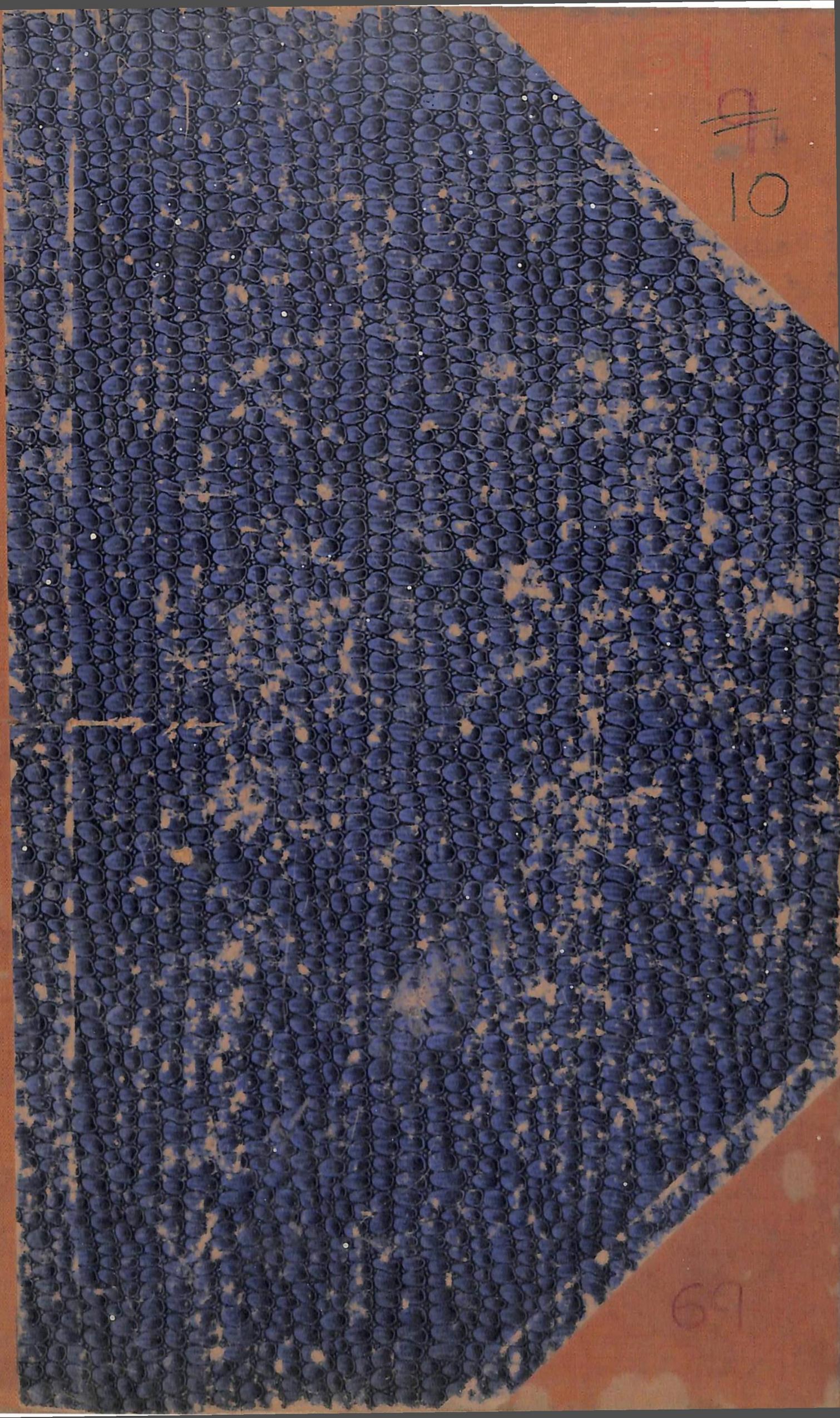


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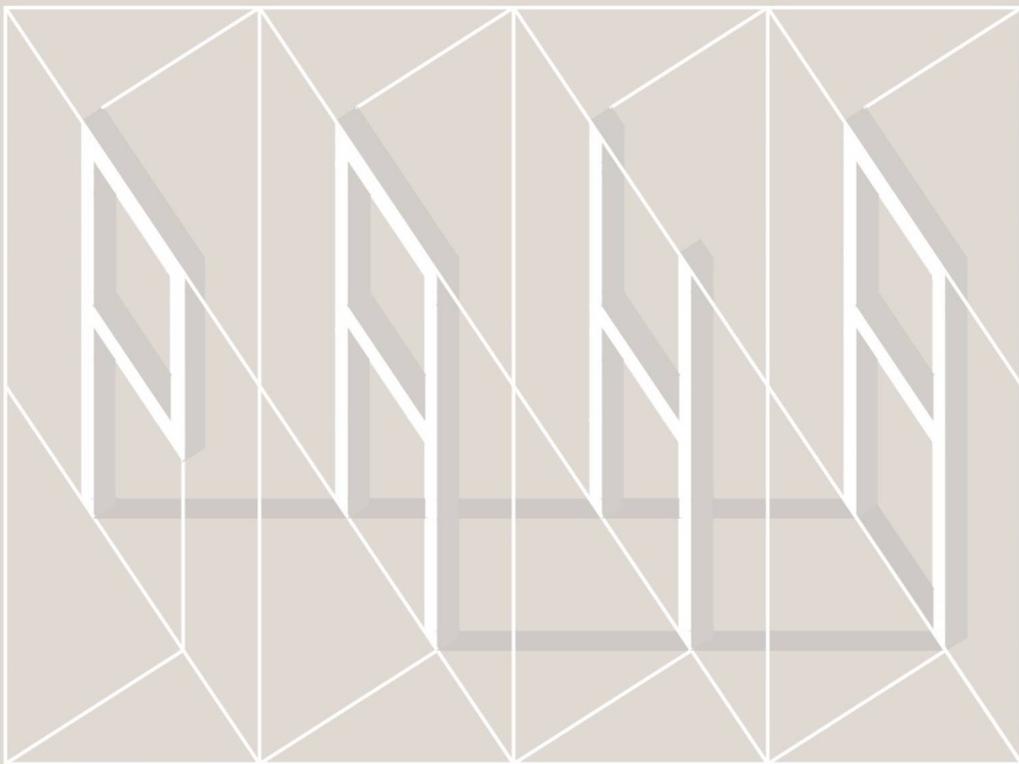
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"A"

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1845

Received of  
the Treasurer  
of the  
Board of  
Education  
the sum of  
\$100.00  
for  
the year  
1845

10

A 10

REGISTER OF VALUATION REPORTS FOR THE YEAR 1969.

| Sr.No. | Name of owners.  | Report No.<br>and Date. | Pages No. |     |
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| 6.     | Smt. Sarasvatibai Naraindas Khenlani of Poona.                                     | $\frac{9}{20.1.69}$     | 16        | 26  |
| 7.     | Shri. Dharmasy Hirji Chauhan of Ratnagiri.   | $\frac{10}{20.1.69}$    | 20        | 20  |
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(A)

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Jan.3, 1969.

REPORT

Under ~~the~~ instructions from Shri Thakurdas Totaldas Daswani of Poona I have inspected his immovable property at Poona for the purposes of ascertaining its present market value.

2. The property is comprised of a plot of land and buildings and bears Plot No.14, C.S.Nos.710-B 16, Sunkersett Road, Bhavani Peth, Poona City and F.P.Nos.332 and 333/14 of T.P.S., Poona No.III and is bounded as follows:-

- A { North : Plot No.13;
- South : Plot No.15;
- West : 25' wide road;
- East : Cantonment boundary.

B- 3. The land is of a freehold tenure and admeasures 13797 sq.ft. It has a frontage of 92' on a Colony road and depth of 150'. It was purchased in June 1952 for Rs.14,659/-. It forms part of a layout scheme and has <sup>enjoys the benefit of</sup> a triangular open space in front.

C- 4. Situtation: It is situated on a 25' wide Colony Road, off Sunkersett Road, and immediately adjoining the Cantonment boundary. The whole neighbourhood is ~~being~~ built over with good class of <sup>residential</sup> buildings. All the auxiliary services are available as ~~and~~ also all the other necessary amenities, though they are not all at a closer distance.

D- 5. Buildings : (a) Main building and (b) out-house, are the two structures standing on the land. The property is known as "Shanti Nivas".

(a) Main Building : It is built to have a storeyed bungalow fronting the road and a storeyed extension in the rear. The front bungalow is presently lying vacant but is in the

possession of the present owner, while the rear extension is let out to 2 tenants.

The front bungalow is a masonry class structure with 14" brick masonry load-bearing walls, plastered over and <sup>distemper</sup> painted. The floor and roof slabs are of R.C.C. construction.

It is entered through a spacious porch and a decorative, <sup>Part of the facade and entrance steps have marble facing,</sup> polished, main door. The other doors are also decorative, 'flush' type and polished, with the jambs lined with polished T.W. panel-boards. The windows are of T.W. with glazed and polished shutters and decorative W.l. grille. The main rooms have marble mosaic tiles for flooring and dado. The wide veranda is enclosed by decorative W.l. grille. The sanitary units have glazed tiles for floor and dado and are equipped with all modern fittings including bidet. The stairs is of R.C.C. with <sup>T.W.</sup> decorative and polished handrail. The hall and dining areas have <sup>T.W.</sup> glazed, sliding - folding partition. There are 3 large halls, 2 bed rooms with attached sanitary units and kitchen etc. The first floor is identical to the ground floor. The electric wiring is of <sup>open CTS wire</sup> concealed type, <sup>in part,</sup> with indirect lighting arrangement. The rear extension is of ground and first floors and is of <sup>and ordinary</sup> usual type construction, having 4 rooms and a verandah on each floor. It has marble mosaic tiled floor, T.W. panelled, oil-painted doors, glazed windows with plain grille, R.C.C. stairs and R.C.C. floor and roof slabs.

(b) Out-house: It consists of a 12'x10' single room with attached bath room. It has 9" brick walls, plastered, R.C.C. roof slab, l.P.S. flooring etc.

There is a paved courtyard, with compound wall etc.

6. Built area: (a) Main building : It covers plinth area of 3983 sq.ft. on G.F. The area at first floor is ~~also~~ 3443sq. ft. The total floor area is worked out to 7426 sq.ft.

(b) Outhouse : It covers plinth area of 207 sq.ft.

7. The main building is stated to be built in about 1955 and is about 13 years old and is estimated to have future life of 60 years. The depreciated cost at 4% is worked out to Rs.1,61,800/- The prime cost of the front bungalow (area 2 floors x 2500=5000 sq.ft.) is assessed @Rs.25/- per sq.ft. while that of the rear extension (area=2426) is assessed @ Rs.18/- per sq.ft. The outhouse was added in 1962 and its depreciated cost is assessed @ Rs.4,000/-

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.8,045/-p.a. This gives the rental of Rs.3,950/-p.a. For rear part, the rent received is Rs.250/- p.m. or Rs.3,000 p.a. and as per the Municipal assessment, the rent for the front bungalow is Rs.500/-p.m. I have considered Rs.600/- p.m. as fair rent for the front bungalow. The total rent is worked out to Rs. (12x600+3000) 10,300/- for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.6,400/- It is capitalized on 6% & 4% basis or @ 15.576 years' purchase. The capitalized value is thus worked out to Rs.99,686/- to which I have added the value of surplus land as shown in the Appendix. The full value of the property is thus worked out to Rs.1,07,000/- which, in my opinion, is fair and proper.

  
( R.G.PUNDLIK )

APPENDIX :

STATEMENT ON RENTAL VALUATION OF PROPERTY OF  
Shri. Thakurdas Totaldas Daswani of Poona bearing No.  
Plot No.14,C.S.Nos. 710/B 16, Sunkersett Road, Bhavani Peth,  
Poona City and F.P. Nos. 382 and 383/14 of T.P.S., Poona No.III

I)

|  |                  |
|--|------------------|
| i) Depreciated cost of the buildings<br>(1,61,8000+4000) | Rs. 1,65,800/-   |
| ii) Gross Rent   | Rs. 10,300/-p.a. |
| iii) Net Rateable value                                  | Rs. 9,270/-p.a.  |

---

II)

|   |                      |
|---|----------------------|
| i) Municipal taxes @29 %on<br>Rs.9,270/-                      | Rs.2,638/-p.a.       |
| ii) Repairs & maintenance @ 7%<br>on Rs.10,300/-              | Rs. 721/-p.a.        |
| iii) Collection and Management charges<br>@ 2% on Rs.10,300/- | Rs. 206/-p.a.        |
| iv) Insurance @0.19 on 9/10 of<br>Rs.1,65,800/-               | Rs. 233/-p.a.        |
|   | Total Rs.3,898/-p.a. |
|   | Say Rs.3,900/-p.a.   |
| Net annual value  | Rs.6,400/-p.a.       |

III)

Net annual value is Capitalized on  
6% & 4% basis or at 15.576.Yeats'  
Purchase.

The capitalized value of the property is Rs.99,686/-

IV)

The permissible built area is  $(13797 \times 1/3) 4599 \text{sq.ft.}$  while  
the actual area built is 4190sq.ft. This leaves a  
surplus areof ( 409x3 ) sq.ft. of land that could  
be built over as per site conditions, I value it @  
Rs.6/- per sq.ft. or for a sum of Rs.7362/-. The full  
value of the property is thus worked out to Rs.1,07,048/-  
or say Rs.1,07,000/-.

(R.G.PUNDLIK )

5  
3/169.

Jan. 3, 1969.

R E P O R T

Under instructions from Shri. V.D.Limaye of Bombay , I have inspected his immovable property at Poona, with a view to assess its present market value.

2. The property is comprised of an open plot of land bearing C.S. No. 83+85+2 of Mandavna, Poona and Sub-plot No.7 of F.P. Nos. 117 and 121 of T.P. Scheme, Poona No I.

3. It is of a freehold tenure and is stated to admeasure (53'-0" x 110, approximately) 5816 sq.ft. It has a frontage on a Colony road.

4. The plot of land is situated on a Colony road leading to the P.Y.C. gymkhana, Poona. The whole neighbourhood is developed with properties owned by better class of people. All the auxiliary Services like water, drainage and electricity are readily available. All the other amenities like shops, school, market , taxi and rickshaw stands, post-office, bank and so on are also available within a tolerably reasonable distance.

The plot is very well situated.

5. The Poona Municipal Corporation has fixed its net rateable value @ Rs. 780/- p.a.

6. I value the plot of land @ Rs.7/- per sq.ft. or for a sum of Rs.(5816 x 7 ) 40,712/-, which sum in my opinion, is fair and proper.

  
( R.G.PUNDLIK )

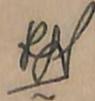
panelled and partly glazed shutters, with glazed ventilators. On the upper floors, they have fully glazed ventilators. The flooring is of marble mosaic tiles, the sanitary units having glazed tiles for floor and dado. The accommodation is 2 flats on each floor, each flat containing 3 living rooms, a kitchen and a sanitary unit. The open spaces around building are paved and the property is enclosed by compound wall with gates etc. The stairs is of R.C.C. construction having chequered tiled treads. There are balconies projecting on upper floors.

6. Built Area : It covers plinth area of 1623.5 sq.ft. on each of the three floors. The total floor area is worked out to 4870 /- sq.ft.

7. The building is stated to be built in 1954 and is 14 years old and is estimated to have a future life of 60 years. The depreciated cost at 4% is worked out to Rs.84,000/- The prime cost having been worked out @Rs.18/- per sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.7.830/- p.a. This gives the rental of Rs.8700/- p.a. The rent received is Rs.770/-p.m. or Rs.9,240/-p.a. I have considered the rent of Rs.9,240/-p.a. for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.6,030/- It is capitalized on 6% & 4% basis or @ 15.576 years' Purchase. The capitalized value is thus worked out to Rs.94,000/- which, in my opinion, is fair and proper.



(R.G.PUNDLIK )

8

A P P E N D I X.

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Shri.Thakurdas Totaldas Daswani of Poona bearing  
New Survey No.495-A1, Hissa No.4, Plot No.9 of R.S.No.84  
and C.s.No.793 of Bhavani Peth, Poona City.

-----

I)

|                                     |                 |
|-------------------------------------|-----------------|
| 1) Depreciated Cost of the building | Rs.84,000/-     |
| ii) Gross Rent                      | Rs. 9,240/-p.a. |
| iii) Net Rateable value             | Rs. 8,316/-p.a. |

-----

II)

|   |                 |
|---|-----------------|
| 1) Municipal taxes @ 28% on Rs.8,316 p.a.                     | Rs. 2,328/-p.a. |
| ii) Repairs & Maintenance @ 6% on Rs.9,240/-                  | Rs. 554/- "     |
| iii) Collection and Management Charges<br>@ 2% on Rs. 9,240/- | Rs. 185/- "     |
| iv) Insurance @0.19% on 9/10 of<br>Rs.84,000/-                | Rs. 144/- "     |

Total Rs. 3,211/-p.a.

Say Rs. 3,210/-p.a.

Net annual value Rs. 6,030/-

-----

III)

Net annual value is Capitalized on 6% and  
4% basis or at 15.576 Years' Purchase.

The capitalized value of the Property is      Rs.93,923/-  
or Say Rs.94,000/-

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( R.G.PUNDLIK )

The Baroda Municipal Corporation has assessed 4/169. This gives the rent Jan.10, 1969.

REPORT:

Under the instructions from shri. N.B.Deo of Poona I have valued his immovable property at Borada.

2. The property is comprised of a plot of land and a building and bears House Property Census Ra/721 at Raopura, Baroda, and is bounded as follow :-

- North : Shri. P.B.Dev's property;
- South : 10' lane to Sitarambuva's Wada;
- West : Y.G.Agashe's property ;
- East : 20' wide Pratap Road;

3. The land is of a gaathan tenure and admeasures about 1000 sq.ft. It has a frontage of 20' on the Pratap Road and depth of 50', or so.

The property is situated in the gaathan area-where all the amenities and services are available.

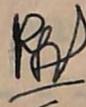
4. Building : It is a ground floor structure of masonry class, with brick masonry load-bearing walls 14" thick. The walls are lime plastered and colour washed. The doors are of T.W. with plain planked shutters and old type fittings. There is one window which is of similar type. The flooring is of rough Shahabad. The flat roof is of wood and has also the same type of flooring. The building has 3 tenements and is let out fully to old tenants paying old rents.

5. Built area : It covers plinth area of about 550 sq.ft.

6. The building is stated to be built in 1952 and is 16 years old and is estimated to have a future life of 50 years. The depreciated cost at 4% is worked out to Rs.7,672/-. The prime cost is worked out to Rs.8,250/- @ Rs.15/- per sq.ft.

7. The Baroda Municipal Corporation has assessed its net rateable value at Rs.573/- p.a. This gives the rental of Rs.636/-p.a. The rent received is Rs.53/- p.m. or Rs.636/- p.a. I have considered the rent of Rs.53/- p.m. for this valuation, as the rent is old.

8. The usual outgoings are deducted as shown in the accompanying statement marked Appendix, The net annual value is worked out to Rs. 521/- It is capitalized on 6% & 4% basis or @ 15.026 Years' Purchase. The capitalized value is thus worked out to Rs.7,815/-. The land falls in the gaathan and is not fully built over. I have therefore added the value of the surplus land as shown in the Appendix. The full value of the property is aggregated to Rs.18,000/- which, in my opinion, is fair and proper.



( R.G.PUNDLIK )

APPEND IX.

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri. N.B.Deo bearing House Property Census No. Ra/721 at  
Raopura, Baroda.

I)

|                                     |               |
|-------------------------------------|---------------|
| 1) Depreciated Cost of the building | Rs. 7,672/-   |
| ii) Gross Rent Rs. 53 p.m. or       | Rs. 636/-p.a. |
| iii) Net Rateable value             | Rs. 573/-p.a. |

II) OUTGOINGS

|  |               |
|--|---------------|
| 1) Municipal taxes   | Rs. 58/- p.a. |
| ii) Repairs & Maintenance @ 6% on Rs.636/-                 | Rs. 38/- p.a. |
| iii) Collection and management charges<br>@ 3% on Rs.636/- | Rs. 19/- p.a. |

Total Rs.115/- p.a.

Net annual value Rs.521/-

III)

Net annual value is capitalized on  
6% & 4% basis or at 15.026 Years' Purchase.

The capital value of the property is worked  
out to Rs. 7,815/-

The value of the remaining open part of the  
land which could be, it is learnt, built over,  
is estimated @ Rs.20/- per sq.ft. Adding this  
amount of Rs.(450x20).. Rs. 9,000/-

Total Rs.17,815/-  
or say, Rs.18,000/-

*R.G.P.*

( R.G.PUNDLIK )

12  
3/169

Jan 13, 1969.

R E P O R T .

Under instructions from Smt. P.G.Kasbekar of Poona I have inspected her immovable property at Poona with a view to assess its present market value. I am instructed to value the property as in June 1968.

