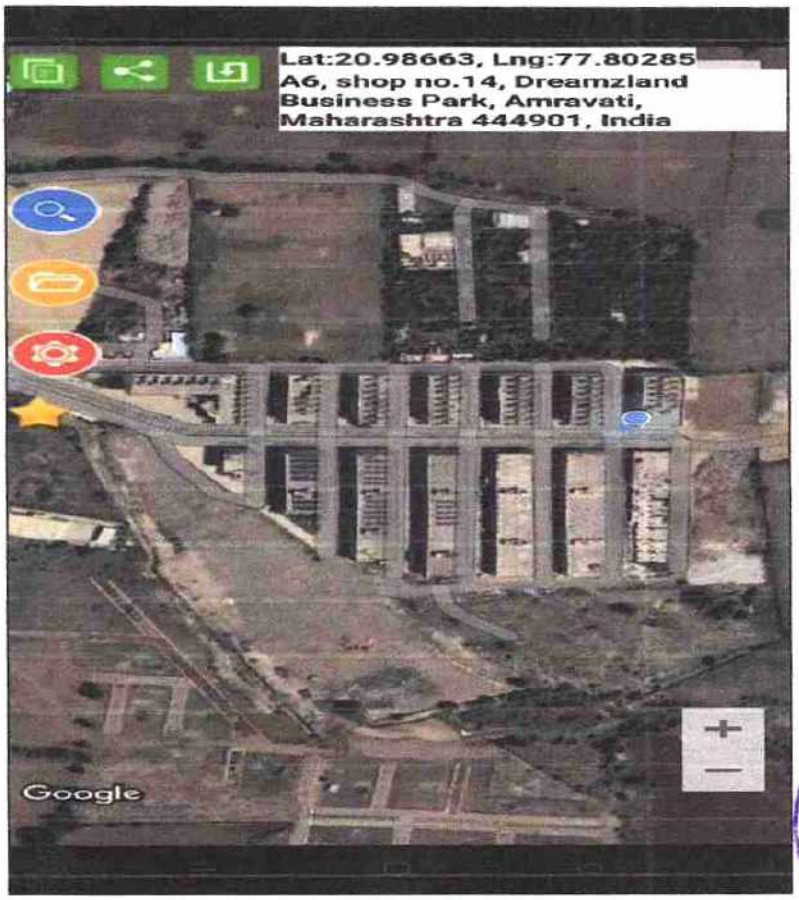
DATE : 03-08-2024
PLACE : AMRAVATI

Dr. R. L. CHANDAK ★ Govt. Approved Valuer (Class-I) ★ CAT-VII/6/08-09 F-1055340

Maharashtra Valuers & Consultants

Chief Executive

LAT: 20.98663, LONG: 77.80285



Dr. R. Z. CHANDAK ★ Govt. Approved Regd. Valuer (Chartered Engg.)
CAT-VII/5/02-03
F-108534/0

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year: 2024-2025

Annual Statement of Rates

Language: English

Selected District: अमरावती

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Select Village: बोरगाव

Search By: ○ Survey No ◉ Location

Select Location: इतर विकसनशील विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs./)
SurveyNo	27/27.1	खदनिका / निवासी इमारत	19500	चौ. मीटर
SurveyNo	27/27.2	वरचा मजल्यावरील कार्यालये	18500	चौ. मीटर
SurveyNo	[illegible]	दुकाने	22300	चौ. मीटर
SurveyNo	27/0	-	0	NA


Dreamzland BUSINESS PARK









