JEETENDRA KUMAR JHA

• D.CE., B.E. (CIVIL), MIE , AIV , MIWWA •

CONSULTING ENGINEER,
Govt. APPROVED VALUER,
PROJECT MANAGEMENT.

301, ANAND APARTMENT,
OOP. HOTEL NEELAM,
BADNERA ROAD, RAJAPETH,
AMRAVATI – 444605 (M.S.).
MOBILE : 8208914197
Off.& Resi : 9049331851 / 9421743190

Ref. No. : 1974 - BOI - 12527
Date : 23 – 04 – 2025

VALUATION REPORT

Purpose	:	For the perusal of Bank.
Owner	:	Dr. Imran Sherjama Khan 101, GF, TAMANNA VILLA, Mirza Nagar, Near Zama Masjid, Atari Layout, Buldhana.
Date as on which Valuation is made	:	As on 04 / 2025.
Particulars of property	:	Residential Flat No.- 101, Situated on Ground Floor, At " TAMANNA VILLA ", On Plot No.- 95 (A), Survey No.- 74, Mouje – Buldhana, Tq. & Dist. - Buldhana. At 101, GF, TAMANNA VILLA, Mirza Nagar, Near Zama Masjid, Atari Layout, Buldhana.
Total Valuation	:	Rs. 14,77,000.00 (Rupees Fourteen Lakh Seventy Seven Thousand only)

Note : This report contains 8 (Eight) pages.

JEETENDRA KUMAR JHA
REGISTERED VALUER
No. C.A.V/79/2007

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FORMAT - A

BANK OF INDIA

Branch – BULDHANA.

VALUATION REPORT

[IN RESPECT OF FLATS]

[To be filled in by the Approved Valuer]

Ref. No. 1974 - BOI - 12527

Date : 23 - 04 - 2025

I. GENERAL

01.	Purpose for which the valuation is made	: For the perusal of Bank
02.	a) Date of inspection	: 22 - 04 - 2025
	b) Date on which the valuation is made	: As on 04 - 2025
03.	List of documents produced for Perusal	:i) Sale Deed – 5958/20-09-2016 ii) Sanctioned Plan iii) Layout Plan iv) Old Valuation Report
04	Name of the owner (s) and his / their address (es) [Details of share of each owner in case of joint ownership]	: Dr. Imran Sherjama Khan 101, GF, TAMANNA VILLA Mirza Nagar, Near Zama Masjid. Atari Layout, Buldhana
05.	Brief description of the property	: 101, GF, TAMANNA VILLA, with services and amenities.
06.	Location of the property	:
	a) Plot No./ Survey No.	: Plot No.- 95 (A), Survey No.- 74,
	b) Door No. / Flat No.	: 101, GF, TAMANNA VILLA
	c) T.S No./Village	: Mouje – Buldhana
	d) Ward / Taluka	: --- / Buldhana.
	e) Mandal / District	: Buldhana.
	f) Date of issue & validity of Layout of approved map / Plan	: 611/2016-17, 16-05-2016 RC No.- NAP-34/37/1989-90, 11-08-1990
	g) Approved map / plan issuing authority	: NP, Buldhana – BPA/002/2016-17, 21-04-2016
	h) Whether genuineness or authenticity of approved map / plan is verified	: Yes
	i) Any other comments by our empanelled valuers on authentic of approved Plan	: ---
07.	Postal address of the property	: 101, GF, TAMANNA VILLA Mirza Nagar, Near Zama Masjid, Atari Layout, Buldhana

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08.	City / Town	
	Residential area	: Buldhana.
	Commercial area	: Yes
	Industrial area	: No
09.	Classification of the area	: No
	i) High / Middle / Poor	: Middle class
	ii) Urban / Semi – Urban / Rural	: Semi - Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Municipality limit
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under Agency area / scheduled area / Cantonment area.	: N.A.
12	Boundaries of the property	
	North	: Layout Road – 9 M
	South	: Plot NO.- 95 - Part
	East	: Plot NO.- 96
	West	: Layout Road – 9 M

13.	Boundaries of the property	A. As per the Deed	B. As per Actual
	North	: -	
	South	: -	
	East	: -	
	West	: -	
14.	Extent of the site (Total Plot Area)	: 112.50 sq.m. (1210.50 sq.ft.)	
14.1.	Latitude, Longitude & Co-ordinates of Flat	: 20.542177 N	76.189662 E
15.	Extent of the site considered for valuation (Least of 13A & 13B)	: B/up Area = 36.515 sq.m. (392.90 sq.ft.)	
		B/up Area	
		Undivided share in common Land for Flat	

16.	Whether occupied by the owner / tenant ? If occupied by tenant since how long? Rent received per month	: Owner occupied

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I. APARTMENT BUILDING

01.	Nature of the Apartment	: Residential Apartment
02.	Flat No. and Floor	: 101, GF, TAMANNA VILLA
03.	Name of the Apartment	: TAMANNA VILLA
04.	Postal Address	: 101, GF, TAMANNA VILLA Mirza Nagar, Near Zama Masjid, Atari Layout, Buldhana.
05.	Location	:
	T.S. No.	: Survey No.- 74
	Block No.	: Plot No.- 95 (A), Survey No.- 74,
	Ward No.	: Mouje – Buldhana,
	Village/Municipality/Corporation	: Buldhana
	Door No. Street or Road	: 101, GF, TAMANNA VILLA
	(Pin Code)	Mirza Nagar, Near Zama Masjid, Atari Layout, Buldhana
06.	Description of the Locality Residential/Commercial/Mixed	: Residential Apartment
07.	Year of Construction	: 2016 - 17,
08.	Number of Floors	: G + 2 floor
09.	Type of Structure	: R.C.C. framed type structure
10.	Number of Dwelling Unit in the Building	: One
11.	Quality of Construction	: Good
12.	Appearance of the Building	: Good
13.	Maintenance of the Building	: Good
14.	Facility available -	
	Lift	: No
	Protected Water Supply	: Yes
	Underground Sewerage	: Yes
	Car Parking – Open/Covered	: Open
	Is Compound wall existing?	: No
	Is pavement laid around the Building?	: No
	Any other facility	: No