2. The property is comprised of a plot of land and buildings and bears Plot No. 18, S.Nos. 26-5/5 & 27 of the village Ghorpada of Poona and is bounded as follows :-

North : 40' wide road;

South : Koregaon Park Estate;

West : 40' wide road;

East : Plot No. 19.

3. The plot of land belongs to the "Suyojana Co-op/Housing Society Ltd." which accommodates 19 plots, with area ranging from 8075 to 14840 sq.ft., the land under report being the largest, having 15640 sq.ft. area; It is a corner plot. It is stated to have been taken over from the Society for a price of Rs. 31,999/-, which price included, I am told, an old house now renovated. The property falls within the P.M.Corporation limits.

4. Situation : The "Suyojana" Society land is situated immediately adjoining on its north, the Koregaon Park Estate, which is comprised of a number of sizeable estates owned by the elite of the Society. The auxiliary services like water and electricity are available, though not the Municipal sewer line. Other amenities like shops, school, market, nursing home, rickshaw-taxi-bus stands, bank, post-office etc. are beyond easy reach. This is a distinct disability going with the property under valuation, which will, in effect, restrict the rental and so the market value of the property.

5. Buildings: a) Main building and b) an out-house are presently standing on the land.

a) Main building : It is a ground floor structure of masonry class with brick masonry walls, plastered over and colour-washed. It has an R.C.C. "Pargola", living, dining and bed rooms with a small kitchen and bath room. This part of the building (632 sq.ft.) is stated to constitute the old house, now substantially renovated, to give it a new lease of life. To this part are added two bed rooms with common sanitary unit (590 sq.ft.) with a passage in between.

The main facade has old Khandki stone wall while other faces are plastered over. The whole building is covered over with R.C.C. slab roof, with no stairs leading thereto. The flooring is of marble mosaic tiles for the living area and white glazed tiled floor and dado for the sanitary units. The doors are of T.W. with flush shutters, oil painted. The windows are of standard steel sections, glazed and oil painted.

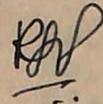
b) Out house : It is a ground floor structure newly built with 9" brick walls plastered over and colour washed. It provides for a garage, 2 living rooms and a sanitary unit. It has R.C.C. slab roof. In other respects it is similar to the main building, and covers an area of 607 sq.ft. The sanitary units are connected to a septic tank installed within the compound.

6. Built area : The main building and the outhouse together cover an area of 1829 sq.ft. Besides there is the 'Ota' with R.C.C. pargola and another large-size plinth structure converted into an open-tosky 'Ota'.

7. The buildings are stated to be built, in the manner described, in 1968 and are estimated to have a future life of 50 years. There is no depreciation to be considered. Granting that the plinth and the walls of the old building are used for renovating the main building, I have assessed the cost of construction @ Rs. 20/- per sq.ft. on an average, or @ Rs. 36,580/-, to which is added a sum of Rs. 4,000/- for the 'Pargola' and the plinth 'Ota'.

8. The Poona Municipal Corporation has not yet assessed its net reteable value. The buildings are yet to be rented out. I have for this valuation, considered the rent of Rs.400/-p.m. as fair rent in view of the situation of the property.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 2,830/-. It is capitalized on 7% basis or @ 14-2/7 Years' Purchase. The capitalized value is thus worked out to Rs. 40,428/-. The capitalization is done at a higher percentage in view of the disability going with the property as stated. As the two buildings do not cover the full area, the value of the surplus land so left is added as shown in the Appendix. The full value of the property aggregated to Rs. 60,500/- is, in my opinion, fair and proper.



( R. G. PUNDLIK. )

18

A P P E N D I X .

Statement on rental valuation of property of  
Smt. P.G. Kasbekar, bearing No. Plot.No. 18, S.Nos.26-5/5 & 27  
of Ghorpadi, Poona.

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I)

|   |                  |
|---|------------------|
| i) Cost of the buildings:Rs.40,580/- say, | Rs. 40,600/-     |
| ii) Gross Rent Rs.400/- p.m. or           | Rs. 4,800/- p.a. |
| iii) Net Rateable Value                   | Rs. 4,320/- p.a. |

-----

II) OUTGOINGS

|  |                  |
|--|------------------|
| i) Municipal taxes @ 24% on Rs.4,320/-.                        | Rs. 1,037/- p.a. |
| ii) Repairs & maintenance @ 10% on Rs.4800/-                   | Rs. 480/- p.a.   |
| iii) Collection and management charges<br>@ 3% on Rs. 4,800/-. | Rs. 144/- p.a.   |
| iv) Insurance @ 0.19% on 9/10 of Rs.40600/-                    | Rs. 69/- p.a.    |
| v) Sinking fund @ 4% on 9/10 of Rs.40600/-                     | Rs. 238/- p.a.   |

-----

|                  |                  |
|------------------|------------------|
| Total            | Rs. 1,968/- p.a. |
| Say              | Rs. 1,970/- p.a. |
| Net annual value | Rs. 2,330/-      |

-----

III)

Net annual value is capitalized on 7% basis  
or at 14-2/7 Years' Purchase.

The capital value of the property is worked  
out to Rs. 40,423/-

The two buildings do not cover the permissible  
built area, so as to leave surplus land of about  
10000 sq.ft. I have valued it @ Rs.2/- per sq.ft.  
taking into account all the relevant factors.  
The value of the surplus land on this basis is:Rs

|            |              |
|------------|--------------|
|            | Rs. 20,000/- |
| Full value | Rs. 60,423/- |
| or say,    | Rs. 60,500/- |

-----

( R. G. PUNDLIK. )

9/169.  
Jan.20, 1969.

## REPORT

Under two instructions from Smt. Sarasvatibai Naraindas Khemlani of Poona I have inspected her immovable property at Poona, with a view to assess its present market value.

2. The property is comprised of a plot of land and buildings and bears Plot No.10, Wilson Gared, C.S.No.54, Sasoon Road, Poona City and is bounded as follows :-

North : Plot No.11

South : Adjoining property;

West : Central Building Quarters;

East : Public Road;

3. The land is of a freehold tenure and admeasures 731 Sq. yds. or 7029 sq.ft. It has a frontage of 75' on a public road and depth of about 93'-6".

4. Situation : It falls within the limits of the POONA Municipal Corporation and is situated opposite the Poona Railway Station. It forms part of what is called 'Wilson Garden Scheme'. The whole neighbourhood is developed with all types of buildings used for commercial and residential purposes. The Sasoon Road, connecting the City and the railway Station, carries a very heavy traffic almost throughout the day. The Scheme area, however, lies inside, with a central garden and a ring road giving access to properties around it. All the auxiliary services and other necessary amenities are available.

5. Buildings : There are : (a) Main building of ground and one upper floor; (b) garage and (3) Shed;  
(a) Main building : It is of masonry class with brick masonry walls in lime mortar. They are lime plastered and painted or distempered. the floor and roof slabs are of R.C.C. The flooring is of marble mosaic, rough Shahabad and polished Tandur. The sanitary units have white glazed tiled dado and Shahabad and also galzed tiles for

flooring. The doors are of T.W. with panelled shutters, oil painted, with glazed ventilators, ~~Ventilators~~, oil painted. The stairs is of R.C.C. with polished Tander treads. The servants stairs on the rear side is of R.C.C. with Shahabad treads. The terrace has China mosaic flooring. There are 2 blocks on each floor of 3 rooms and a verandah and sanitary unit.

(b) Garage : It has 9" brick walls, plastered over and colour washed, T.W. door with folding shutters and glazed ventilators. The roof is of R.C.C. slab, The flooring being of Shahabad.

(c) Shed : It is 13'x10' and is of semi-permanent type and is occupied by old servants-tenents. It is valued at a lumpsum of Rs.600/-

6. Built area : Main building :

It covers plinth area of 1680 sq.ft. on ground floor and same area on first floor. The total floor area is worked out to 3360 sq.f.t making due allowance for verandahs.

7. The building is stated to be built in about 1940 and is 28 years old and is estimated to have a future life of 40 years. The depreciated cost at 4% worked out to Rs.51,200/- (Prime cost Rs. 60,480/- @ Rs.18/- per sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1.865/-p.a. This gives the rental of Rs.2,072/- p.a. or Rs.172.75 p.m. The rent received is Rs.40/- p.m. of Rs.480/- p.a. from one tenent occupying one flat on ground floor. I have considered the rent of Rs.200/- p.a. as fair and rent, for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 1,500/- It is capitalized on 6% and 4% basis or @ 14.13 Years' Purchase. The capitalized value is thus worked out to Rs.21,270/-, to which are added the present value of the land and the lump sum value of the shed as detailed in the Appendix. The full value aggregated to Rs.33,740/- is, in my opinion, fair and proper.

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Smt.Sarasvatibai Naraindas Khemlani of Poona . bearing  
Plot No.10, Wilson Garden ,C.S.No.54, Sasoon Road, Poona City.

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I)

|                                     |                 |
|-------------------------------------|-----------------|
| i) Depreciated Cost of the building | Rs. 51,200/-    |
| ii) Gross Rent                      | Rs. 2,400/-p.a. |
| iii) Net Rateable Value             | Rs. 2,160/-p.a. |

-----

II) OUTGOINGS

|  |                     |
|--|---------------------|
| I) Municipal taxes @25 1/2 % on Rs.2,160/-                   | Rs. 550/- p.a.      |
| II) Repairs & maintenance @ 10 % on Rs.2,400/-               | Rs. 240/-p.a.       |
| III) Collection and management charges<br>@ 1% on Rs.2,400/- | Rs. 24/-p.a.        |
| IV) Insurance @ 0.19 % on of Rs.51,200/-                     | Rs. 88/-p.a.        |
|  | -----               |
|  | Total Rs. 902/-p.a. |
|  | Say Rs. 900/-p.a.   |

Net annual value Rs. 1,500/-

-----

III)

Net annual value is capitalized on 6% and 4%  
or at 14.18 Years' Purchase.

The capital value of the property is worked  
out to Rs.21,270/-

Rs.21,270/-

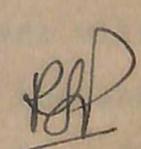
iv) Add present value of land of 7029 sq.ft.  
@ Rs.12/- per sq.ft. deferred @ 4% for  
40 Years;

Rs.16,870/-

v) Lump sum value of shed;

Rs. 600/-

-----  
Total Rs.38,740/-

  
( R.G.PUNDLIK )

10/169.  
Jan. 20, 1969.

R E P O R T

Under instructions from Shri.Dharmasy Hirji Chouhan of Ratnagiri I have inspected his immovable property at Poona, with a view to assess its present market value.

2. The property is comprised of an open plot of land and bears plot No.9 of C.S.No.1161, Shivajinagar, R.P.No.536 Sub-plot No.9 of T.P.S., Poona No. IV, and is bounded as follows :-

- North : Sub-plot No.10;
- South : Sub-plot No.8;
- West : 25' wide Colony Road;
- East : Property of 'Remend Home';

3. It is of a freehold tenure and admeasures 7437 sq.ft. It has a frontage of 75' on a 25' wide Colony road and depth of about 100'-6", on an average. It was purchased in August 1966 @ Rs.3.36 per sq.ft.

4. Situation : It forms part of a layout scheme of the land bearing F.P.No.536. The sub-plot No.9 under valuation, is situated on a 25' wide (Gharpure) Colony road, off the Ganeshkhind Road, near about the L.I.C. main ("Jeevan Prakash") building. The auxiliary services like water, drainage and electricity are available and *developed. The properties in the neighbourhood belong to* the plot of land is thus fully better class of people. Other necessary amenities are not all within reasonable distance.

5. The area of 7437 sq.ft. is much more than the permissible minimum of 5445 sq.ft. It will be apparent that there will be fewer buyers who would readily meet the heavy outlay required for constructing a building to the extent permissible. In this context, this plot of land, is, to some extent, burdensome.

6. I have, taking into account all these factors, valued the plot of land with an area of 7437 sq.ft. @ Rs.5- per sq.ft. or for a sum of Rs.37,185/-, which sum, in my opinion is fair and proper.

(R.G.PUNDLIK)

A P P E N D I X - A

MARCH 1964.

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Smt. Shobhabai Shrikrishna Savant, bearing  
C.T.S.No.1194/7-A and B of Shivajinagar Poona.

-----

I)

- i) Depreciated cost of the building (age: 5 1/2 yrs) Rs. 86,620=00
- ii) Gross Rent Rs. 8,400=00 P.A.
- iii) Net Rateable Value Rs. 7,560=00 P.A.

-----

II) OUTGOINGS

- i) Municipal taxes @28% on Rs.7,500/- Rs. 2,117=00 P.A.
- ii) Repairs & maintenance @6% on Rs.8,400/Rs. 504=00 P.A.
- iii) Collection and management charges  
@ 3% on Rs.8,400/- Rs. 252=00 P.A.
- iv) Insurance @ 0.19% on 9/10 of Rs.86,620 Rs. 149=00 P.A.

-----  
Rs. 3,022=00 P.A.

Net annual value Rs. 5,378=00

-----

III)

Net annual value is capitalized on  
6% & 4% or at 15.739 Years' Purchase.

The capital value of the property is Rs.84,644=00  
or say Rs.84,650=00

-----

(R.G.PUNDLIK)

REPORT

Under instructions from Smt. Shobhabai Shrikrishna Savant of Bombay I have inspected her immovable property at Poona with a view to assess its market value as in the month of March of the year 1964. I have under my report No.239/1268 of 23-12-68, already valued it for the year 1968.

2. The property is comprised of a plot of land and a building and bears C.T. S.No.1194/7-A and B of Shivajinagar and F.P.Nos.551 + 552/7-A and B of T.P.S., Poona No.I and is bounded as follows :-

- North : 20' Road (part) and 15' passage (part);
- South : 45' Ghole Road;
- West : Adjoining property;
- East : 25' Colony Road and beyond that C.P.S. No.1194/8.

3. The land is of a freehold tenure and admeasures 12542 sq.ft. It has a frontage of 78' on Ghole Road and return frontage of 127' on the other (Colony) road. On the third or north side also there is Colony road connected to a 15' wide passage. This whole area is sub-divided into 2 plots bearing C.T.S. Nos.1194/7-A and 1194/7-B of Shivajinagar having area of 6859 sq.ft. and 5683 sq.ft., respectively. Plot C.T.S.No.1194/7-A is built over with a storeyed building while the other plot lies vacant. Both, the built-over and the open~~x~~ properties are the subject matter of this report.

4. Situation : The built-over property is situated with a direct frontage on the Ghole Road while the open plot is on its immediate rear. The whole neighbourhood is developed with buildings belonging to better class of people. All auxiliary services are readily available while all other necessary amenities are also available though they are not all wit in easy reach.

5. Building : It is a ground and one upper floor building of masonry class with brick masonry walls plastered over, and distempered from inside and plastered over with a sponge finish from outside. The floor and roof slabs are of R.C.C. construction. The flooring for the main rooms is of marble mosaic tiles while that for the sanitary units is of polished Tandur with tiled dado. The terrace has rough Shahabad. The doors are of T.W. with panelled shutters and glazed ventilators. The windows are of T.W. with partly panelled and partly glazed shutters and glazed ventilators. The woodwork is oil-painted. The stairs is of R.C.C. with polished Tandur treads. There are 3 room + kitchen and 4 room + kitchen, flats on each of the two floors. Two sanitary units are provided for each flat. There are thus 4 flats on the two floors together.
6. Built Area : It covers plinth area of 2200 sq.ft. on ground floor and first floor, each. The total floor area is worked out to 4400 sq.ft. The prime cost is worked out to Rs.88,000/- @ Rs.20/- per sq.ft.
7. The rent received is Rs.700/- p.m. or Rs.8,400/- p.a. and the rateable value is Rs.7,560/- p.a.
8. The usual outgoings are deducted as shown in the said accompanying statement marked Appendix A. The net annual value is worked out as shown therein and is capitalized on 6% and 4% basis. The capitalized value is thus worked out to Rs.84,650/-.
9. The open plot of land with its area of 5683 sq.ft. is a corner plot, with a little irregular at its reare boundary. It has a narrow frontage of 53' and average depth of about 103' Leaving out marginal open spaces of (15' + 10') 25', the proposed building will have a small width of only 28'. Taking into account all the releavant factors, I value the plot of land per sq.ft. @ Rs6/- Rs.34,098/-.

10. The full value of the property shown herebelow, is, in my opinion, fair and proper.

March 1964 - Rs.1,18,748/- .

(R.G. PUNDLIK)

24  
6/169

Jan 20, 1965.

R E P O R T

Under instructions from Smt. Shobhabai Shrikrishna Savant of Bombay I have inspected her immovable property at Poona with a view to assess its market value as in the month of March of the year 1965. I have under my report No. 239/1268 of 23-12-63, already valued it for the year 1963.

2. The property is comprised of a plot of land and a building and bears C.T.S. No. 1194/7-A and B of Shivajinagar and F.P. Nos. 551 + 552/7-A and B of T.P.S., Poona No. I and is bounded as follows :-

North : 20' Road (part) and 15' passage (part);

South : 45' Ghole Road;

West : Adjoining property;

East : 25' Colony Road and beyond that C.P.S. No. 1194/3.

3. The land is of a freehold tenure and admeasures 12542 sq.ft. It has a frontage of 78' on Ghole Road and return frontage of 127' on the other (Colony) road. On the third or north side also there is Colony road connected to a 15' wide passage. This whole area is sub-divided into 2 plots bearing C.T.S. Nos. 1194/7-A and 1194/7-B of Shivajinagar having area of 6859 sq.ft. and 5633 sq.ft. respectively. Plot C.T.S. No. 1194/7-A is built over with a storeyed building while the other plot lies vacant. Both, the built-over and the open<sub>x</sub> properties are the subject matter of this report.

4. Situation : The built-over property is situated with a direct frontage on the Ghole Road while the open plot is on its immediate rear. The whole neighbourhood is developed with buildings belonging to better class of people. All auxiliary services are readily available while all other necessary amenities are also available though they are not all within easy reach.

...2.

5. Building : It is a ground and one upper floor building of masonry class with brick masonry walls plastered over, and distempered from inside and plastered over with a sponge finish from outside. The floor and roof slabs are of R.C.C. construction. The flooring for the main rooms is of marble mosaic tiles while that for the sanitary units is of polished Tandur with tiled dado. The terrace has rough Shahabad. The doors are of T.W. with panelled shutters and glazed ventilators. The windows are of T.W. with partly panelled and partly glazed shutters and glazed ventilators. The woodwork is oil-painted. The stairs is of R.C.C. with polished Tandur treads. There are 3 rooms + kitchen and 4 room + kitchen, flats on each of the two floors. Two sanitary units are provided for each flat. There are thus 4 flats on the two floors together.

6. Built Area : It covers plinth area of 2200 sq.ft. on ground floor and first floor, each. The total floor area is worked out to 4400 sq.ft. The prime cost is worked out to Rs. 88,000/- @ Rs. 20/- per sq.ft.

7. The rent received is Rs. 700/- p.m. or Rs. 8,400/- p.a. and the rateable value is Rs. 7,560/- p.a.

8. The usual outgoings are deducted as shown in the said accompanying statement marked Appendix B. The net annual value is worked out as shown therein and is capitalized on 6% and 4% basis. The capitalized value is thus worked out to Rs. 84,650/-.

9. The open plot of land with its area of 5683 sq.ft. is a corner plot, with a little irregular at its rear boundary. It has a narrow frontage of 53' and average depth of about 103' Leaving out marginal open spaces of (15' + 10') 25', the proposed building will have a small width of only 23'. Taking into account all the releavant factors, I value the plot of land per sq.ft. @ Rs. 8/- Rs. 39,781/-.

10. The full value of the property shown herebelow is, in my opinion, fair and proper.

March 1965 - Rs. 1,24,231/--.

  
( R.G.PUNDLIK. )

A P P E N D I X - BMARCH 1965.

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Smt. Shobhabai Shrikrishna Savant, bearing  
C.T.S. No. 1194/7-A and B of Shivajinagar Poona.

I)

|  |                  |
|--|------------------|
| i) Depreciated cost of the building (age: 6 yrs) | Rs. 86,300/-     |
| ii) Gross Rent                                   | Rs. 8,400/- p.a. |
| III) Net Rateable Value                          | Rs. 7,560/- p.a. |

II) OUTGOINGS

|   |                  |
|---|------------------|
| i) Municipal taxes @ 28% on Rs. 7,560/-                       | Rs. 2,117/- p.a. |
| ii) Repairs & Maintenance @ 6% on Rs. 8,400/-                 | Rs. 504/- p.a.   |
| iii) Collection and management charges<br>@ 3% on Rs. 8,400/- | Rs. 252/- p.a.   |
| iv) Insurance @ 0.19% on 9/10 of Rs. 86,300/-                 | Rs. 148/- p.a.   |

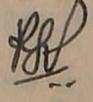
Total Rs. 3,021/- p.a.

Net annual  
value Rs. 5,379/-

III) Net annual value is capitalized on 6%

&amp; 4% or at 15.700 Years' Purchase,

The capital value of the property is Rs. 84,450/-

  
( R. G. PUNDLIK. )

7/169.  
Jan.20, 1969.

R E P O R T

Under instructions from Smt.Shobhabai Shrikrishna Savant of Bombay I have inspected her immovable property at Poona with a view to assess its market value as in the month of March of the year 1966. I have under my report No.239/1268 of 23-12-68, already valued it for the year 1968.

2. The property is comprised of a plot of land and a building and bears C.T.S.No.1194/7-A and B of Shivajinagar and F.P.Nos.551 + 552/7-A and B of T.P.S., Poona No.I and is bounded as follows :-

- North : 20' Road (part) and 15' passage (part);
- South : 45' Ghole Road;
- West : Adjoining property;
- East : 25' Colony Road and beyond that C.T.S. No.1194/8.

3. The land is of a freehold tenure and admeasures 12542 sq.ft. It has a frontage of 78' on Ghole Road and return frontage of 127' on the other (Colony) road. On the third or north side also there is Colony road connected to a 15' wide passage. This whole area is sub-divided into 2 plots bearing C.T.S. Nos.1194/7-A and 1194/7-B of Shivajinagar having area of 6859 sq.ft. and 5683 sq.ft.; respectively. Plot C.T.S.No. 1194/7-A is built over with a storeyed building while the other plot lies vacant. Both, the built-over and the open<sub>x</sub> properties are the subject matter of this report.

4. Situation : The built-over property is situated with a direct frontage on the Ghole Road while the open plot is on its immediate rear. The whole neighbourhood is developed with buildings belonging to better class of people. All auxiliary services are readily available while all other necessary amenities are also available though they are not all within easy reach.

- 5. Building : It is a ground and one upper floor building of masonry class with brick masonry walls plastered over, and distempered from inside and plastered over with a sponge finish from outside. The floor and roof slabs are of R.C.C. construction. The flooring for the main rooms is of marble mosaic tiles while that for the sanitary units is of polished Tandur with tiled dado. The terrace has rough Shahabad. The doors are of T.W. with panelled shutters and glazed ventilators. The windows are of T. W. with partly panelled and partly glazed shutters and glazed ventilators. The woodwork is oil-painted. The stairs is of R.C.C. with polished Tandur treads. There are 3 rooms + kitchen and 4 rooms + kitchen, flats on each of the two floors. Two sanitary units are provided for each flat. There are thus 4 flats on the two floors together.
- 6. Built area : It covers plinth area of 2200 sq.ft. on ground floor and first floor, each. The total floor area is worked out to 4400 sq.ft. The prime cost is worked out to Rs.88,000/- @ Rs.20/- per sq.ft.
- 7. The rent received is Rs.700/-p.m. or Rs.8,400/- p.a. and the rateable value is Rs.7,560/- p.a.
- 8. The usual outgoings are deudcted as shown in the said accompanying statements marked Appendix C. The net annual value is worked out as shown therein and is capitalized on 6% and 4% basis. The capitalized value is thus worked out to Rs.84,260/-.
- 9. The open plot of land with its area of 5683 sq.ft. is a conner plot, with a little irregular at its rear boundary. It has a narrow frontage of 53' and average depth of about 103'. Leaving out marginal open spaces of (15' + 10') 25', the proposed building will have a small width of only 28'. Taking into account all the relevant factors, I value the plot of land per sq.ft.as stated @Rs.8/- Rs.45,464/-.

10. The full value of the property shown herebelow, is, in my opinion, fair and proper.

March - 1966 - Rs.1,29,724/-.

(R.G.PUNDLIK)

(i) Depreciated cost of the building Rs. 1,10,000/-  
 (ii) Bank Balance Rs. 1,000/-  
 (iii) Net available value Rs. 1,11,000/-  
 (iv) Provision for depreciation @ 20% on Rs. 1,10,000/- Rs. 22,000/-  
 (v) Balance of the building Rs. 88,000/-  
 (vi) Collection of the amount Rs. 40,000/-  
 (vii) Balance of the building Rs. 48,000/-  
 Total Rs. 1,29,724/-  
 Net available value Rs. 1,29,724/-  
 The net value is Rs. 1,29,724/-  
 The net value of the property is Rs. 1,29,724/-

A P P E N D I X - CMARCH 1966

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Smt. Shobhabai Shrikrishna Savant, bearing  
C.T.S. No. 1194/7-A and B of Shivajinagar Poona.

## I)

|                                     |                  |
|-------------------------------------|------------------|
| i) Depreciated cost of the building | Rs. 86,000/-     |
| ii) Gross Rent                      | Rs. 8,400/- P.A. |
| iii) Net Rateable Value             | Rs. 7,560/- P.A. |

## II) OUTGOINGS

|   |                  |
|---|------------------|
| i) Municipal taxes @ 28% on Rs.7,560/-                        | Rs. 2,117/- P.A. |
| ii) Repairs & maintenance @ 6% on Rs.8,400/-                  | Rs. 504/- P.A.   |
| iii) Collection and management charges<br>@ 3% on Rs. 8,400/- | Rs. 252/- P.A.   |
| iv) Insurance @ 0.19% on 9/10 of Rs.86,000/-                  | Rs. 147/- P.A.   |

Total Rs. 3,020/- P.A.

Net annual value Rs. 5,380/-

## III)

Net annual value is capitalized on 6%  
& 4% basis or at 15.661 Years' Purchase

The capital value of the property is Rs. 84,256/-

or say Rs. 84,260/-



( R. G. PUNDLIK. )

8/169.

Jan.20, 1969.

R E P O R T

Under instructions from Smt. Shobhabai Shrikrishna Savant of Bombay I have inspected her immovable property at Poona with a view to assess its market value as in the month of March of the year 1967. I have under my report No.239/1268 of 23-12-68, already value it for the year 1968.

- 2. The property is comprised of a plot of land and a building and bears C.T.S.No.1194/7-A and B of Shivajinagar and F.P.Nos.551 + 552/7-A and B of T.P.S., Ponna No.I and is bounded as follows :-

North : 20' Road (part) and 15' passage (part);

South : 45' Ghole Road;

West : Adjoining property;

East : 25' Colony Road and beyond that C.P.S. No.1194/8.

- 3. The land is of a freehold tenure and admeasures 12542 sq.ft. It has a frontage of 78' on Ghole Road and return frontage of 127' on the other (Colony) road. On the third or north side also there is Colony road connected to a 15' wide passage. This whole area is sub-divided into 2 plots bearing C. T.S.Nos.1194/7-A and 1194/7-B of Shivajinagar having area of 6859 sq.ft., respectively. Plot C.T.S.No.1194/7-A is built over with a storeyed building while the other plot lies vacant. Both, the built-over and the open<sub>x</sub> properties are the subject matter of this report.

- 4. Situation : The built-over property is situated with a direct frontage on the Ghole Road while the open plot is on its immediate rear. The whole neighbourhood is developed with buildings belonging to better class of people. All auxiliary

- services are readily available while all other necessary amenities are also available though they are not all within easy reach.
5. **Building :** It is a ground and one upper floor building of masonry class with brick masonry walls plastered over, and distempered from inside and plastered over with a sponge finish from outside. The floor and roof slabs are of R.C.C. construction. The flooring for the main rooms is of marble mosaic tiles while that for the sanitary units is of polished Tandur with tiled dado. The terrace has rough Shahabad. The doors are of T.W. with panelled shutters and glazed ventilators. The windows are of T.W. with partly panelled and partly glazed shutters and glazed ventilators. The woodwork is oil-painted. The stairs is of R.C.C. with polished Tandur treads. There are 3 rooms + kitchen and 4 rooms + kitchen, flats on each of the two floors. Two sanitary units are provided for each flat. There are thus 4 flats on the two floors together.
  6. **Built Area :** It covers plinth area of 2200 sq.ft. on ground floor and first floor, each. The total floor area is worked out to 4400 sq.ft. The prime cost is worked out to Rs.88,000/- @ Rs.20/- per sq.ft.
  7. The rent received is Rs.700/- p.m. or Rs.8,400/- p.a. and the rateable value is Rs.7,560/- p.a.
  8. The usual outgoings are deducted as shown in the said accompanying statement marked Appendix D. The net annual value is worked out as shown there and is capitalized on 6% and 4% basis. The capitalized value is thus worked out to Rs.84,050/-.
  9. The open plot of land with its area of 5683 sq.ft. is a corner plot, with a little irregular at its rear boundary. It has a narrow frontage of 53' and average depth of about 103'. Leaving out marginal open spaces of (15' + 10') 25', the proposed building will have a small width of only 28'. Taking

into account all the releavant factors, I value the plot of land per sq.ft. @ Rs.8/- Rs.45,464/-.

10. The full value of the propertyb shown here below is, in my opinion, fair and proper.

March 1967, - Rs.1,29,514/-.

(R.G. PUNDLIK)

A P P E N D I X - D.

MARCH 1967.

STATEMENT ON TENTAL VALUATION OF PROPERTY of  
Smt. Shobhabai Shrikrishna Savant, bearing  
C.T.S. No. 1194/7-A and B of Shivajinagar Poona.

-----

I) Depreciated cost of the building (age: 8 yrs). Rs. 85,650/-

    ii) Gross Rent Rs. 8,400/- P.A.

    iii) Net Rateable Value Rs. 7,560/- P.A.

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II) OUTGOINGS

i) Municipal taxes @ 28% on Rs.7,560/- Rs. 2,117/- P.A.

ii) Repairs & maintenance @ 6% on Rs.8,400/- Rs. 504/- P.A.

iii) Collection and management charges  
    @ 3% on Rs.8,400/- Rs. 252/- P.A.

iv) Insurance @ 0.19% on 9/10 of Rs.85,650/- Rs. 146/- P.A.

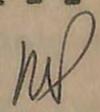
-----  
Total Rs. 3,019/- P.A.

Net annual value Rs. 5,381/-

-----  
III)

Net annual value is capitalized on  
6% & 4% basis or at 15.619 Years'  
Purchase.

The capital value of the property is Rs. 84,051/-  
say Rs. 84,050/-

-----  


( R. G. PUNDLIK. )

11/169.

Jan. 27, 1969.

R E P O R T

Under instructions from Shri.D.N.Rajmachikar karta Shri.N.T.Rajmachikar of Poona I have inspected his immovable property at Vadgaon-Maval with a view to assess its present market value.

- 2. The property is comprised of a plot of land and buildings and bears H.No.296 of Vadgaon Grampanchayat, Taluka Maval, Dist. Poona and is bounded as follows :-

- North : Vadgaon-Sangvi Road;
- South : Poona-Bombay Road;
- West : Bhandari's property;
- East : Marvadi's property;

- 3. It is of a gaothan tenure and admeasures about 8745 sq.ft. It has a frontage of 53' on the Poona-Bombay Road and dept of 165'. It abuts on the north side of the Poona-Bombay Road.

- 4. Situation : The property is situated directly on the Poona-Bombay Road which carries a very heavy traffic alround the year. As a result of the large-scale industrialisation of the Poona nearabout and the resultout flow of heavy traffic by the Poona-Bombay Road, the villages like Vadgaon have acquired some importance. The property is thus well situated.

- 5. Buildings : There is a storeyed main building fronting the Poona-Bombay Road, Two sheds and a privy shed, on the rear side.

(a) Main building : It is a ground and first floor building of masonry class having brick-in mud walls and T.W. frame of posts and post-plates. The walls are mud plastered and colour washed on the inside and cement pointed on the outside. The floor is of T.W. with joists, boarding etc. The doors and windows are of T.W. with plain planked shutters and old type fittings. The flooring is of mud though kitchen has rough Shahabad flooring. The stairs is of T.W. with only treads.

The first floor is similar to the ground floor, their height being 6' and 8', respectively. The building has partly C.G.I. and partly country tiled roof. The building is stated to be over 70 years old and is estimated to have a future life of 30 years. It covers area of (31'-3"x47') 1470 sq.ft. on each of the 2 floors i.e., 2940 sq.ft.

(b) Rear Shed No. 1 : It is of ground floor, having mud walls, pointed and colour washed, mud flooring, tin-sheet door and C.G.I. sheet roof. on roughly squared T.W.purlins. It has an area of (19'-6" x 42'-6") 830 sq.ft. It is stated to be 35 years old and is estimated to have a future life of 15 years.

(c) Rear Shed No. 2 : It is a ground floor structure, with a composite wall of rubble stones and bricks, cement pointed, country tiled roof on round T.W. frame work and plain planked door. It is about 35 years old and is estimated to have a future life of 20 years. It has plinth area of (21'-3" x 14'-6") 303 sq.ft.

(d) The privy structure has an area of (13'x10') 130 sq.ft. It has brick walls, pointed, doors with plain-planked shutters, C.G.I. sheet roof on round T.W. purlins. It is stated to be 30 years old and is estimated to have a future life of 10 years as it is not in a good condition.

6. I have valued the property on 'Land and Building' method as, firstly, it is not fully developed and secondly, it has not much rental potential. The depreciated cost of the different structures is worked out as shown below :-

| Building           | Built Area Sq.ft. | Prime cost rate per sq.ft. Rs. | Depreciated cost as per the age and estimated future life Rs. |
|--------------------|-------------------|--------------------------------|---|
| a) Main building   | 2940              | 10/-                           | 20,800/-  |
| b) Rear Shed No.1. | 830               | 5/-                            | 2,100/-   |
| c) Rear Shed No.2. | 303               | 6/-                            | 1,100/-   |
| d) Privy structure | 130               | 5/-                            | 300/-   |
|                    |                   |                                | 24,300/-  |

The Curramapam cheryat has valued the property @ Rs. 5,100/-

Add land value

Area <sup>8745</sup> sq.ft. value @ Rs.1=50 per sq.ft. 13,117/-

Total Rs. 37,117/-

Say 37,120/-

7. The value so arrived at by me is, in my opinion, fair and proper.

(R.C.PUNDLIK)

SCHEDULE OF QUANTITIES

G 762  
Feb. 12, 1969.

Name of Work Proposed first floor of Shri N.K. Lele's bungalow at  
F.P.No.73/3, Sub-plot No.3, T.P.S., Poona No.I, off  
Chiplunkar Road, Erandavana, Poona.

| Item No. | Item   | Quantity | Rate |         | Amount                        |
|----------|--|----------|------|---------|-------------------------------|
|          |  |          | Per  | Rs. Ps. |                               |
| 1.       | 9" brick masonry work in C.M. (1:6) with bricks of best description, including scaffolding, plant, tools, raking out joints, curing, complete (first floor level)  | 1000     | %Cf  | 240=00  | 2,400=00<br><del>240=00</del> |
| 2.       | 9" Brick masonry work in parapet wall (1:6), as above, complete.   | 558      | %Cf  | 260=00  | 615=00                        |
| 3.       | 4 1/2" Brick masonry work in C.M. (1:4), 1" x 18 BWG hoop iron @ every 3rd course, raking out joints, brick-on-edge bottom (to permit flush skirting) etc., curing, complete.  | 310      | %Sf  | 140=00  | 434=00                        |
| 4.       | 15" Khandy-sneked wall masonry in C.M. (1:6) of Dhanori stone, through stones @ 10' super, corner stones, curing etc., complete.   | 500      | %Cf  | 250=00  | 1250=00                       |
| 5.(a)    | T.W. Doors, 5" x 3" 'Dandel' teak frame, teak-faced, flush, 'Sitapur' brand 1 1/2" thick block-board double shutters, 6 Nos. 4" strong butt brass oxidised hinges, 2 Nos. 3" Sectional tower-bolts, 1 No 4 lever, best quality Mortice lock, 2 Nos. rubber stopper (all fittings of chromium-plated variety) wax-polished, complete. | 578      | Sf   | 15=00   | 8670=00                       |
| 5.(b)    | T.W. doors, 4" x 3" frame, 3" x 1 1/2" styles and rails, 3/4" panels, 3 Nos. 4" strong butt hinges, 2 Nos 4" handles, 2 Nos. 8" latches; 3 coats of flat oil-paint, complete (Brass oxidised fittings)..   | 105      | Sf   | 8=00    | 840=00                        |
| 6.       | T.W. glazed Windows, 5" x 3" frame, 4" x 1 1/2" styles and rails, 2 Nos. 3" strong butt hinges 1 No. 8" and 1 No. 6" sectional tower-bolts, 1 No. 5" handle, 3" plate hook and eye, 3mm glass 3 coats of flat oil paint etc. complete..  | 276      | Sf   | 12=00   | 3312=00                       |
| 7.       | RCC (1:2:4), floor beams, centering, concreting, with mixer and vibrator, curing plaster, and neru finish, complete with 'tensile' reinforcement..   | 519      | 1Cf  | 12=00   | 6228=00                       |
| 8.       | RCC (1:2:4) 5" thick slab, centering, concreting with mixer & surface vibrator, curing, m.s. reinforcement, 1/2" cement-neru finish from under-side, complete..  | 2050     | %Sf  | 350=00  | 7175=00                       |

| Item No. | I t e m   | Quantity | Rate  |        |     | Amount   |
|----------|---|----------|-------|--------|-----|----------|
|          |   |          | Per   | Rs.    | Ps. |          |
| 9.       | Marble mosaic (terrazzo) tile flooring, of approved make, lime mortar bed, set in cement grout, machine polished complete..   | 1200     | %Sf   | 220=00 |     | 2,640=00 |
| 10.      | Coloured glazed (B.P.) tiled flooring for sanitary units, set in neat cement with all rounded corners etc., complete..  | 100      | %Sf   | 400=00 |     | 400=00   |
| 11.      | - - do - -  | 518      | %Sf   | 500=00 |     | 2590=00  |
| 12.      | Marble mosaic tile skirting, fixed, polished, complete..  | 288      | RFT   | 2=00   |     | 576=00   |
| 13.      | China mosaic tile paving on terrace, including brick-bat-coba, rounded junctions, with Johnson Tile mosaics, all complete..   | 2050     | %Sf   | 250=00 |     | 5125=00  |
| 14.      | RCC (1:2:4) with M.S. reinforcement stairs 5" RCC slab, chequered tiled treads and risers, RCC parapet plastered with T.W. 3"x2" hand rail, distemp-ered, all complete..  | 22       | steps | 80=00  |     | 1760=00  |
| 15.      | Cement plaster (1:4) on external face, raking out joints, plaster to be applied in 3 coats, finishing coat to have sponge finish, including curing etc. complete..  | 1960     | %Sf   | 50=00  |     | 980=00   |
| 16.      | Cement plaster (1:4) in 3 coats on internal face, raking out joints, 3 coats, finishing coat to be of neroo plaster, all complete..   | 4075     | %Sf   | 45=00  |     | 1834=00  |
| 17.      | Snow-cem rendering, & cleaning, applying 3 coats, curing, complete..  | 3910     | %Sf   | 25=00  |     | 977=00   |
| 18.      | Flat oil-paint in 3 coats for centire inside face, with all preliminaries..   | 4075     | %Sf   | 45=00  |     | 1833=00  |
| 19.      | Kitchen cooking platform RCC (1:2:4) slab, 1 1/2" marble top, glazed tiled 24"x1'-6" sink, kitchen cabinets with 'Formica' finish, all complete..   | lump-sum |       | 600=00 |     | 600=00   |
| 20.      | Wardrobes, 'Okal' board partitions, plywood, sides and rear, teak-finished shutters, 'piano' hinges, cromium-plated fittings, rodd, sari-tray etc. complete with wax-finish on outside and oil paint inside, complete.. | 150      | 1sf   | 30=00  |     | 4500=00  |

| Item No. | I t e m  | Quantity | Rate     |         | Amount   |
|----------|--|----------|----------|---------|----------|
|          |  |          | Per      | Rs. Ps. |          |
| 9.       | Marble mosaic (terrazzo) tile flooring, of approved make, lime mortar bed, set in cement grout, machine polished complete..  | 1200     | %sf      | 220=00  | 2,640=00 |
| 10.      | Coloured glazed (B.P.) tiled flooring for sanitary units, set in neat cement with all rounded corners etc., complete..   | 100      | %sf      | 400=00  | 400=00   |
| 11.      | - - do - -   | 518      | %sf      | 500=00  | 2590=00  |
| 12.      | Marble mosaic tile skirting, fixed, polished, complete..   | 288      | RFT      | 2=00    | 576=00   |
| 13.      | China mosaic tile paving on terrace, including brick-bat-coba, rounded junctions, with Johnson Tile mosaics, all complete..  | 2050     | %sf      | 250=00  | 5125=00  |
| 14.      | RCC (1:2:4) with M.S. reinforcement stairs 5" RCC slab, chequered tiled treads and risers, RCC parapet plastered with T.W. 3"x2" hand rail, distemp-ered, all complete..   | 22       | steps    | 80=00   | 1760=00  |
| 15.      | Cement plaster (1:4) on external face, raking out joints, plaster to be applied in 3 coats, finishing coat to have sponge finish, including curing etc. complete..   | 1960     | %sf      | 50=00   | 980=00   |
| 16.      | Cement plaster (1:4) in 3 coats on internal face, raking out joints, 3 coats, finishing coat to be of neroo plaster, all complete..  | 4075     | %sf      | 45=00   | 1834=00  |
| 17.      | Snow-cem rendering, cleaning, applying 3 coats, curing, complete..   | 3910     | %sf      | 25=00   | 977=00   |
| 18.      | Flat oil-paint in 3 coats for centire inside face, with all preliminaries..  | 4075     | %sf      | 45=00   | 1833=00  |
| 19.      | Kitchen cooking platform RCC (1:2:4) slab, 1 1/2" marble top, glazed tiled 24"x1'-6" sink, kitchen cabinets with 'Formica' finish, all complete..  |          | lump-sum | 600=00  | 600=00   |
| 20.      | Wardrobes, 'Okal' board partitions, plywood, sides and rear, teak-finished shutters, 'piano' hinges, chromium-plated fittings, rods, sari-tray etc. complete with wax-finish on outside and oil paint inside, complete.. | 150      | 1sf      | 30=00   | 4500=00  |

| Item No. | Item  | Quantity | Rate |                   | Amount        |
|----------|---|----------|------|-------------------|---------------|
|          |   |          | Per  | Rs. Ps.           |               |
| 21.      | T.W. plain cupboards, 2" 1/2" frame, 1" T.W. shelf-boards, plain oxidised fittings, oil-painted, all complete.. | 116      | 1Sf  | 10=00             | 1160=00       |
| 22.      | 1"x3" Marble stone window sills, fitted and polished complete..   | 83       | RFT  | 3=00              | 249=00        |
| 23.      | 1"x12" Polished Tandur coping on terrace parapet wall, all complete..   | 186      | RFT  | 2=50              | 465=00        |
| 24.      | Cement pointing (1:1) 'Sunk' type to khandky sneked wall, raking out joints, curing, complete..                 | 430      | Sf   | 25=00             | 107=00        |
|          |   |          |      | Construction Cost | Rs. 56,720=00 |