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II. **FLAT**:

01.	The floor in which the flat is situated	: Ground Floor
02.	Door No. of the Flat	: 101, GF, TAMANNA VILLA
03.	Specifications of the Flat	:
	Roof	: R.C.C. slab
	Flooring	: Vitrified Tiles
	Doors	: T.W. Doors & Glazed Windows
	Fittings	: Concealed Fitting
	Finishing	: Good
04.	House Tax :- Assessment No.	:
	Tax Amount	:
	In the name of	:
05.	Electricity Service connection number	: Available
	Meter card in the name of	: --
06.	How is the maintenance of the Flat?	: Good
07.	Sale Deed to be executed in the name of	: Dr. Imran Sherjama Khan
08.	What is the undivided area of land as per Sale Deed?	: 112.50 sq.m. (1210.50 sq.ft.) Proportionate Undivided Land Share
09.	What is the plinth area of the Flat ?	: B/up Area = 36.515 sq.m. (392.90 sq.ft.)
10.	What is the Floor Space Index (Approx.)	: B/up Area
11.	What is the Carpet Area of the Flat?	: 1:1
12.	What it Posh/I class/Medium/Ordinary	: 31.03 sq.m.
13.	Is it being used for Residential or Commercial purpose?	: Medium Class
14.	Is it Owner occupied or tenanted ?	: Residential purpose
15.	If tenanted, what is the monthly rent?	: Owner
		: N.A.

IV. **MARKETABILITY**

01.	How is the marketability?	: Good potentiality
02.	What are the factors favoring for an extra Potential Value?	: i) populated residential area ii) vacancies remote iii) Surrounded by all types of properties
03.	Any negative factors are observed which affect the market value in general?	: No

V. **RATE :**

01. After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? : Between Rs. 39500/- to 39750/- P.sq.m.

03. Break-up for the Rate : i) Building + Services : Rs. 12500/- P.sq.m.
ii) Land + Others : Rs. 27000/- P.sq.m.

04. Guideline rate obtained from the Registrar's Office : [GLR — Flat - Rs. 17270/- P.sq.m.] [1.63/13-B - Land - Rs. 2750/- P.sq.m..]

C. **COMPOSITE RATE ADOPTED AFTER DEPRECIATION**

a) Depreciated Building Rate :

Replacement cost of flat with Services [B(3)i] : Rs. 12500/- P.sq.m.
Age of the Building : 08 Year
Future Life of the Building estimated : More than 42 Years
Depreciation percentage assuming the salvage value as 10% : Nil
Depreciated Rate of the Building : Rs. 12500/- P.sq.m.

b) Total Composite Rate arrived for valuation :

Depreciated Building Rate [VI(a)] :Rs. 12500/-
Rate of Land & others [V(2)ii] :Rs. 27000/-
Total Composite Rate :Rs. 39500/- P.sq.m.

DETAILS OF VALUATION :

Sr. No.	Description	Qty Sq.m.	Rate Per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the Flat (Car parking, if provided) along with all amenities	36.515	329500/-	14,42,342.00
2.	Wardrobes / shelves	---	L.S.	Nil
3.	Showcases / almirahs	---	L.S.	Nil
4.	Kitchen arrangements	---	L.S.	Nil
5.	Superfine finish / False POP Ceilling	---	L.S.	Nil
6.	Interior Decorations	---	L.S.	Nil
7.	Electricity deposits/Electrical fittings etc.	---	L.S.	35,000.00
8.	Extra; collapsible gates/grill works /	---	L.S.	Nil
9.	Add E. Meter, DP Charges, MJP Connection,etc.- As per Agreement	---	---	Nil
10.	Share of common amenities, if any ?			Nil
10	Others	---	---	Nil
			TOTAL	Rs. 14,77,342.00
			SAY	Rs. 14,77,000.00

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 14.77 Lakh** (Rs. Fourteen Lakh Seventy Seven Thousand Only) .

The book Value of the above property as of realizable value is **Rs. 12.55 Lakh** (Rs. Twelve Lakh Fifty Five Thousand Only) and

the distress value is **Rs. 11.08 Lakh** (Rs. Eleven Lakh Eight Thousand Only).

DECLARATION :

I hereby declare that :-

a) The information furnished in my valuation report dated 23-04-2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b) I have no direct and indirect interest in the property valued.
c) I have personally inspected the property on 22-04-2025.
d) I have not been convicted of any offence and sentenced to a term of imprisonment.
e) I have not been found guilty of misconduct in my professional capacity.
f) I am registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the proprietor of the firm, who is competent to sign this valuation report.

Place : Akola.
Date : 23-04-2025

GOVT. APPROVED VALUER Cat-I/79/2007 J. K. JHA

The undersigned has inspected the property detailed in the Valuation Report dated 23-04-2025.
We are satisfied that the fair and reasonable market value of the property is Rs.
(Rupees.

Date :

BRANCH MANAGER

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G5RQ+RRQ, Mirza Nagar, Buldhana, Maharashtra 443001, India
Decimal DMS
Latitude 20.542177 20°32'31" N
Longitude 76.189662 76°11'22" E
2025-04-22(Tue) 10:18(am)