PLUMBING AND SANITATION WORK.

|    |   |       |      |        |        |
|----|---|-------|------|--------|--------|
| 1. | Providing and fixing 3" C.I. Nahni traps, including traps, breaking open of RCC slab, concrete boxing etc. complete.  | 6Nos. | Each | 20=00  | 120=00 |
| 2. | Providing and fixing Indian style "Orissa" pattern, W.C. pan, P or S trap 3 Gal. capacity "Odham" flushing cistern, 1/2" lead in let, 1/1/2" flushing pipe, 1/2" G.I. over flow etc. with all accessories, complete.. | 2Nos. | Each | 325=00 | 650=00 |
| 3. | Providing and fixing "Hindustan-Twyford", 24"x18" wash-hand basin, 1/2" C.P. Swan make 2Nos. taps, waste coupling, 1/2" lead pipe in let, 1/2" C.P. stop-cock, 1 1/4" lead outlet, C.I. brackets etc. complete..      | 2Nos. | Each | 250=00 | 500=00 |
| 4. | Providing and fixing 4" C.I. soil pipe with necessary accessories, complete..   | 30    | 1RFT | 9=00   | 270=00 |
| 5. | -- do -- C.I. line, complete.   | 20    | 1RFT | 6=50   | 130=00 |
| 6. | Providing and fixing 1/2" G.I. water line with all fittings and accessories complete..  | 100   | 1RFT | 3=00   | 300=00 |
| 7. | -- do -- 3/4" G.I. line..   | 50    | 1RFT | 3=50   | 175=00 |
| 8. | -- do -- 1" G.I. line..   | 40    | 1RFT | 3=50   | 140=00 |

| Item No.                       | Item   | Quantity | Rate |         | Amount  |
|--------------------------------|--|----------|------|---------|---------|
|                                |  |          | Per  | Rs. Ps. |         |
| 9.                             | Providing and fixing 1/2" brass stop-cocks.                              | 5 Nos.   | Each | 9=00    | 45=00   |
| 10.                            | - - do ---1/2"C.P.bib cocks..  | 8 "      | Each | 15=00   | 120=00  |
| 11.                            | Providing and fixing 4"C.I. rain water line with all fixtures,complete.. | 40       | LRFT | 5=50    | 220=00  |
| Plumbing and Sanitation work.. |  |          |      | Rs.     | 2670=00 |

INTERNAL ELECTRIFICATION

|                                |  |    |      |        |        |
|--------------------------------|--|----|------|--------|--------|
| 1.                             | Wiring stove enamelled conduit 16 S.W.G.welded stove enamelled concealed with V.I.R. 1/.044-250 Volts of Paramite make | 10 | Each | 45=00  | 450=00 |
| 2.                             | Light points with exposed C.T.S. wiring..  | 5  | Each | 25=00  | 125=00 |
| 3.                             | Bell point..   | 1  | Each | 50=00  | 50=00  |
| 4.                             | Light point in staircase with 2-way switches..   | 1  | Each | 70=00  | 70=00  |
| 5.                             | Wiring as per Item 1 but with 3/.036 V.I.R.etc..   | 1  | Each | 100=00 | 100=00 |
| 6.                             | Brackets,water-tight 12" Swan-neck projection etc.   | 2  | Each | 12=00  | 24=00  |
| 7.                             | Switch fuse etc..  | 1  | Each | 25=00  | 25=00  |
| Internal Electrification Work. |  |    |      | Rs.    | 844=00 |

|                                     |     |           |
|-------------------------------------|-----|-----------|
| Total Cost (56,720 + 2,670 + 844).. | Rs. | 60,234=00 |
| 5%Contingencies..                   | Rs. | 63,300=00 |
| Say                                 | Rs. | 63,300=00 |

*MP*  
(R.G.PUNDLIK.)

12/169  
Feb.19,1969.

REPORT

Under instruction from Shri S.B.Kazi of Bombay I have inspected his immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears Plot No.3, S.No.44 of Sasoon Road, Poona 1 and is bounded as follows:

- North : adjoining property;
- South : Plot No.7;
- West : Colony Road;
- East : adjoining property.

3. The land is of a freehold tenure and admeasures 664 sq.yds or 5976 sq.ft. It has a frontage of 73' on a colony road and depth of about 90'. The land has a wider frontage and forms, in effect, a 'Vaghmukh' plot which type is shunned by a class of people. The land is stated to be purchased for Rs.11,952/- in 1964, in the name of Sarfaraz Kazi.

4. Situation : The property is situated on a colony road, off the Sasson Road and falls within the limits of the Poona Municipal Corporation. It lies at the farthest end of the colony road and is encumbered by the colony drainage line passing through its rear part. All the auxiliary services are available though the necessary amenities are not all within easy reach.

5. Buildings: It is a ground and 2 upper floor building of R.C.C. frame class, with 9" and 4 1/2" brick masonry walls, externally and internally, respectively. The walls are plastered over and colour washed. The floor and roof slabs are of R.C.C. construction. The doors and windows are of teak wood, oil painted. The flooring is of

mosaic tiles. The stairs is of R.C.C. construction. The workmanship in general does not appear to be of accepted standard and some items of work have been left unfinished.

The land, it is stated, is contracted to be sold to a co-operative housing society formed of the owners of the house under report. Shri S.B.Kazi, I am told, has purchased the first floor of the house for Rs.40,000/- and I am asked to ascertain the value of this first floor, which is therefore the subject matter of this report.

6. Area : It covers plinth area of 1990 sq.ft. on each of the 3 floors. The total floor area is worked out to 5970 sq.ft. I have assessed its cost of construction @ Rs.22/- per sq.ft. or at Rs.1,31,340/- or say Rs.1,31,000/-.

7. The building is stated to be built very recently (1965) and the depreciation is therefore neglected. It is estimated to have a future life of 50 Years.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.12,475/-p.a. This gives the rental of Rs.1,3860/- p.a. This gives a rent of Rs.1,155/- p.m. of all the 3 floors, together, which I have accepted for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 8,040/- It is capitalized on 6% and 4% basis or @ 15.026 Years' Purchase. The capitalized value is thus worked out to Rs. 40,200/- which is fair in my opinion.

(R.G.PUNDLIK.)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri S.B.Kazi bearing Plot No.8, S.No.44,Sasoon Road, Poona-1.

By instructions from Shri S.B.Kazi of Bombay I have inspected his immovable property at Nasik with a view to assess its present market value.

|    |                            |                  |
|----|----------------------------|------------------|
| I) | i) Cost of the building .. | Rs. 1,31,000/-   |
|    | ii) Gross Rent             | Rs. 13,860/-P.A. |
|    | iii) Net Rateable Value    | Rs. 12,475/-P.A. |

II) OUTGOINGS

|  |                        |
|--|------------------------|
| i) Municipal and other taxes @ 31 1/2% on Rs.12,475/-      | Rs. 3,930/-P.A.        |
| ii) Repairs & maintenance @ 10% on Rs.13,860/-             | Rs. 1,386/-P.A.        |
| iii) Collection and management charges @ 2% on Rs.13,860/- | Rs. 277/-P.A.          |
| iv) Insurance @ 0.19% on 9/10 of Rs.1,31,000/-             | Rs. 224/-P.A.          |
| <b>Total</b>   | <b>Rs. 5,817/-P.A.</b> |
|  | Say Rs. 5,820/-P.A.    |
| <b>Net annual value</b>                                    | <b>Rs. 8,040/-</b>     |

III)

Net annual value is capitalized on 6% and 4% basis or at 15.026 Years' Purchase.

The capital entire value of the entire property is Rs.1,20,600/-. The value of each of the 3 floors is worked out to Rs.40,200/-. The value of the first floor owned by Shri Kazi is Rs.40,200/-which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

13/169  
Feb. 19, 1969.

R E P O R T

Under ~~the~~ instructions from Shri S.B.Kazi of Bombay I have inspected his immovable property at Nasik with a view to assess its present market value.

2. The property is comprised of a plot of land and a building which bears H.No.3302 of Kazipura, Nasik.
  3. The land admeasures about 1407 sq.ft. in area. It has a frontage of about 28' on the Kazipura road and depth of about 42'.
  4. Situation : It is sitated in the residential area <sup>of the</sup> ~~ga~~oathan of the Nasik City where the necessary auxiliary services and other amenities are available.
  5. Building : It is a masonry class building with 5" square T.W.posts and brick masonry walls in lime mortar, some part having been aud-plastered. The floors consist of teak wood joists, boarding and cbbba. <sup>T.W.posts carry</sup> T.W.beams to support the floors. The building is covered over partly with Manglore tiled roof and partly with A.C.sheet roof (one room and sanitary unit). The doors are of T.W.plain planked shutters while the T.W.windows in the front are glazed and ventilators in the rear are filled <sup>in</sup> with expanded metal. All woodwork is oil painted.
- The building has 4 rooms with open-to-sky chowks and sanitary units on each of the three storeys (900sq.ft.), Part of the building (275sq.ft.) has only 2 storeys.
6. Area: It covers plinth area of 1175 sq.ft. on ground floor. The area at first and second floors is 1175 and 900 sq.ft., respectively. The total floor area is worked out to 3250 sq.ft.

7. The building is stated to be built in about 1938 and is 30 years old and is estimated to have a future life of 20 years. The depreciated cost at 4% is worked out to Rs.25,000/-. The prime cost is worked out @ Rs.12/- per sq.ft.

8. I value the area of 1407 sq.ft. of land @ Rs.3/- per sq.ft. or at a sum of Rs.4,221/- or say Rs.4,200/-.

9. The full value of the property is assessed by me @ Rs.(25000 + 4,200/-) 29,200/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

KSTI/

48

11/967.  
Feb. 22, 1969.

REPORT

is worked out to Rs.4,339/- I have capitalized it on the basis

Under instructions from Shri.A.V.Gandhe of Poona, I have inspected his immovable property at Poona with a view to ascertain its present market value. In my opinion, fair and proper.

The property is comprised of a plot of land and a building newly built thereupon. It bears House No.331-A/2 of Shaniwar Peth, Poona City. The land has a frontage of 26'-3" on a public road and depth of 46'-3" and admeasures about 1214 sq.ft. in area. It is of a Gaothan tenure. It is carved out of larger holding H.No.331-A/1 of Shaniwar Peth.

Situation : The property is situated in the Shaniwar Peth of the City, on a road branching off the Kanya shala Road, which carries a heavy traffic, having a large number of shops. The road on which the property abuts is about 30' wide and has shopping potential, though limited. All the auxiliary services are available. The other necessary amenities are also readily available.

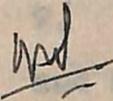
Building : It is a ground and two upper floor building of masonry class, with 14" and 9" brick masonry walls in cement mortar, plastered and colour washed. The floor and roof have R.C.C. slabs. The flooring is of rough Shahabad. The doors are of teak wood panels while the windows are partly panelled and partly glazed. All wood <sup>work</sup> ~~work~~ is oil-painted. The stairs is of R.C.C. with parapet etc. On the ground floor there are 2 shops fronting the road and 2 tenements on the rear, with a small open-to-sky chowk in between. On the two upper floors there are similar tenements. Common sanitary accommodation is provided on each floor.

Valuation : The building was completed very recently and is structurally sound. I assess its gross rental @ Rs.7,200/- per annum. Deducing all the outgoings @ 35%, the net annual value

18/3/53.  
March 4, 1953.

is worked out to Rs.4,080/- I have capitalized it on 6% basis or @ 16 2/3 Years' Purchase to arrive at the capital value of Rs.78,000/-.

The value so derived by me is in my opinion, fair and proper.

  
(R.G.PUNDLIK.)

The property is comprised of a plot of land containing a building and bears Plot No. 11-A, Part, F.P. No. 2/408, F.P. No. 2/408 of F.P.S., Poona No. 111 and is bounded as follows:-

- North : F.P. No. 2/408;
- South : F.P. No. 2/408;
- West : Poona-Satara Road;
- East : F.P. No. 2/408.

The land is of a free-hold tenure and measures 1732 sq.ft. It has a frontage of 110' on the Poona-Satara Road and depth of 157' (average). The plot of land was purchased for Rs. 28,500/- in 1952, giving a price of Rs. 16,460 per sq.ft.

Situation : It is situated directly abutting on the Poona-Satara Road, close to the Poona-Satara F.P.S. station. The whole neighbourhood is fast developing with the Poona-Satara Road acquiring commercial and industrial potential. All the bulk of lands on the east or west side of the property under report, are already occupied by industries. All the municipal services are available and so are the other necessary amenities.

Following are the details of the building and (a) office premises and (b) ... (a) ... (b) ...

18/369.  
March 8, 1969.

REPORT

Under instructions from Shri T.S. Pandit of Poona I have inspected his immovable property at Poona, with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears Plot No.11-A, Part, S.No.705-A of Gultekdi, F.P.No. 2/408 of T.P.S., Poona No.III and is bounded as follows:-

North : F.P.No.2/408;

South : F.P. No.3/408;

West : Poona-Satara Road;

East : F.P.No.8/408.

3. The land is of a free-hold tenure and admeasures 17381 sq.ft. It has a frontage of 110' on the Poona-Satara Road and depth of 155' (average). The plot of land was purchased for Rs.12,291/- in 1958, giving a rate of Rs.0=70 per sq.ft.

4. Situation : It is situated directly abutting on the Poona-Satara Road, close to the Svar-Gate P.M.T. bus terminus. The whole neighbourhood is fast developing with the Poona-Satara Road acquiring commercial and industrial potential. All the belt of lands on the rear or east side of the property under report, are already absorbed by industries. All the auxiliary services are available and so are the other necessary amenities.

5. Building : It is formed of : (a) workshop and (b) Office premises and is named as "Shashi Chambers". (a) Workshop: It is a ground floor structure with R.C.C. columns and brick enclosing walls, plastered or pointed

51

and colour washed. The roof is of T.W. 'King-post' trusses and A.C. sheet roofing. The wood-work is given a priming coat of oil-paint. The windows are of T.W. without shutters and with expanded metal filling and M.S. bars. The flooring is of Indian Patent stone type presently damaged at places. Attached to the workshop is a mezzanine floor (10'-9" x 6'-9") with sanitary unit at the eastern end and entrance and staircase at the western end, forming the front of the building.

It has R.C.C. (mezzanine) floor slab and is enclosed on ground floor; both these floors are used as office and storage space. The whole of this area is in the owner's occupation (Messrs Pandit Engineering Works).

Office premises:- It is an R.C.C. frame structure of ground and 2 upper floors, with 9" external and 4 1/2" internal brick walls, plastered and colour-washed. The floor and roof slabs are of R.C.C. construction. Ground floor is let out to 'Avery' Co. with office and storage area.

The first floor is let out to the Maharashtra Bank and the Second to the M.S.E.B. The doors are of T.W. and windows glazed <sup>and secured</sup> with M.S. bars. The flooring is of marble mosaic tiles. Walls are plastered over and colour washed. Staircase is of R.C.C. with chequered tile treads; part of staircase at the terrace level is left unfinished.

6. Area: (a) Workshop: It covers plinth area of 3410 sq.ft. <sup>on</sup> ground floor and mezzanine floor.

(b) Office premises: It covers plinth area of 2333 sq.ft. on each of the ground, first and second floors or a total area of : 7149 sq.ft.

7. The major part of the building is stated to be built in 1965 and the workshop and office premises are estimated to have an average future life of 65 years. The depreciation is considered negligible and prime cost is worked out as under:

(a) Workshop including mezzanine floor:  
3410sq.ft. @ Rs.14/-per sq.ft.. Rs. 47,740/-

(b) Office premises:7149sq.ft.

|                           |        |                |
|---------------------------|--------|----------------|
| @ Rs.20/-per sq.ft.       |        | Rs. 1,42,980/- |
| Statement on Rental Value | Total  | Rs. 1,90,728/- |
| Shri T.S. Pandit bearing  | or Say | Rs. 1,90,700/- |
| of Saitkhi, Poona.        |        |                |

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.29,310/- p.a. This gives the rental of Rs.32,567/-p.a. The rentx received is Rs.2,700/-<sup>or</sup>Rs.32,400/- excluding the workshop area occupied by the owner who I understand, allows a rent of Rs.200/-p.m. therefore I have considered the rent of Rs.2900/-p.m. or Rs.34,800/-p.a.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.19,450/-Purchase. The capitalized value is thus worked out to Rs.2,78,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

KSTI/

(iii) Net annual value is capitalized on 7% basis or at 14 2/7 Years' Purchase. The capital value of the property is worked out to Rs.2,77,360/- or say Rs.2,78,000/-

(R.G.PUNDLIK.)

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APPENDIX

Statement on Rental Valuation of Property of  
Shri T.S.Pandit bearing Plot No.11-A part etc.  
of Gultekdi, Poona.

I)

|                           |                  |
|---------------------------|------------------|
| i) Cost of the building.. | Rs. 1,90,700/-   |
| ii) Gross Rent            | Rs. 34,800/-P.A. |
| iii) Net Rateable value   | Rs. 31,320/-P.A. |

II) OUTGOINGS

|   |                  |
|---|------------------|
| i) Municipal taxes @ 35% on<br>Rs.31,320/-                    | Rs. 10,962/-P.A. |
| ii) Repairs & maintenance @ 8%<br>on Rs.34,800/-              | Rs. 2,784/-P.A.  |
| iii) Collection and management<br>charges @ 2% on Rs.34,800/- | Rs. 696/-P.A.    |
| iv) Insurance @ 0.19% on of<br>Rs.1,90,700/-                  | Rs. 326/-P.A.    |
| v) Sinking fund @ 4% on 9/10 of<br>Rs.1,90,700/-              | Rs. 583/-P.A.    |
| Total   | Rs. 15,351/-P.A. |
| or Say Rs.  | 15,350/-P.A.     |
| Net annual value  | Rs. 19,450/-     |

III)

Net annual value is capitalized on  
7% basis or at 14 2/7 Years' Purchase.

The capital value of the property is  
worked out to Rs.2,77,860/-  
or say Rs.2,78,000/-

(R.G.PUNDLIK).

26/369  
March 20, 1969.

REPORT

Under instructions from M/s Hakemchand  
their  
Ishwardas of Poona I have inspected/property at Poona  
with a view to assess its present market value.

2. The property is comprised of a plot of land  
and a building and bears H.No. 204, Raviwar Peth, C.T.S.  
No.671, Gurwar Peth, of Poona City and is bounded as  
follows:-

North : Owners' property; South: Adjoining  
property;

West : Road; East : Lane.

3. The land is of a Gaethan Saramaphi tenure and  
admeasures 2043 sq.ft. It has a frontage of 20'-0" on  
public road and depth of 90'-0" (about).

4. Situation : The property is situated in central  
part of the city which is thickly populated and is near  
the phulwala chowk. The property is located in good class  
of people. All auxiliary services and amenities are  
available. The property is well situated. The properities  
in this part are developed with the buildings used for  
residential and commercial purposes.

5. Building : It is ground and three upper floor  
building of partly T.W. frame and partly lead bearing  
structure having brick masonry walls plastered and colour  
wash. The door and windows are of T.W. with plain  
panelled shutters, oil painted. The windows have been  
provided with guard bars. The flooring is of rough Shahabad  
the floor is of T.W.joist boarding. The roof is of C.G.I.  
shhet on T.W.roof members. The staircase is of T.W.with  
T.W. treads and risers. The ground floor is in possession  
of owner and remaining floors are let out to tenant,

6. Built area : Front part of the building rises to four storeys while the remaining rear part is built only upto ground floor. It covers plinth area of 4747 sq.ft. on all the floors together.

7. The building is stated to be 45 years old and is estimated to have a future life of 35 Years. The depreciated cost at 4% is worked out to Rs.31,700. The prime cost being worked at Rs.16/- per sq.ft. to Rs.75,900/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1,270/-p.a. This gives the rental of Rs.1,411/- p.a. The rent received is Rs.86/- p.m. or Rs.774/- p.a. I have considered the rent of Rs.230/- p.m. or Rs.2,760/- p.a.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.2,000/- It is capitalized on 6% and 4% basis or at 13.59, Years' Purchase. The capitalized value is thus worked out to Rs.27,180/-. To this the land value as shown, is added to give full value of the property to Rs.28,600/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

XSTI/

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

M/S Hakanchand Ishwardas bearing H.No. 204 (New) Raviwar , Poona.

-----

I)

|                                     |                   |
|-------------------------------------|-------------------|
| i) Depreciated cost of the building | Rs. 31,700=00     |
| ii) Gross rent                      | Rs. 2,760=00 P.A. |
| iii) Net Ratesble value             | Rs. 2,484=00 P.A. |

-----

II) OUTGOINGS.

|  |                 |
|--|-----------------|
| i) Municipal taxes @ 26/- % on Rs.2908/-                   | Rs. 646=00 P.A. |
| ii) Repaire & maintenance @ 10 % on Rs.2760/-              | Rs. 276=00 P.A. |
| iii) Collection and management charges @ 2 % on Rs.2,760/- | Rs. 55=00 P.A.  |
| Iv) Insurance @ C.19 % on 9/10 of Rs.31700/-               | Rs. 54=00 P.A.  |

Total Rs. 1,031=00 P.A.

Say Rs. 1,030=00

Net annual value Rs. 1,730=00

-----

III)

Net annual value is capitalized on 6% and 4 % basis or at 13.59 Years Purchase.

The value of the Property is Rs. 23,500=00

Add present value of land defered for 35 years @ 4 % the land valued at Rs. 10/- per sq. ft.

Rs. 5,100=00

Full value Rs. 28,600=00

-----

(R.G.PUNDLIK.)

25/369  
March 20, 1969.

REPORT

Under instruction from Shri Chimanlal Hargevandas Shah of Poona I have inspected his property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building which bears H.No.206 (new) Raviwar Peth and 673 (old) Vetal Peth of Poona City and is bounded as follows.

|                   |                              |
|-------------------|------------------------------|
| North : H.No. 674 | South : 672                  |
| West : Road       | East : H.No.658,659 and 660. |

3. The land is of a Gaethan Saramaphi tenure and admeasures 2349 sq.ft. It has a frontage of 25'-0" on Raviwar Peth road and depth of about 95'-0".

4. Situation : The property is situated in Raviwar Peth area which is thickly populated by residential as well as commercial minded people. All the auxiliary services and ammenities are readily available. The property is well situated.

5. Building : There are two buildings:

Building (A) in the front:- This is ground and three upper floor building of T.W. frame class and load bearing brick walls which are plastered, painted and coloured wash. The flooring is of rough Shahabad. The ceiling floor is of T.W.joist boarding. The doors and windows are of T.W. with plain planked shutters which are oil painted. The staircase is of R.C.C. with I.P.S. treads and risers. The third floor is covered over with G.G.I. sheet roofing on T.W.reef members. This building is rented out to tenants.

Building (B) in the rear:- This is ground and two upper floor building of R.C.C. frame type with brick walls, plastered and coloured wash. The flooring on ground floor is not finished while that on upper floor is of marble mosaic type. The doors have plain panelled shutters. The windows have partly glazed and partly panelled shutters which are oil painted. There is R.C.C. slab on top. The windows have been provided with decorative grill work. The staircase is of R.C.C. This is wholly occupied by owners. The second floor is partly built, remaining area having been left as open terrace.

6. Built area: Building 'A'

It covers plinth area of 1276 sq.ft. on ground floor. The area at first, second and third floor is 1276 + 1276 + 1276 sq.ft. respectively. The total floor area including staircase unit is worked out to 5434 sq.ft.

Building 'B'

It covers plinth area of 615 sq.ft. on ground floor, 615 sq.ft. on first floor and 300 sq.ft. on second floor. The total built area is worked out to 1530 sq.ft.

7. Building 'A' : The building is stated to be 35 years old and is estimated to have a future life of 35 years. The depreciated cost at 4% is worked out to Rs.61,500/-. The prime cost is worked out at Rs.14/- per sq.ft.

Building 'B' : The building is stated to be built in 1966 and so the question of depreciation does not arise. The actual cost is assessed at Rs.22/- per sq.ft. or Rs.33,660/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.4635/- p.a. This gives the rental of Rs.5150/-p.a. The rent received is Rs.315/- p.m. or Rs. 3780/-p.a. I have considered the rent of Rs.565/-p.m. or Rs.6,780/-p.a.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.4825/-, It is capitalized on 6% and 4%

basis or at 15.026 Years' Purchase. The capitalized value is thus worked out to Rs.65,700/-. Adding land value the full value of the property is Rs.70,700/-. which is fair and my opinion.

|  |                  |
|--|------------------|
| i) Depreciated cost of the building (as per valuation) | Rs. 95,000/-     |
| ii) Gross Rent   | Rs. 6,000/- P.A. |
| iii) Net market value                                  | Rs. 6,700/- P.A. |

(R.G.PUNDLIK.)

KSTI/-

|  |                  |
|--|------------------|
| i) Municipal Taxes & Rates             | Rs. 1,000/- P.A. |
| ii) Repairs and Maintenance            | Rs. 500/- P.A.   |
| iii) Collection and Management charges | Rs. 100/- P.A.   |
| iv) Insurance of Rs. 100/-             | Rs. 100/- P.A.   |
|  | Rs. 1,700/- P.A. |
|  | Rs. 5,000/- P.A. |
|  | Rs. 3,400/- P.A. |
|  | Rs. 4,700/-      |

Net market value is capitalized on 6% rate on basis of an average life of 50 years or at 15.026 Years' Purchase

The capitalized value of the property is Rs. 65,700/-

As per the land value, assumed for 20 years @ 2% the land value is Rs. 15/- per sq. ft.

Full value is Rs. 70,700/-

APPENDIX

Statement on Rental Valuation of Property of  
Shri Chimanlal Hargovandas Shah bearing H.  
No. 206, Raviwar Peth, Poona-2.

I)

|  |                  |
|--|------------------|
| i) Depreciated cost of the building (of both building) | Rs. 95,000/-     |
| ii) Gross Rent   | Rs. 6,780/- P.A. |
| iii) Net Rateable value                                | Rs. 6,102/- P.A. |

II) OUTGOINGS

|   |                  |
|---|------------------|
| i) Municipal taxes @ 27½% on Rs.6,102/-                   | Rs. 1,678/- P.A. |
| ii) Repairs and Maintenance @ 8% on Rs.6,780/-            | Rs. 407/- P.A.   |
| iii) Collection and Management charges @ 3% on Rs.6,780/- | Rs. 150/- P.A.   |
| iv) Insurance @ 0.19% on 9/10 of Rs.95,000/-              | Rs. 162/- P.A.   |

Total Rs. 2,397/- P.A.

Say Rs. 2,400/- P.A.

Net annual value

Rs. 4,380/-

III)

Net annual value is Capitalized on 6% and 4% basis for an average life of 50 year or at 15.026 Years' Purchase

The capitalized value of the property is Rs. 65,700/-

Add for the land value, deferred for 50 years @ 4%, the land valued at Rs.15/- per sq.ft.

Rs. 5,000/-

Full valued Rs. 70,000/-

(R.G.PUNDLIK.)



7. The building is stated to be 45 years old and is estimated to have a future life of 25 years. The depreciated cost at 4% is worked out to Rs.64,000/-. The prime cost being worked out at Rs.12/- per sq.ft. or at Rs.96,000/-.
8. The Poona Municipal Corporation has assessed its net rateable value at Rs.3,045/- p.a. This gives the rental of Rs.3,383/- p.a. The rent received is Rs.248/- p.m. or Rs.2,856/- p.a. I have considered the rent of Rs.3,383/- p.a.
9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.2,103/-. It is capitalized on 6% and 4% basis or at 11.90 Years' Purchase. The capitalized value is thus worked out to Rs.25,025/-. To this the land value is added as shown in Appendix to give full value of the property at Rs.43,500/- which, in my opinion, is fair and proper.

(R. G. PUNDLIK)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri. Chimanlal Harigovinddas bearing H.  
No. 100, Garwar Path, Poona - 2.

I)

|                                     |                    |
|-------------------------------------|--------------------|
| i) Depreciated cost of the building | Rs. 64,000-00      |
| ii) Gross Rent                      | Rs. 3,383-00 P. A. |
| iii) Net Lettable Value             | Rs. 3,045-00 P. A. |

II) OUTGOINGS

|  |                    |
|--|--------------------|
| i) Municipal taxes @ 24% on Rs. 3,045/-                    | Rs. 731-00 P. A.   |
| ii) Repairs & Maintenance @ 10% on Rs. 3,383/-             | Rs. 338-00 P. A.   |
| iii) Collection and Management Charges @ 3% on Rs. 3,383/- | Rs. 101-00 P. A.   |
| iv) Insurance @ 0.10% of Rs. 64,000/-                      | Rs. 109-00 P. A.   |
|  | Rs. 1,279-00 P. A. |
| Net annual value   | Rs. 2,103-00       |

III)

Net annual value is capitalized on 6% and 4% basis or at 11.90 Years' Purchase

The capitalized value of the property is Rs. 25,025-00

Add the land value deferred for 25 years @ 4%, the land valued at Rs. 8/- per sq. ft. Rs. 18,468-00

Rs. 43,493-00

Say Rs. 43,500-00

75/772 .

~~29/369~~

~~March, 21, 1969.~~

# July 25, 1972

341

REPORT

Under instructions from M/s. Hakanchand Ishwardas of Poona

I have inspected his immovable property at Poona with a view to assess its present market value as in January 1954.

2. The property is comprised of a plot of land and a building and bears H.No. 724, 725 (Old) Shukrawar Peth, and 1009, 1034, Budhwar Peth, of Poona City and is bounded as follows :-

North : Adjoining property;                      South : Adjoining property;  
West : Lane;    East : Road;

3. The land is of a Gaethan <sup>Saramapli</sup> Serampai tenure and admeasures 1044 sq.ft. It has a frontage of 19'-6" on Dane Ali road and depth of 119'-0" .

4. Situation : The property is situated on Dane Ali road and in a locality not considered very desirable, in view of its association with the socially objectionable trades carried on by the women folk. The owners, in fact, are stated to be receiving no rent from such occupants on of the first floor.

5. Building : This is ground and one upper floor building in brick masonry walls in mud mortar and mud plastered and colour <sup>washed.</sup> wash. The flooring is of F.P.S. type. The doors and windows are of T.W. with panelled shutters which are oil painted. The ceiling floor is of T.W. with patai. The building is covered over with C.G.I. sheets on T.W. roof members.

There is hotel on the ground floor and the first floor is used for the trade described above. There is open space left unbuilt on the rear side which is found to admeasure about <sup>1000</sup> 1100 sq.ft. which is valued as surplus land .

6. Built Area : It covers plinth area of 1400 sq.ft. on the two floors together. An area of 944 sq.ft. is considered going with the building

.....

1969  
40  
1929  
1954  
25  
65

1969  
40  
1929  
1954  
25  
65

38-95  
10042  
7790  
15580  
163590  
9800  
164  
1312  
1476  
16072  
9800  
-16  
82

*[Faint, mostly illegible text from the reverse side of the page, appearing as bleed-through.]*

7. The building is stated to be <sup>25</sup>40 years old and is estimated to have a future life of <sup>40</sup>25 years. The depreciated cost at <sup>3 1/2 %</sup>4% is worked out to <sup>8,200/-</sup>Rs. 12,000/-, <sup>having been</sup> The prime cost being assessed at <sup>7/-</sup>Rs. 13/- per sq. ft. or at <sup>7/-</sup>Rs. 12,200/-.
8. The Poona Municipal Corporation has assessed its net rateable value at <sup>1,890/-</sup>Rs. 700/- p.a. This gives the rental of <sup>2100/-</sup>Rs. 777/- p.a. <sup>as per its Bill No. TB/B 18844 dated</sup> The rent received is <sup>1,200/-</sup>Rs. 50/- p.m. or <sup>2,100/-</sup>Rs. 600/- p.a. I have considered the rent of <sup>2,100/-</sup>Rs. 777/- p.a.
9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to <sup>6% & 3 1/2 %</sup>Rs. 500/- . <sup>13.922</sup>1,470/- It is capitalized on <sup>6% & 3 1/2 %</sup>7% and <sup>13.922</sup>4% basis or at <sup>20,500/-</sup>10.637 Years' Purchase. The capitalized value is thus worked out to <sup>20,500/-</sup>Rs. 5,318/-. To this the present value of the land and that of surplus land is added to give full value of the property at <sup>24,000/-</sup>Rs. 12,500/- which, in my opinion, is fair and proper.

12-5-54

(R. G. PUNDLIK)

The building is stated to be 40 years old and is estimated to have a future life of 20 years. The depreciated cost at 40 is worked out to be \$100,000. The prime cost being \$200,000 - 50% = \$100,000.

The Town Municipal Corporation has advanced the net value of \$100,000. This gives the rate of 10% per annum. I have considered the rate of 10% per annum. The annual outgoings are deducted as shown in the accompanying statement.

Net Annual Income. The net annual value is worked out to be \$10,000. It is contained on 7 and 8 pages of the 100 years valuation. The equivalent value is then worked out to be \$10,000. In this the amount of the land and that of surplus land is added to give the value of the property at 10% per annum - which, in my opinion, is fair and proper.

(SIGNED)

73800  
 3690  
 5166  
 55350.00

13.422  
 141  
 97454  
 55688  
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 20465240

944  
 3  
 2832  
 708

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

M/s. Nakanchand Ishwardas bearing R. No.724, 725, Shukrawar Peth, Poona - 2.

I)

|                                     |                            |
|-------------------------------------|----------------------------|
|                                     | 8,200/-                    |
| 1) Depreciated cost of the building | Rs. 12,000-00              |
| ii) Gross Rent                      | Rs. 2,100/-<br>777-00 P.A. |
| iii) Net Rateable Value             | Rs. 1,890/-<br>700-00 P.A. |

II) OUTGOINGS

|  |                             |
|--|-----------------------------|
| 1) Municipal taxes @ 20% on Rs. 700/-                    | 2,100/-<br>Rs. 436/-        |
| ii) Repairs & Maintenance @ 10% on Rs. 777/-             | 1,890/-<br>Rs. 140-00 P.A.  |
| iii) Collection and Management Charges @ 3% on Rs. 777/- | 2,100/-<br>Rs. 126/-        |
| iv) Insurance @ 0.19% on 9/10 of Rs. 12,000/-            | 8,200/-<br>Rs. 72-00 P.A.   |
|  | 63/-<br>Rs. 38-00 P.A.      |
|  | 0.075/-<br>Rs. 6/-          |
|  | Rs. 21-00 P.A.              |
|  | Rs. 631/-                   |
|  | Rs. 277-00 P.A.             |
|  | Total Say Rs. 630/- P.A.    |
|  | Net annual value Rs. 500-00 |
|  | 1,470/-                     |

III)

|   |                         |
|---|-------------------------|
| 1) Net annual value is capitalized on 6% & 3 1/2% 7% and 4% basis or at 10.637 Years Purchase   | Rs. 20,560/-            |
| The capitalized value of the property is  | Rs. 5,318-00            |
| ii) Add for the present value of the land going with the building, deferred for 40 years at 3 1/2%: the land valued at Rs. 6/- per sq.ft. | 700/-<br>Rs. 2,120-00   |
| iii) Add the value of the surplus land admeasuring 1000 sq.ft., at Rs. 3/- per sq.ft.   | 3,000/-<br>Rs. 5,000-00 |
|   | 3/-                     |
|   | Total Rs. 12,438-00     |
|   | 24,200/-                |
|   | Say Rs. 12,500-00       |
|   | 24,000/-                |

28/369  
March, 21, 1969.

REPORT

Under instructions from M/s. Hakamchand Ishwardas, of Poona I have inspected their property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears H.No.444, Shukrawar Peth, Poona City.
3. It is of a Gauthan Saramaphi tenure. The land admeasures 3861 sq.ft. It has no frontage of on any, road and is accessible by a small about 6'-0" wide lane, that branches off from the shiveji road.
4. Situation : The property is situated much inside from the Shivaji road and on a 6'-0" wide lane. This part of the city is occupied by low income group people. All services are available. All amenities are also available within easy reach.
5. Building : It is built to form different structures with small chowk left in between except for the structure measuring 48'-4" x 15'-6" which has a ground and one upper floor. Other structures are only ground floor. These ground floor structures have mud mortar brick walls and C.G.I. sheet roof. The flooring is of mud. The teakwood doors have plain panelled shutters and windows are of ventilator type with m.s.bars. The storeyed structure has brick walls in mud mortar pointed and colour washed. The floor is of wooden joist boarding etc and is covered over with a C.G.I. sheet roof. These structures are not in a fair condition.  
All these buildings are rented out to tenent for residential purpose.

.....2.....

- 6. Built Area : The built area of all the structures together is 3620 sq.ft.
- 7. The building is stated to be about 45 years (average) old and is estimated to have a future life of 15 years. The depreciated cost at 4% is worked out to Rs.14,500/- The prime cost being worked out at Rs.8/- per sq.ft. or rs. 29,000/-
- 8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1035/- p.a. This gives the rental of Rs.1150/- p.a. The rent received is Rs.94=50 p.m. or Rs. 1134/- p.a. I have considered the rent of Rs.1150/-p.a.
- 9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.690/- It is capitalized on 7% and 4% basis or at 8.337 years. The capitalization is done at 7% in view of the situation of the property and the burden some nature of old rent and the tenants, which together will adversely affect the market value. The land value is added as shown to give full value of the property at rs.16,500/- which in my opinion, is fair and proper.

(R.G.PUNDLIK.)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

M/S Hakemchand Ishwardas bearing H.

No. 444, shukrawar peth, poona-2.

-----

I)

|                                     |                   |
|-------------------------------------|-------------------|
| 1) Depreciated cost of the building | Rs.14,500=00      |
| ii) Gross Rent                      | Rs. 1,150=00 P.A. |
| iii) Net Rateable Value             | Rs. 1,035=00 P.A. |

-----

II) OUTGOINGS

|   |     |             |
|---|-----|-------------|
| 1)  |     |             |
| i) Municipal taxes @ 22 % on Rs.1035/-                    | Rs. | 228=00 P.A. |
| ii) Repairs & Maintenance @15% on Rs.1150/-               | Rs. | 173=00 P.A. |
| iii) Collection and Management Charges @ 3% on Rs. 1150/- | Rs. | 34=00 P.A.  |
| iv) Insurance @ 0.19% on 9/10 of Rs.14,500/-              | Rs. | 25=00 P.A.  |

Total Rs. 460=00 P.A.

Net annual value Rs. 690=00

-----

III)

Net annual value is capitalized on 7 % and 4 % basis or at 8.337 Years Purchase

The capitalized value of the property is Rs. 5780=00

Add the present value of the land deferred per 15 years 3.30 at 4 % the land valued at Rs.3=50 per sq.ft.

Rs. 7492=00

Full value Rs. 13279=00

Say Rs. 13300=00

-----

24/369  
March 21, 1969.

R E P O R T

Under instructions from Shri Chimanlal Hargovinddas Shah of Poona, I have inspected his property at Poona with a view to assess its present market value.

2. The property is comprised of open plots of land described herebelow and bear C.T.S. No. 1076, S.No. 111 of Bhamburda F.P. 428 of T.P.S. Poona No.1.

| <u>Description :-</u> | Sub plot No. | area        |
|-----------------------|--------------|-------------|
|                       | 2            | 6407 sq.ft. |
|                       | 11           | 6085 sq.ft. |
|                       | 17           | 5734 sq.ft. |
|                       | 24           | 6577 sq.ft. |
|                       | 25           | 5451 sq.ft. |

3. These plots form plot of a large parcel of land purchased by the owner in 1950. This land was developed by installing drainage and water lines and constructing roads. Sub-plots so developed were disposed off to different people.

The land is situated on the Gokhale road with a narrow frontage of about 255'-0" and depth of about 560'-0". Plot no. 24 abuts on the Gokhale road while all the four remaining plots under valuation are situated at the extreme rear, abutting on a 15'-0" wide road. These plots are accessible by Gokhale road which branches off from the Fergusson College road. The locality is developed and residential buildings are being built in the land near about. As stated all the auxiliary services are available. The necessary amenities are mostly situated away, from the plots under reports.

4. The sale deed, under which the sub plots no 10 has been sold, discloses the rate of Rs.1-50 per sq.ft. in 1964. This plot is situated like plot no.24, on the

Gokhale road. Plot Nos. 2, 11, 17 and 25 besides being at the rear end of the colony, are low lying by 0 1'-0" to 2'-0" and have uneven surface. Plot no.24 is however quite level.

5. I therefore value the plots as under:-

| Plot No. | area       | rate            | Amount   |
|----------|------------|-----------------|----------|
| 24       | 6577sq.ft. | 3 per sq.ft.    | 19,731/- |
| 2        | 6407 )     | 2=50 per sq.ft. | 59,192/- |
| 11       | 6085 )     |                 |          |
| 17       | 5734 )     |                 |          |
| 25       | 5451 )     |                 |          |

Total Rs. 78,923/-  
Say Rs. 79,000/-

The value so derived by me of the plots in question is, in my opinion, is fair and proper.

(.S.G.PUNDLIK.)

KSTI/-

71

20/369  
March 21, 1969.

REPORT

Under instructions from Shri S.A.Kher of Ahmedabad I have inspected his immovable property at Poona. with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears sub-plot No.2, S.No.125 of Erandawna and F.P.No.80 of T.P.S., Poona No.I.
3. The land is of a freehold tenure and admeasures 14343.91 sq.ft. It has a frontage of 149'-6" on 20' wide Bhandarkar cross road and depth of about 95'. There is a main bungalow and an outhouse presently standing on the land. The bungalow covers plinth area of about 2000 sq.ft. while the permissible one-third built area is worked out to 4782 sq.ft. However, as per the open spaces left, one more building having an area of 2400 sq.ft. can be built on the east side of the existing bungalow. On the west side the open space left will not permit any substantial structure to be built. On this basis, the surplus land of 7200 sq.ft. is considered available. The outhouse is therefore neglected.
4. Situation : The property is situated on a 20' wide colony road that branches off towards east, from the Bhandarkar (Chiplunkar) Road, nearabout the Film Institute of India. All the auxiliary services are available while the necessary amenities are available though not all at within easy reach.
5. Building : It is a storeyed building with the first floor partly built. It is of masonry class with 14" and 9" brick walls, plastered and colour washed.

L

<sup>floor</sup>  
The ~~floor~~ and roof slabs are of R.C.C. construction. The doors are of T.W. with panelled and polished shutters, some having glazed ventilators. The windows are of T.W., glazed, and have decorative grille. The flooring includes decorative tiles, polished Tander stone slabs and marble mosaic tiles. The sanitary units have glazed tile dado. The electric wiring for the main rooms is of concealed type. The stairs is of R.C.C. with polished Tander treads. On the first floor the doors have flush shutters with decorative panels. The terrace is finished with multi-coloured China mosaic as also plain cement flooring. The open spaces are paved in part.

6. Built area: It covers pbinth area of 2000 sq.ft. on ground floor. The area at first floor is 652 sq.ft. The total floor area is worked out to 2652 sq.ft.

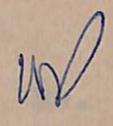
7. The ground floor of the building is stated to be built in 1940 and the first floor in about 1948 and is estimated to have a future life of 40 years. The depreciated cost at 4% is worked out to Rs.55,500/-. The prime cost is considered @ Rs.25/- per sq.ft. or @ Rs.66,300/-.

8. The building is self-occupied. It is designed in a manner that will not permit separate lettings unless some additions and alterations are made.

9. The Poona Municipal Corporation has assessed its net rateable value at Rs.3,240/- p.a. This gives the rental of Rs.3,600/- p.a.

10. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.2,370/-. It is capitalized on 6% and 4% basis or @ 14.38 Years' Purchase. The capitalized value is thus worked out to Rs.34,080/-.

The present value of the land  
 To this going with the existing building and the value  
 of the surplus land, are added to arrive at the full  
 value of the property @ Rs.77,500/- which, in my opinion,  
 is fair and proper.



(R.G.PUNDLIK.)

|  |     |          |
|--|-----|----------|
| 1) Estimated cost of the building                                    | Rs. | 45,000/- |
| 2) Gross Rent  |     | 10,000/- |
| 3) Net Estimable Value   | Rs. | 3,500/-  |
| -----  |     |          |
| 4) OUTGOINGS   |     |          |
| 1) Municipal Taxes   | Rs. | 500/-    |
| 2) Repairs & maintenance @ 2% on Rs.3,500/-                          | Rs. | 70/-     |
| 3) Collection and management charges @ 2% on Rs.3,500/-              | Rs. | 70/-     |
| 4) Insurance @ 0.1% on 3/5% of Rs.3,500/-                            | Rs. | 35/-     |
| Total  | Rs. | 1,270/-  |
| Net amount value   | Rs. | 2,230/-  |
| -----  |     |          |
| 5) The market value of the property is                               | Rs. | 77,500/- |
| 6) Add present value of land, etc. of land (going with the building) | Rs. | 10,000/- |
| 7) Add gross rent  | Rs. | 10,000/- |
| Total value  | Rs. | 77,500/- |
| 8) Less net amount value   | Rs. | 2,230/-  |
| Value of surplus land  | Rs. | 75,270/- |

APPEND IX

Statement on Rental valuation of Property of Shri S.A.Kher, bearing Sub-plot No.2,F.P. No.80 of T.P.S., Poona No.I.

-----

I)

|                                       |                 |
|---------------------------------------|-----------------|
| 1) Depreciated cost of the building.. | Rs. 55,000/-    |
| ii) Gross Rent                        | Rs. 3,600/-P.A. |
| iii) Net Rateable Value               | Rs. 3,240/-P.A. |

-----

II) OUTGOINGS

|   |               |
|---|---------------|
| 1) Municipal taxes  | Rs. 859/-P.A. |
| ii) Repairs & maintenance @ 6% on Rs.3,600/-              | Rs. 216/-P.A. |
| iii) Collection and management charges @ 2% on Rs.3,600/- | Rs. 72/-P.A.  |
| iv) Insurance @ 0.19% on 9/10 of Rs.55,500/-              | Rs. 85/-P.A.  |
| Total Rs.   | 1,232/-B.A.   |
| Say Rs.   | 1,230/-P.A.   |
| Net annual value Rs.                                      | 2,370/-       |

-----

III)

Net annual value is capitalized on 6% and 4% basis or at 14.38 Years' Purchase.

|   |              |
|---|--------------|
| 1) The capital value of the property is worked out to ..  | Rs. 34,080/- |
| ii) Add present value of 7144sq.ft. of land (going with the building) valued @ Rs.5/-per sq.ft., deferred @ 4% for 40 years.. | Rs. 7,430/-  |
| iii) Add 7200 sq.ft. of surplus land value @ Rs.5/- per sq.ft.  | Rs. 36,000/- |
| Full value  | Rs. 77,510/- |
| Say   | Rs. 77,000/- |

-----

(R.G.PU DLIK.)



8. The Poona Municipal Corporation has assessed its net rateable value at Rs. 985/- p.a. This gives the rental of Rs. 1,094/- p. a. The rent received is Rs.200/- p. a. I have considered the rent of Rs. 2,500/- p.a.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1585/- It is capitalized on 6 % and 4 % basis or at 14.18 Years Purchase. The capitalized value is thus worked out to Rs.22,500/-. To this the land value is added as shown in appendix to give full value of the property at Rs.25,000/- which is, in my opinion, fair and proper.

(R.G.PONDLIK.)

7

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri Chimanlal Hargovandas bearing H No. 205, Ravinar Peth, Poona : 2

-----

I)

|                                     |                   |
|-------------------------------------|-------------------|
| i) Depreciated cost of the building | Rs. 47,000=00     |
| ii) Gross Rent                      | Rs. 2,500=00 P.A. |
| iii) Net Ratable value              | Rs. 2,250=00 P.A. |

-----

II) OUTGOINGS

|  |                 |
|--|-----------------|
| i) Municipal taxes @ 26 % on Rs. 2250/-                        | Rs. 585=00 P.A. |
| ii) Repairs & Maintenance @ 8 % on Rs. 2500/-                  | Rs. 200=00 P.A. |
| iii) Collection and Management Charges<br>@ 2 % on Rs. 2,500/- | Rs. 50=00 P.A.  |
| iv) Insurance @ 0.19 % on 9/10 of Rs. 47000/-                  | Rs. 80=00 P.A.  |

Total Rs. 915=00 P.A.

Net annual value Rs. 1,585=00

-----

III)

Net annual Value is capitalized on 6 % and 4 % basis or  
at 14.18 Years Purchase

The capitalized value of the property is Rs. 22,500=00

Add for the present value of the land  
deperred for 40 years @ 4 % the land  
valued at Rs. 10/- per sq. ft. Rs. 2,400=00

full value Rs. 24,900=00

say Rs. 25,000=00

-----

(R.G. PUNDLIK.)

REPORT

Under instructions from M/s. Wakamchand Ishwardas of Poona I have inspected their property at Poona with a view to assess its present market value.

2. The property is comprized of a plot of land and a building and bears H.No.487, 488 Budhwar Peth, of Poona City and is bounded as follows :-

|                           |                            |
|---------------------------|----------------------------|
| North : Government lane   | South : Road;              |
| West : Adjoining property | East : Adjoining property; |

3. The land is of a Gaethan Saramaphi and admeasures 1674 sq.ft. It has a frontage of 27'-0" on Budhwar Chok to Moti Chok road and depth of about 65'-0".

4. Situation : The property is situated on road leading from Moti Chok to Budhwar Peth Chok which is a very busy road. The area is - developed all types of commercial activities are carried on large scale. All the amenities and auxiliary services are readily available. The property is well situated.

5. Building : This is ground and three upper floor building with partly T.W. frame and partly load bearing brick masonry walls plastered and colour washed; internally. The walls are pointed and plastered. externally. The flooring is of rough Shahabad. The ceiling floor is of T.W. joist boarding. The doors are of T.W. with plain planked shutters. The windows have panelled shutters, which are oil painted. The staircase is of T.W. with T.W. treads and plain risers. There is balcony in the front and rear. The building is completely occupied by owner who has his shop on ground floor with show room, and decorative ceiling. The third floor is covered over by C.G.I. sheets on T.W. roof members.

- 6. Built Area : It covers plinth area of 1565 sq.ft. on ground floor. The area at first, second & third floor is 1466 + 1466 sq.ft. + 1466 respectively. The total floor area is worked out to 5963 sq.ft.
- 7. The building is stated to be (about) 40 years old and is estimated to have a future life of 35 years. The depreciated cost at 4% is worked out to Rs.75,500/-. The prime cost being worked out at Rs.16/- per sq.ft. or at Rs.95,500/-.
- 8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1,845/- p.a. This gives the rental of Rs.2,050/- p.a. I have considered fair rent of the property at Rs.450/- p.m. or Rs.5,400/- p.a.
- 9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.3,335/- It is capitalized on 6% and 4% basis or at 13.59 Years' Purchase. The capitalized value is thus worked out to Rs.45,400/-. To this the land value is added as shown to give full value of the property at Rs.56,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

M/s. Hakamchand Ishwardas bearing H.

No. 487, 488 Dadhwar Peth, Poona-2.

I)

|                                     |                   |
|-------------------------------------|-------------------|
| 1) Depreciated cost of the building | Rs. 75,500-00     |
| ii) Gross Rent                      | Rs. 5,400-00 P.A. |
| iii) Net Ratebale Value             | Rs. 4,860-00 P.A. |

II) OUTGOINGS

|  |                   |
|--|-------------------|
| i) Municipal taxes @ 26 1/2% on Rs. 4,860/-    | Rs. 1,288-00 P.A. |
| ii) Repairs & Maintenance @ 10% on Rs. 5,400/- | Rs. 540-00 P.A.   |
| iii) Management charges @ 2% on Rs. 5400/-     | Rs. 108-00 P.A.   |
| iv) Insurance @ 0.19% on 9/10 of Rs. 75,500/-  | Rs. 129-00 P.A.   |
| Total  | Rs. 2,065-00 P.A. |
| Net annual value                               | Rs. 3,335-00      |

III)

Net annual value is capitalized on 6% and 4% basis or at 13.50 Years' Purchase.

The capitalized value of the property is Rs. 45,400-00

Add the value of the land deferred for 35 years at 4% the land valued at Rs. 25/- per sq. ft. Rs. 10,500-00

Full value Rs. 55,900-00

Say Rs. 56000-00

(B. G. FUNDLIK)

32/369.

March, 22, 1969.

REPORT

Under instructions from M/s. Hakamchand Ishwardas of Poona

I have inspected their property at Poona with a view to assess its present market value.

2. The property is comprised of 3 open plots of land which bear C.T.S. No. <sup>1194/1</sup> 1194/2 and 1194/3 of Dhasaburda and F.P. Nos. 551, and 552 of T.P.S.

Poona No. 1. and is bounded as follows :-

North : 45' road to Jangli Maharaj temple;

South : C.T.S.No. 1194/4;

West : F.P.No.559;

East : 25' Colony road.

3. The land is of a free hold tenure, and admeasures as under:

|               |                 |         |
|---------------|-----------------|---------|
| Plot No. 1 :- | 11944           | sq. ft. |
| Plot No. 2 :- | 11523           | sq. ft. |
| Plot No. 3 :- | 11250           | sq. ft. |
|               | <u>        </u> |         |
|               | 34717           | sq. ft. |

4. Situation : The plots are situated away from the Fergusson College road at a distance of less than one furlong. They are situated a little further away from the Fergusson College area and on the opposite or eastern side of the Fergusson College road.

All the necessary amenities and auxiliary services are available though not all at a closer distance.

The whole neighbourh od is being developed with mainly residential buildings belonging to better class of people. The plots are of regular shape and are level.

5. These plots are accessible by a 25' colony road, and each one of them is having an area of at least twice the minimum permissible area (5445 sq. ft.) . The dimensions of the plots (roughly 91' x 126') will not make it feasible for their subdivision in to two plots; except in the case of plot no: 1, as it is a corner plot. However, by reason of the fact that there is a high tension wire pylon of the Tata Power company,

such subdivision will not be possible. Besides an area of about 4000 sq.ft. is rendered unbuilable by existence of the Pylon. Taking all these facts in to consideration, I value the plots as under,

| Plot No.  | Area (Sq. ft.) | Rate Rs. persq. ft. | Amount<br>Rs. |
|-----------|----------------|---------------------|---------------|
| 1         | 11,944         | 3.00                | 35,832=00     |
| 2         | 11,523         | 3.25                | 37,450=00     |
| 3         | 11,250         | 3.25                | 36,562=80     |
| Total Rs. |                |                     | 1,09,844=00   |
| Say       |                |                     | 1,09,850=00   |

The value so arrived at by me is, in my opinion, fair and proper.

(R.G.PUNDLIK)

39/369  
March, 22, 1969

REPORT

1. Under instructions from Sharadkumar Anishand shah of Baramati I have inspected his property at Baramati with a view to assess its present market value.
2. The property is comprised of a plot of land and a building and bears H No. 420 of ward no.3 and C.T.S.No.888 to 894 of Baramati dist : Poona, and is bounded as follows:—

North : Baramati - Bhigwan Road      South : R.S.No. 857  
West : Adjoining property              East : R.S.No. 858

3. The land is of a 'C' tenure, and admeasured 3388 sq.yards or 30492 sq.ft.
4. Situation : It is situated within the Baramati Municipal limits, about 6 furlong away from the Baramati town and has direct frontage on the Baramati-Bhigwan road. The auxiliary services like water, sanitation, etc. are not available. Electricity however is available. The other necessary amenities are not available within easy reach.

5. Building : There is one main building, two shed type structures and one out-house, standing on the land.

1) Main building : This is ground floor building, directly fronting the road. The building is divided in two parts with open chowk in between.

The front part of the building is of load bearing class with squared rubble masonry walls, plastered and colour washed internally and pointed externally. The flooring is of rough shahabad. The roof is of T.W. joist, bearing, cobs etc. The doors are of T.W. with plain panelled shutters. The T.W. windows have partly glazed and partly panelled shutters and glazed ventilators and are secured with guard bars. The wood work is oil painted. The

rear part of the building has brick masonry walls and plastered and colour washed. The flooring is of rough shahabad. The roof is of T.W. roof on T.W. roof members. The doors and windows are of T.W. with plain planked shutters. *It has a Manglere*

(ii) Sheds : There are two sheds of semipermanent type. The sheds are covered over with C.G.I. sheet roof on round wooden balleys. The walls are formed of C.G.I. sheets fixed <sup>on</sup> a frame work of round balleys. The flooring is of mud. The doors are of tin sheets.

III) Out house : This is also of semi-permanent type having brick walls which are only pointed. The flooring is of rough Shahabad. The roof is of Manglore tiles on T.W. roof members. The doors and windows are of plain planked shutters. There are five single room tenements with continuous 5'-0" wide verandah running <sup>along the</sup> length. The verandah is covered with lean-to roof of Manglore tiles on frame work of T.W. posts, post-plates, rafters and battens. All the buildings are let out to tenants.

6. Built area etc.:-

| Item             | Built area<br>sq.ft. | Prime cost<br>Rs. per<br>sq.ft. | Age<br>years | Future<br>life<br>years | Depreciated<br>cost<br>Rs. |
|------------------|----------------------|---------------------------------|--------------|-------------------------|----------------------------|
| i) Main building | 2550                 | 14/-                            | 30           | 40                      | 30,300=00                  |
| ii) Sheds        | 1655                 | 6/-                             | 30           | 15                      | 4,400=00                   |
| iii) Outhouse    | 1575                 | 8/-                             | 30           | 20                      | 7,600=00                   |
| Total...         |                      |                                 |              |                         | 42,300=00                  |

7. The Baramati Municipality has assessed its net rateable value at Rs.995/- p.a. which give rent of Rs.1105/- p.a. The rent received is Rs.125/- p.m. or Rs.1,500/- p.a. I have considered rent of Rs.1,500/- p.a.

8. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The <sup>net annual</sup> value is worked out to Rs.1,125/- It is capitalized on 7% and 4% basis or @ 11.97 Years' Purchase. The capitalized value is thus worked out to Rs.13,460/-.

Considering an average life of 35 years of all buildings, the present value of the land is added as shown in the Appendix. The full value derived @ Rs. 15,400/- is, in my opinion, fair and proper.

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i) Sheds : There are two sheds of semipermanent type. The sheds are covered over with C.G.I. sheet roof on round wooden balleys. The walls are formed of C.G.I. sheets fixed <sup>on</sup> a frame work of round balleys. The flooring is of mud. The doors are of tin sheets.

III) Out house : This is also of semi-permanent type having brick walls which are only pointed. The flooring is of rough Shahabad. The roof is of Manglore tiles on T.W. roof members. The doors and windows are of plain planked shutters. There are five single room tenements with continuous 5'-0" wide verandah running <sup>along the</sup> length. The verandah is covered with lean-to roof of Manglore tiles on frame work of T.W. posts, post-plates, rafters and battens. All the buildings are let out to tenants.

6. Built area etc.:-

| Item             | Built area<br>sq.ft. | Prime cost<br>Rs.per<br>sq.ft. | Age<br>years | Future<br>life<br>years | Depreciated<br>cost<br>Rs. |
|------------------|----------------------|--------------------------------|--------------|-------------------------|----------------------------|
| i) Main building | 2550                 | 14/-                           | 30           | 40                      | 30,300=00                  |
| ii) Sheds        | 1655                 | 6/-                            | 30           | 15                      | 4,400=00                   |
| iii) Outhouse    | 1575                 | 8/-                            | 30           | 20                      | 7,600=00                   |
| Total...         |                      |                                |              |                         | 42,300=00                  |

7. The Baramati Municipality has assessed its net rateable value at Rs.995/- p.a. which give rent of Rs.1105/- p.a. The rent received is Rs.125/- p.m. or Rs.1,500/- p.a. I have considered rent of Rs.1,500/- p.a.

8. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The <sup>net annual</sup> value is worked out to Rs.1,125/- It is capitalized on 7% and 4% basis or @ 11.97 Years' Purchase. The capitalized value is thus worked out to Rs.13,466/-.

Considering an average life of 35 years of all buildings, the present value of the land is added as shown in the Appendix. The full value derived @ Rs. 15,400/- is, in my opinion, fair and proper.

ii) Sheds : There are two sheds of semipermanent type. The sheds are covered over with C.G.I. sheet roof on round wooden balleys. The walls are formed of C.G.I. sheets fixed <sup>on</sup> a frame work of round balleys. The flooring is of mud. The doors are of tin sheets.

III) Out house : This is also of semi-permanent type having brick walls which are only pointed. The flooring is of rough Shahabad. The roof is of Manglore tiles on T.W. roof members. The doors and windows are of plain planked shutters. There are five single room tenements with continuous 5'-0" wide verandah running <sup>along the</sup> length. The verandah is covered with lean-to roof of Manglore tiles on frame work of T.W. posts, post-plates, rafters and battens. All the buildings are let out to tenants.

6. Built area etc.:-

| Item             | Built area<br>sq.ft. | Prime cost<br>Rs. per<br>sq.ft. | Age<br>years | Future<br>life<br>years | Depreciated<br>cost<br>Rs. |
|------------------|----------------------|---------------------------------|--------------|-------------------------|----------------------------|
| i) Main building | 2550                 | 14/-                            | 30           | 40                      | 30,300=00                  |
| ii) Sheds        | 1655                 | 6/-                             | 30           | 15                      | 4,400=00                   |
| iii) Outhouse    | 1575                 | 8/-                             | 30           | 20                      | 7,600=00                   |
| Total...         |                      |                                 |              |                         | 42,300=00                  |

7. The Baramati Municipality has assessed its net rateable value at Rs.995/- p.a. which give rent of Rs.1105/- p.a. The rent received is Rs.125/- p.m. or Rs.1,500/- p.a. I have considered rent of Rs.1,500/- p.a.

8. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The <sup>net annual</sup> value is worked out to Rs.1,125/- It is capitalized on 7% and 4% basis or @ 11.97 Years' Purchase. The capitalized value is thus worked out to Rs.13,466/-.

Considering an average life of 35 years of all buildings, the present value of the land is added as shown in the Appendix. The full value derived @ Rs. 15,400/- is, in my opinion, fair and proper.

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A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri. Sharadkumar Amichand Shah bearing

H.No.420, Ward No.3 of Baramati.

I)

- i) Depreciated cost of the buildings together Rs.42,300=00
- ii) Gross Rent Rs. 1,500=00 P.A.

II) OUTGOINGS

- i) Municipal taxes Rs.150=00 P.A.
- ii) Repairs & Maintenance @ 12% on Rs.1,500/- Rs.180=00 P.A.
- iii) Collection and management charges @ 3% on Rs.1,500/- Rs. 45=00 P.A.

Net annual value Rs. 375=00 P.A.  
Rs. 1,125=00

III)

Net annual value is capitalized on 7% and 4% for an average period of 35 years, or at 11.97 Years' Purchase ~~Rs.~~

- i) The capital value of the Property is worked out to Rs. 13,466=00
  - ii) Present value of 30492 sq.ft. of land valued @Rs.0=25 per sq.ft. deferred for 35 years @4% Rs. 1,906=00
- Full value Rs. 15,372=00  
or Say Rs. 15,400=00

(R.G. PUNDLIK)

21/369  
March, 25 1969.

Flooring 20 of rough Shahabad. The floor is of T.T. joints and

REPORT

Under instructions from Sou.Chandanbai wife of Manilal Maganlal Gujarathi of Peena, I have inspected her inalienable property at Peena, with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears House No. 120 of Nana Peth, Peena and is bounded as follows:-

- North : Road;
- South : lane;
- East : H.No.121/1;
- West : H.No.119.

3. The land is of Gaethan tenure and admeasures 2224 sq.ft. It has a frontage of 17'-9" on the main road of Nana Peth, and a depth of about 125'-7".

4. Situation:-

The property is situated in the Nana Peth area which is one of the most busy locality of the city. Commercial activities, on a very large scale are carried on in this area. Properties in this area will always command attention of people who like to have their business in this area. These properties in this area are also used for the residential purposes, generally on upper floors. All auxiliary services and other amenities are readily available. The property is well situated.

5. Building:-

This is a ground and two upper floor building with Attic floor above. There is 10'-6" x 18'-3" shop at the front and 55'-9" x 17'-9" godown shed at rear, which are of single storey.

Main building : and front shop :- This is of masonry class having brick walls in mud mortar, and plastered. The walls at certain places, are lime or cement plastered. The doors and windows have plain planked shutters which are oil painted. The windows have been secured with guard bars and are also oil painted. The window are provided with rough Shahabad sills. The

21/369  
March, 25 1969.

Flooring is of rough Shalabud. The floor is of V.V. joints and

REPORT some of the floor shows deflection at certain

places. Under instructions from Sou. Chandanbai wife of Manilal Maganlal Gujarathi of Peena, I have inspected her immovable property at Peena, with a view to assess its present market value.

The rear portion is presently built up the first and second floor levels. It is used as a R.C. and has built. The rear portion is building and bears House No. 120 of Nana Peth, Peena and is bounded as follows:-

- North : Road;
- South : lane;
- East : H.No.121/1;
- West : H.No.119.

3. The land is of Gaethan tenure and admeasures 2224 sq.ft. It has a frontage of 17'-9" on the main road of Nana Peth, and a depth of about 125'-7".

4. Situation:-

The property is situated in the Nana Peth area which is one of the most busy locality of the city. Commercial activities, on a very large scale are carried on in this area. <sup>Properties</sup> in this area will always command attention of people who like to have their business in this area. These properties in this area are also used for the residential purposes, generally on upper floors. All auxiliary services and other amenities are readily available. The property is well situated.

5. Building:-

This is a ground and two upper floor building with Attie floor above. There is 10'-6" x 18'-3" shop at the front and 55'-9" x 17'-9" godown shed at rear, which are of single storey. Main building : and front shop :- This is of masonry class having brick walls in mud mortar, and plastered. The walls at certain places, are lime or cement plastered. The doors and windows have plain planked shutters which are oil painted. The windows have been secured with guard bars and are also oil painted. The window are provided with rough Shahabad sills. The

flooring is of rough Shahabad. The floor is of T.W. joists and boardings. The T.W. beams of the floor show deflection at certain places. On the attic floor there is mud flooring. The building is covered by C.G.I. sheet roof on round T.W. roof members. The front portion of the main building is renovated and strengthened by providing R.S. beams under the T.W. joists.

The rear portion is recently built at the first and second floor levels. It is used as a W.C. and bath unit. The rear godown is a shed having rough Shahabad flooring and C.G.I. sheet roof on round frame work of T.W. posts and balleys. The walls are of brick work, painted and white washed. Upper part of brick walls is filled in by "Rifad".

There is sanitary block provided on each floor as stated above. The ground floor is rented out while upper floors are occupied by the owner.

6) Built area:-

The total built area of all the floors of the main building and that of front shop, is 3220 sq.ft. The built area of the rear godown is 1000 sq.ft.

7) The building is stated to be very old and has been renovated. I have therefore considered 50 years as its age and have estimated its future life at 40 Years

Depreciated cost:-

Main building and shop : The depreciated cost at 4% is worked out to Rs.37,500/- The prime cost being Rs.15/- (Rs.Fifteen only) per sq.ft. or at Rs.45,700/-.

8) The Peena Municipal Corporation has assessed its net rateable value at Rs.650/- which gives a rental of Rs.722/- p.a. The rent received is Rs.100/- p.a. I have considered the rent of Rs.175/- p.a. for the main building including the ground floorshop but excluding the rent for godown considered at Rs.25/- p.a.

9) The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to

Rs. 1350/- It is capitalized on 6% and 4% basis or at 14.18 Years Purchase. The capitalized value is thus worked out to Rs.19,143/-.

To this the present value of the land and that of godown is added, as shown in the Appendix, to give the full value of the property at Rs. 25,600/- which, in my opinion is fair and proper.

- i) Depreciated cost of the building .. Rs. 37,500/-
- ii) Gross Rent (R.G.PUNDELIK.) 2,100/- P.A.
- iii) Net Rentable value Rs. 2,400/- P.A.

KSTI/-

II) CHARGES

- i) Municipal taxes @ 2% on Rs.1090/- Rs. 21/- P.A.
  - ii) Renters & Maintenance @ 1% on Rs.2,100/- Rs. 21/- P.A.
  - iii) Collection and Disbursement charges @ 2% on Rs.2,100/- Rs. 42/- P.A.
  - iv) Insurance @ 0.1% to 2/20 of Rs.37,500/- Rs. 75/- P.A.
- Total Rs. 79/- P.A.  
By Rs. 79/- P.A.  
Net annual value Rs. 1,821/-

III)

- i) Net annual value is capitalized on 6% and 4% basis or at 14.18 Years' Purchase.  
The capitalized value of the property is Rs. 19,143/-
- ii) Add present value of the land selected for 10 years at 6%, the land valued at Rs. 10/- per sq.ft. Rs. 10,000/-
- iii) Add for the value of the godown, on the basis of present .. Rs. 6,457/-

W

(R.G.PUNDELIK.)

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APPENDIX

Statement on Rental Valuation of Property of

Smt. Chandanbai wife of Manilal Maganal bearing

House No.120 of Nana Peth, Poona-2.

I) Net value.

|  |                  |
|--|------------------|
| i) Depreciated cost of the building .. | Rs. 37,500/-     |
| ii) Gross Rent                         | Rs. 2,100/- P.A. |
| iii) Net Rateable value                | Rs. 1,890/- P.A. |

II) OUTGOINGS

|   |                              |
|---|------------------------------|
| i) Municipal taxes @ 2 3/4% on Rs.1890/-                  | Rs. 435/- P.A.               |
| ii) Repairs & Maintenance @ 10% on Rs.2,100/-             | Rs. 210/- P.A.               |
| iii) Collection and Management charges @ 2% on Rs.2,100/- | Rs. 42/- P.A.                |
| iv) Insurance @ 0.19% on 9/10 of Rs.37,500/-              | Rs. 64/- P.A.                |
|   | Total Rs. 751/- P.A.         |
|   | Say Rs. 750/- P.A.           |
|   | Net annual value Rs. 1,350/- |

III)

|  |              |
|--|--------------|
| i) Net annual Value is Capitalized on 6% and 4% basis or at 14.18 Years' Purchase.                   |              |
| The capitalized value of the property is   | Rs. 19,143/- |
| ii) Add present value of the land deferred for 40 years of 4%, the land valued at Rs.10/- per sq.ft. | Rs. 500/-    |
| iii) Add for the value of the godown, as its stands at present..                                     | Rs. 2,000/-  |
|  | Rs. 25,643/- |
| Say  | Rs. 25,600/- |

MD

(R.G.PUNDLIK.)

89

45/369  
22/369  
March 27, 1969.

R E P O R T

Under instructions from Shri. Netwarlal Hargovindas of Bombay I have inspected <sup>had</sup> ~~the~~ property at Poona with a view to assess its present market value.

2. The property is comprised of an open plot of land and bears C.T.S. 1076, S.No. 111 of Bhamburda and F.P.No. 426, Sub plot No. 15 of T.P.S., Poona No. I.

3. This plot forms part of a large area developed by installing drainage and water lines and constructing roads. The plot of land under valuation is of a freehold tenure and is very near the Gokhale Road which branches off from the Fergusson Road; All the other amenities are not all within easy reach. The plot is shown to admeasure 5474 sq.ft.

4. Other plots of the scheme, have been sold @ Rs.1-50 per sq.ft. as disclosed by the sale-deeds of 1964.

5. The plot under report is of a regular shape and level. I value it @ Rs. 3/- per sq.ft. or for a sum of Rs. ( 5474x 3 ) 16,422/- which sum, in my opinion, is fair and proper.

( R.G.PUBLIK )

d/c 90

43/369.

March, 27, 1969.

R E P O R T

- Under the instruction from Shri.R.M. Shah, Kayta H.U.F. of Kirkee, Poona I have inspected his immovable property at Kirkee for ascertaining its present market value.
2. The property is comprised of a plot of land and a building and bears H.No.20 New Bazar, Kirkee, Poona and falls within the limits of the Kirkee Cantonment Board.
  3. The land is stated to be of a lease-hold tennre, the ultimate ownership of which vests in the Govt. It is leased for 99 years, reney<sup>w</sup>able. The land is stated to admeasure 2200 sq.ft. It has a frontage of 20' on the new Bazar (Mahatma Gandhi) road and depth of 110'. The ground rent of Rs.12/- p.a. payable to Govt. is not taken into account in view of the limited rent received.
  4. Situation : As stated it is situated within the limits of the Kirkee Cantonment Board. The new Bazar road on which the property abuts, is lined with shops and a considerable commercial activities are carried on in this area. It is, easily accessible from the Poona Bombay Road.
  5. Building : It is a ground for structure of masonry class on the front side. The walls are of brick masonry, generally pointed. The roof is of Manglore tiles supported on wooden frame work. The flooring is of rough Shahabad. The doors are of T.W. planked shutters. On the rear side there are residential tenements of semi-permanent character, having brick walls, Indian patent stone flooring, corrugated G.I. sheet roofing and doors with plain-planked shutter.

- 2 -

6. Built Area : It covers plinth area of about 2000 sq.ft. on the only ground floor.
7. The building is stated to be about 50 years old and is estimated to have a future life of 25 years. The depreciated cost at 4% is worked out to Rs.16,000/-. The prime cost is worked out @ Rs.12/- per sq.ft. or @ Rs.24,000/-.
8. The Kirkee Cantonment Board has fixed its annual assessed rental value at Rs.1,092/- p.a. The rent received is Rs.1,092/- p.a. which I have accepted for this valuation.
9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.512/- It is capitalized on 7% and 4% basis or @ 10.637 Years' Purchase, in view of the tenure of the land. The capitalized value is thus worked out to Rs.5,448/-. To this are added the lessee's interests in the land deferred @ 4% for 25 years, by valuing the land @ Rs.6/- per sq.ft. as shown in the Appendix. The full value of the property has been aggregated to Rs.10,400/- which sum, in my opinion, is fair and proper.

(R.G.PUNDLIK)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri. R.M. Shah bearing

House No.20, New Bazar, Kirkee, Poona.

I)

|                                     |                   |
|-------------------------------------|-------------------|
| i) Depreciated cost of the building | Rs.16,000=00      |
| ii) Gross Rent                      | Rs. 1,092=00 P.A. |

II) OUTGOINGS

|  |                 |
|--|-----------------|
| i) Cantonment taxes  | Rs. 426=00 P.A. |
| ii) Repairs & maintenance @10% on Rs.1092                    | Rs. 110=00 P.A. |
| iii) Collection and management charges<br>@ 2% on Rs.1,092/- | Rs. 21=00 P.A.  |
| iv) Insurance @ 0.19% on 9/10 of Rs.16000                    | Rs. 27=00 P.A.  |
| Total  | Rs. 584=00 P.A. |
| Say  | Rs. 580=00 P.A. |
| Net annual value   | Rs. 512=00      |

III)

Net annual value is capitalized on 7% and 4% basis or at 10.637 Years' Purchase.

|   |              |
|---|--------------|
| i) The capital value of the property is worked out to   | Rs. 5,448=00 |
| ii) The present value of leased land of 2200 sq.ft. valued @ Rs.6/- per sq.ft. is deferred for 25 years @ 4% and added, that is | Rs. 4,950=00 |
| Total   | Rs.10,398=00 |
| Say   | Rs.10,400=00 |

(R.G.PUNDLIK)

44/369,

R E P O R T .

March, 27, 1969.

1. Under the instruction from Shri R.M.Shah, <sup>7</sup>Kata H.U.F. of Kirkee, Poona I have inspected his immovable property at Kirkee with a view to assess its present market value.
2. The property is comprised of a plot of land and a building and bears H.No. 156, old Bazar, Kirkee, Poona-3. and is bounded on three sides by roads one of which is called the "Maharashtra Lane."
3. The land is stated to be of the "Old Grant" tenure and its ultimate ownership vests in the Government. The land is of an elongated shape and is shown to admeasure 2400 sq.ft. Its frontage on the three roads aggregates to about 130' while its depth varies from about 23' at one end to 30' at the other.
4. Situation: It is situated in the Old Bazar area of Kirkee and falls within the Kirkee Cantonment Board limits. It is easily accessible from the Poona-Bombay road. The whole area is busy with commercial activities.
5. Building: It is a ground and three upper floor structure. It is of R.C.C. frame class with 9" external and 4½" internal brick walls which are plastered over and colour washed. The floor and roof slabs are of R.C.C. The doors are of T.W. with flush shutters, oil painted. The windows are of standard steel sections and are glazed and secured by decorative grille. The living, office and other rooms have marble mosaic flooring. There are 2 sanitary units on each floor, the bath room having polished Tandur flooring and W.C. having white glazed tiles. The terrace has China Mosaic flooring. The stairs is of R.C.C. with polished Tandur treads. On ground floor there are 10 shops, one of which is self occupied. On the 1st floor is the Bank of Maharashtra with a residential flat. On the 2nd floor is the L.I.C. Office The third floor is self-occupied.

- 6. Built area: It covers plinth area of 2400 sq.ft. on ground floor. The area at first, second & third floors is also 2400 sq.ft. respectively. The total floor area is worked out to 9600 sq.ft.
- 7. The building is stated to be built in 1967 and the question of depreciation does not arise. It is estimated to have a future life of 70 years. The building cost worked out @ Rs. 22/- per sq.ft. to Rs. 2,11,200/-.
- 8. The kirkee Cantonment Board has not assess<sup>ed</sup> its net rateable value. The rent received is Rs. 1,538.77. p.m. The rent for the third floor (S.O.) is assessed @ Rs.600/- p.m. Thus I have considered the rent of Rs. 2,138.77 p.m. or Rs.2,56,650.24 p.a.
- 9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 15,300/-. It is capitalized on 7% and 4% basis or @ 13.747 Years' Purchase in view of the tenure of the land. The capitalized value is thus worked out to Rs. 2,10,400/- which in my opinion, is fair and proper.

(R.G.PUNDLIK.)

A P P E N D I X .

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri R.M.Shah bearing H.No, 156, Old Bazar Kirkee.

I)

|                         |                   |
|-------------------------|-------------------|
| 1) Cost of the building | Rs. 2,11,200/-    |
| ii) Gross Rent          | Rs. 25,665/- p.a. |

II) OUTGOINGS

|  |                  |
|--|------------------|
| 1) Cantonment taxes @ 30% on Rs.25,665/-.                    | Rs. 7,699/- P.A. |
| ii) Repairs & maintenance @ 6% on Rs.25,665/-.               | Rs. 1,539/- P.A. |
| iii) Collection and management charges @ 3% on Rs. 25,665/-. | Rs. 769/- P.A.   |
| iv) Insurance @ 0.19 % on 9/10 of Rs.2,11,200.               | Rs. 361/- P.A.   |

Total Rs. 10,368/- P.A.

Net annual value Rs.15,297/-

or say Rs. 15,300/-

III)

Net annual value is capitalized on 7% and 4% basis or at 13.747 Years' Purchase in view of the tenure of the land.

The capital value of the property is worked

out to Rs. 2,10,375/-  
or say Rs. 2,10,400/-

(R.G.PUNDLIK.)

43/369.

March, 27, 1969.

REPORT

Under the instruction from Shri.R.M. Shah, Kayta H.U.F. of Kirkee, Poona I have inspected his immovable property at Kirkee for ascertaining its present market value.

2. The property is comprised of a plot of land and a building and bears H.No.20 New Bazar, Kirkee, Poona and falls within the limits of the Kirkee Cantonment Board.
3. The land is stated to be of a lease-hold tenure, the ultimate ownership of which vests in the Govt. It is leased for 99 years, <sup>w</sup>renewable. The land is stated to admeasure 2200 sq.ft. It has a frontage of 20' on the new Bazar (Mahatma Gandhi) road and depth of 110'. The ground rent of Rs.12/- p.a. payable to Govt. is not taken into account in view of the limited rent received.
4. Situation : As stated it is situated within the limits of the Kirkee Cantonment Board. The new Bazar road on which the property abuts, is lined with shops and a considerable commercial activities are carried on in this area. It is, easily accessible from the Poona Bombay Road.
5. Building : It is a ground for structure of masonry class on the front side. The walls are of brick masonry, generally pointed. The roof is of Manglore tiles supported on wooden frame work. The flooring is of rough Shahabad. The doors are of T.W. planked shutters. On the rear side there are residential tenements of semi-permanent character, having brick walls, Indian patent stone flooring, corrugated G.I. sheet roofing and doors with plain-planked shutter.

6. Built Area : It covers plinth area of about 2000 sq.ft. on the only ground floor.
7. The building is stated to be about 50 years old and is estimated to have a future life of 25 years. The depreciated cost at 4% is worked out to Rs.16,000/-. The prime cost is worked out @ Rs.12/- per sq.ft. or @ Rs.24,000/-.
8. The Kirkee Cantonment Board has fixed its annual assessed rental value at Rs.1,092/- p.a. The rent received is Rs.1,092/- p.a. which I have accepted for this valuation.
9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.512/- It is capitalized on 7% and 4% basis or @ 10.637 Years' Purchase, in view of the tenure of the land. The capitalized value is thus worked out to Rs.5,448/-. To this are added the lessee's interests in the land deferred @ 4% for 25 years, by valuing the land @ Rs.6/- per sq.ft. as shown in the Appendix. The full value of the property has been aggregated to Rs.10,400/- which sum, in my opinion, is fair and proper.

R. G. Pundlik.  
(R.G.PUNDLIK)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY OF  
Shri. R.M. Shah bearing  
House No.20, New Bazar, Kirkee, Poona.

I)

- i) Depreciated cost of the building Rs.16,000=00
- ii) Gross Rent Rs. 1,092=00 P.A.

II) OUTGOINGS

- i) Cantonment taxes Rs. 426=00 P.A.
  - ii) Repairs & maintenance @10% on Rs.1092 Rs. 110=00 P.A.
  - iii) Collection and management charges @ 2% on Rs.1,092/- Rs. 21=00 P.A.
  - iv) Insurance @ 0.19% on 9/10 of Rs.16000 Rs. 27=00 P.A.
- Total Rs. 584=00 P.A.  
Say Rs. 580=00 P.A.
- Net annual value Rs. 512=00

III)

Net annual value is capitalized on 7% and 4% basis or at 10.637 Years' Purchase.

- i) The capital value of the property is worked out to Rs. 5,448=00
  - ii) The present value of leased land of 2200~~0~~ sq.ft. valued @ Rs.6/- per sq.ft. is deferred for 25 years @ 4% and added, that is Rs. 4,950=00
- Total Rs.10,398=00  
Say Rs.10,400=00

R. G. Pundlik.  
(R.G. PUNDLIK)

REPORT.

March, 27, 1969.

1. Under the instruction from Shri R.M.Shah, <sup>3</sup>Kata H.U.F. of Kirkee, Poona I have inspected his immovable property at Kirkee with a view to assess its present market value.
2. The property is comprised of a plot of land and a building and bears H.No. 156, old Bazar, Kirkee, Poona-3. and is bounded on three sides by roads one of which is called the "Maharashtra Lane."
3. The land is stated to be of the "Old Grant" tenure and its ultimate ownership vests in the Government. The land is of an elongated shape and is shown to admeasure 2400 sq.ft. Its frontage on the three roads aggregates to about 130' while its depth varies from about 23' at one end to 30' at the other.
4. Situation: It is situated in the Old Bazar area of Kirkee and falls within the Kirkee Cantonment Board limits. It is easily accessible from the Poona-Bombay road. The whole area is busy with commercial activities.
5. Building: It is a ground and three upper floor structure. It is of R.C.C. frame class with 9" external and 4½" internal brick walls which are plastered over and colour washed. The floor and roof slabs are of R.C.C. The doors are of T.W. with flush shutters, oil painted. The windows are of standard steel sections and are glazed and secured by decorative grille. The living, office and other rooms have marble mosaic flooring. There are 2 sanitary units on each floor, the bath room having polished Tandur flooring and W.C. having white glazed tiles. The terrace has China Mosaic flooring. The stairs is of R.C.C. with polished Tandur treads. On ground floor there are 10 shops, one of which is self occupied. On the 1st floor is the Bank of Maharashtra with a residential flat. On the 2nd floor is the L.I.C. Office The third floor is self-occupied.

- 6. Built area: It covers plinth area of 2400 sq.ft. on ground floor. The area at first, second & third floors is also 2400 sq.ft. respectively. The total floor area is worked out to 9600 sq.ft.
- 7. The building is stated to be built in 1967 and the question of depreciation does not arise. It is estimated to have a future life of 70 years. The building cost worked out @ Rs. 22/- per sq.ft. to Rs. 2,11,200/-.
- 8. The kirkee Cantonment Board has not assess<sup>ed</sup> its net rateable value. The rent received is Rs. 1,538.77. p.m. The rent for the third floor (S.O.) is assessed @ Rs.600/- p.m. Thus I have considered the rent of Rs. 2,138.77 p.m. or Rs.2,56,650.24 p.a.
- 9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 15,300/-. It is capitalized on 7% and 4% basis or @ 13.747 Years' Purchase in view of the tenure of the land. The capitalized value is thus worked out to Rs. 2,10,400/- which in my opinion, is fair and proper.

(R.G.PUNDLIK.)

APPENDIX .

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri R.M.Shah bearing H.No, 156, Old Bazar Kirkee.

-----

- I)
  - i) Cost of the building Rs. 2,11,200/-
  - ii) Gross Rent Rs. 25,665/- p.a.

-----

- II) OUTGOINGS
  - i) Cantonment taxes @ 30% on Rs.25,665/- Rs. 7,699/- P.A.
  - ii) Repairs & maintenance @ 6% on Rs.25,665/- Rs. 1,539/- P.A.
  - iii) Collection and management charges
    - @ 3% on Rs. 25,665/- Rs. 769/- P.A.
  - iv) Insurance @ 0.19 % on 9/10 of Rs.2,11,200. Rs. 361/- P.A.

Total Rs. 10,368/- P.A.

Net annual value Rs.15,297/-

or say Rs. 15,300/-

-----

III)

Net annual value is capitalized on 7% and 4% basis or at 13.747 Years' Purchase in view of the tenure of the land.

The capital value of the property is worked out to

Rs. 2,10,375/-

or say Rs. 2,10,400/-

-----

(R.G.PUNDLIK.)

45/369.

March, 28, 1969.

REPORT

Under instructions from Shri.U.M.Apte of Poona

I have inspected his immovable property at Poona with a view to assess its present market value.

- 2. The property is comprised of a plot of land and a building and bears Municipal H.No.2027, Plot No.42 and S.No.479/3, Sadashiv Peth, Poona-9.
- 3. The land is of a freehold tenure and admeasures 5395 sq.ft. It has a frontage of 82'-9" on the Tilak Road and depth of about 65'-6".
- 4. Situation : The property is situated with a direct frontage on the Tilak Road, a little further away from the S.P.College This part of the Tilak Road acquired importance for commerical activities. The whole neighbourhood is occupied by properties owned by better class of people. All the auxiliary services and the other necessary amenities are readily available. The property is well situated.
- 5. Building : It is of a masonry class with only one wing, having ground and one upper floor. with T.W. joists and boarding floor. The walls are of mud masonry plastered over and colour washed or painted. The storeyed part has a Manglore tiled roof, while ground floor part has a C.G.I. Sheet roof, supported on teak wood frame work. The door are of T.W. with plane-panelled shutters. The T.W. windows have glazed and panelled shutters. The renovated part has flush doors and suspended ceiling etc. The flooring is generally of rough Shahabad. Only one wing of the building is let out while the remaining part is self-occupied.

- 6. Built Area : It covers plinth area of 1728 sq.ft. on ground floor. The area at first, floor is 848 sq.ft. The total floor area is worked out to 2576 sq.ft.
- 7. The building is stated to be built in part in 1928 and some additions were made in 1935. It is taken to be 40 years old and is estimated to have a future life of 35 years. The depreciated cost at 4% is worked out to Rs.28,500/-. The prime cost is calculated @ Rs.14/- per sq.ft. or @ Rs.36,000/-.
- 8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1,975/- p.a. This gives the rental of Rs.2,194/- pa. The rent received is Rs.32=50 p.m. I have considered the rent of Rs.2,194/- p.a. for this valuation.
- 9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1,454/-. It is capitalized on 6% and 4% basis or @ 13.591 Years' Purchase. The capitalized value is thus worked out to Rs.19,760/-. This I have deferred for 35 years @ 4% as shown in the Appendix. The full value aggregated to Rs.40,300/- is, in my opinion, fair and proper.

*R. G. Pundlik*  
 (R.G.PUNDLIK)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri. U.M. Apte

bearing

H.No.2027, Sadashiv Peth, Poona-9.

-----

I)

|                                     |                   |
|-------------------------------------|-------------------|
| 1) Depreciated cost of the building | Rs.28,500=00      |
| ii) Gross Rent                      | Rs. 2,194=00 P.A. |
| iii) Net Rateable Value             | Rs. 1,975=00 P.A. |

-----

II) OUTGOINGS

|   |                        |
|---|------------------------|
| 1) Municipal taxes @ 24% on Rs.1,975/-                    | Rs. 474=00 P.A.        |
| ii) Repairs & maintenance @ 8% on Rs.2,194/Rs.            | 175=00 P.A.            |
| iii) Collection and management charges @ 2% on Rs.2,194/- | Rs. 43=00 P.A.         |
| iv) Insurance @ 0.19% on 9/10 of Rs.28,500/-              | Rs. 49=00 P.A.         |
|   | <u>Rs. 741=00 P.A.</u> |
|   | Say Rs. 740=00 P.A.    |

Net annual value Rs. 1,454=00

-----

III)

Net annual value is capitalized on 6% and 4% or at 13.591 Years' Purchase.

|   |                     |
|---|---------------------|
| 1) The capital value of the property is worked out to                                     | Rs.19,760=00        |
| ii) Add present value of 5395 sq.ft. land @ Rs.15/- per sq.ft. deferred for 35 years @ 4% | Rs.20,506=00        |
|   | <u>Rs.40,266=00</u> |
| Total   | Rs.40,266=00        |
| Say   | Rs.40,300=00        |
|   | <u>Rs.40,300=00</u> |

-----

R. G. Pundlik



7. Taking into account all the relevant factors I value the plot of land with the area of 7474 sq.ft., as under :-

| Year   | Rate per Sq.ft. Rs. | Value Rs. |
|--------|---------------------|-----------|
| 1965   | 3=25                | 24,290=00 |
| 1966 ) | 4=00                | 29,896=00 |
| 1967 ) |                     |           |

The values derived by me as shown above are, in my opinion, fair and proper.

*R. G. Pundlik*  
(R.G.PUNDLIK)

46/369.

March, 28, 1969.

REPORT

I am instructed by Shri. U.M. Apte of Poona, to value his property for the following description, for the years 1965, 1966 and 1967.

2. The property is in the form of open plot bearing Final Plot No.528 sub-plot No. 10 of Town Planning Scheme, Poona No.I, Parvati.

3. It forms part of a layout Scheme and is of a free-hold tenure. It is shown to have an area of 7474 sq.ft. It is bounded as follows :-

North : Sinhagad Road;

South : F.P.No.528/9;

East : F.P.No.528/10+11 A;

West : 30' Colony road.

4. It is situated on the Sinhagad (Khadakwasla) Road, with a direct frontage of about 85' thereupon and a return frontage of about 107' on a 30' wide Colony road that branches off towards south. It is thus a <sup>corner</sup> connect plot.

5. The region is in the process of development which was sparse in the year 1965. with the construction of the bridge across the river in about 1967, that happens to be almost opposite the plot under report, the whole region has been brought much nearer to the more developed part of the city, more particularly from the Lokmanya Nagar area of the Alka Talkies. All the auxiliary services are available.

6. The buildings on plots abutting the Sinhagad Road including the plot under valuation, are required to be set back by 80' from the centre line of the road. In the present case, this restriction would require any proposed building to be set-back 36'-6" from the boundary of the plot.

7. Taking into account all the relevant factors I value the plot of land with the area of 7474 sq.ft., as under :-

| Year   | Rate per Sq.ft. Rs. | Value Rs. |
|--------|---------------------|-----------|
| 1965   | 3=25                | 24,290=00 |
| 1966 ) | 4=00                | 29,896=00 |
| 1967 ) |                     |           |

The values derived by me as shown above are, in my opinion, fair and proper.

*R. G. Pundlik*

(R.G.PUNDLIK)

45/369.

March, 28, 1969.

REPORT

Under instructions from Shri.U.M.Apte of Poona I have inspected his immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears Municipal H.No.2027, Plot No.42 and S.No.479/3, Sadashiv Peth, Poona-9.
3. The land is of a freehold tenure and admeasures 5395 sq.ft. It has a frontage of 82'-9" on the Tilak Road and depth of about 65'-6".
4. Situation : The property is situated with a direct frontage on the Tilak Road, a little further away from the S.P.College This part of the Tilak Road acquired importance for commerial activities. The whole neighbourhood is occupied by properties owned by better class of people. All the auxiliary services and the other necessary amenities are readily available. The property is well situated.
5. Building : It is of a masonry class with only one wing, having ground and one upper floor. with T.W. joists and boarding floor. The walls are of mud masonry plastered over and colour washed or painted. The storeyed part has a Manglore tiled roof, while ground floor part has a C.G.I. Sheet roof, supported on teak wood frame work. The door are of T.W. with plane-panelled shutters. The T.W. windows have glazed and panelled shutters. The renovated part has flust doors and suspended ceiling etc. The flooring is generally of rough Shahabad. Only one wing of the building is let out while the remaining part is self-occupied.

- 6. Built Area : It covers plinth area of 1728 sq.ft. on ground floor. The area at first, floor is 848 sq.ft. The total floor area is worked out to 2576 sq.ft.
- 7. The building is stated to be built in part in 1928 and some additions were made in 1935. It is taken to be 40 years old and is estimated to have a future life of 35 years. The depreciated cost at 4% is worked out to Rs.28,500/-. The prime cost is calculated @ Rs.14/- per sq.ft. or @ Rs.36,000/-.
- 8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1,975/- p.a. This gives the rental of Rs.2,194/- pa. The rent received is Rs.32=50 p.m. I have considered the rent of Rs.2,194/- p.a. for this valuation.
- 9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1,454/-. It is capitalized on 6% and 4% basis or @ 13.591 Years' Purchase. The capitalized value is thus worked out to Rs.19,760/-. This I have deferred for 35 years @ 4% as shown in the Appendix. The full value aggregated to Rs.40,300/- is, in my opinion, fair and proper.

*R. G. Pundlik*

(R.G.PUNDLIK)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri. U.M. Apte

bearing

H.No.2027, Sadashiv Peth, Poona-9.

I)

|                                     |                   |
|-------------------------------------|-------------------|
| 1) Depreciated cost of the building | Rs.28,500=00      |
| ii) Gross Rent                      | Rs. 2,194=00 P.A. |
| iii) Net Rateable Value             | Rs. 1,975=00 P.A. |

II) OUTGOINGS

|   |                     |
|---|---------------------|
| 1) Municipal taxes @ 24% on Rs.1,975/-                    | Rs. 474=00 P.A.     |
| ii) Repairs & maintenance @ 8% on Rs.2,194/Rs.            | 175=00 P.A.         |
| iii) Collection and management charges @ 2% on Rs.2,194/- | Rs. 43=00 P.A.      |
| iv) Insurance @ 0.19% on 9/10 of Rs.28,500/-              | Rs. 49=00 P.A.      |
|   | Rs. 741=00 P.A.     |
|   | Say Rs. 740=00 P.A. |

Net annual value Rs. 1,454=00

III)

Net annual value is capitalized on 6% and 4% or at 13.591 Years' Purchase.

|   |              |
|---|--------------|
| 1) The capital value of the property is worked out to                                     | Rs.19,760=00 |
| ii) Add present value of 5395 sq.ft. land @ Rs.15/- per sq.ft. deferred for 35 years @ 4% | Rs.20,506=00 |
|   | -----        |
| Total   | Rs.40,266=00 |
|   | -----        |
| Say   | Rs.40,300=00 |
|   | =====        |

*R. G. Pundlik*

March, 29, 1969.

REPORT

Under instructions from Sbrl. R.N. Shah of Poona I have inspected his property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building which bears H.No.553, Basta Peth (New), 20 Nagesh (Nihal) Peth (Old), of Poona City and is bounded as follows :-  
 North :- Sardar Mudaliar road;      South :- H-No, 21, <sup>Nagesh</sup> Basta Peth,  
 West :- Adjoining property;      East :- Lane, to Tarachand Hospital.
3. It is of a Inam tenure bearing S.No.130/2. The land admeasures 26136 sq.ft. It has a frontage of 175'-0" on land and depth of 137'-0" . It is Mudaliar road front is locked by Govt.lands bearing nos. 108 and 109 over which permission for opening doors and windows has been granted by the Govt. on payment of licence fee. It has in effect frontage of about 22'-0" only. on the Mudaliar road.
4. Situation :- The property is situated in Basta Peth area which is rather busy part of the city. It is developed with commercial as well as residential type of properties. All auxiliary services and amenities are available.
5. Building :- There are 22 different permanent and semi permanent sheds having brick walls in mud mortar, pointed and coloured wash. The roof is of C.G.I. sheet on roughly squared T.W. trusses and members. The flooring is of mud or brick. The sheds are not in good condition. These sheds are being used as a workshop and are rented out to tenants.
6. Built Area :- It covers plinth area of all the sheds together is aggregated to 12621 sq.ft.
7. The sheds are stated to be built in 1930 or thereabout, and are estimated to have an average future life of 35 years. The depreciated cost at 4% is worked out to Rs.1,00,000/-. The prime cost is assessed at Rs.10/- per sq.ft. at Rs.1,26,000/-

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.2,485/- p.a. This gives the rental of Rs.2,761/- p.a. The rent received is Rs.215/- p.m. or Rs.2,580/- p.a. I have considered the rent of Rs.2,761/- p.a.
9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1,642/-. It is capitalized on 7% and 4% basis or at 11.965 Years' Purchase. The capitalized value is thus worked out to Rs.19,800/-. To this the present value of the land is added as shown in the Appendix, to give full value of the property at Rs.4,60,000/- which, in my opinion, is fair and proper.

(B.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri. R. N. Shah

Bears H.No.

553, Rasta Peth, Poona.

I)

|                                     |                  |
|-------------------------------------|------------------|
| i) Depreciated cost of the building | Rs. 1,00,000/-   |
| ii) Gross rent                      | Rs. 2,761/- P.A. |
| iii) Net Rateable Value             | Rs. 2,485/- P.A. |

II) OUTGOINGS

|   |                              |
|---|------------------------------|
| i) Municipal taxes @ 24% on Rs.2,485/-                    | Rs. 590/- P.A.               |
| ii) Repairs & Maintenance @ 10% on Rs.2,761/-             | Rs. 276/- P.A.               |
| iii) Collection and Management Charges @ 3% on Rs.2,761/- | Rs. 82/- P.A.                |
| iv) Insurance @ 0.19% on 9/10 of Rs.1,00,000/-            | Rs. 171/- P.A.               |
|   | Total Rs. 1,119/-            |
|   | Net annual value Rs. 1,042/- |

III)

Net annual value is capitalized on 7% and 4% basis or at 11.965 Years' Purchase

Hence the value of the property is Rs. 19,800/-

Add present value of the land deferred for 35 years at 4% the land valued at Rs.4/- per sq.ft. Rs. 26,300/-

Rs. 46,100/-

Full value ~~Rs. 46,100/-~~

Say Rs. 46,000/-

(R. G. PUNDLIK)

115  
35/300  
March, 29, 1960.

## REPORT

Under instructions from Shri. R.N. Shah of Poona I have inspected his property at Poona with a view to assess its present market value.

- The property is comprised of a plot of land and a building which bears H.No.21 Nagesh Peth (Old) and 580, Rasta Peth of Poona City and is bounded as follows :-

North :- H.No.20 (Owners)

South :- Govt. property;

West :- H.No.19;

East :- Lane.

- The land is of a Inam S.No. 130/2 tenure and admeasures 26008 sq.ft. It has a frontage of 175'-0" on lane and depth of 160'-0" .

- Situation :- The property is situated in Rasta Peth area and has no any frontage on any road but is entered through a lane leading to the Tarachand Hospital. The locality is developed by residential as well as commercial type of properties. All auxiliary services and amenities are readily available.

- Building :- There are different types of buildings and workshop shed of semi permanent type.

i) Building :- This is used as office, store etc. and is of ground and part one upper floor building of brick masonry walls plastered and coloured wash. The flooring is of rough Shahabad. The doors are of T.W. with panelled shutters. The windows are of T.W. with planked shutters. The ceiling floor is of T.W. floor on m.s. angles. for the ground floor part the roof is of C.G.I. sheet. The first floor is workshop covered with C.G.I. sheet roof with false ceiling beneath.

ii) Sheds :- These are <sup>semipermanent</sup> sheds having 3'-0" high brick wall with XPM walling above. The flooring is of rough Shahabad. The roof is of C.G.I. sheet on collar type T.W. trusses, part of the buildings is let out in the firms name while the rest is self occupied a per information supplied to me.

- 2 -

## 6) Built Area :-

i) Building :- It covers plinth area of 4,720 sq.ft. on all the floors.

ii) Work shop Shed :- The plinth area of all the sheds together is found to be about 20,000 sq.ft.

7) Building :- The building is stated to have an average age of 30 years and is estimated to have average future life of 35 years. The depreciated cost at 4% is worked out to Rs.57,300/-. The prime cost being Rs.15/- per sq.ft. or Rs.70,800/- .

ii) Work shop Sheds :- These sheds are stated to have an average of age of 35 years and are estimated to have an average future life of 25 years. The depreciated cost @ 4% is worked out to Rs.96,600/-. The prime cost being Rs.7/- per sq.ft. or at Rs.1,40,000/-.

8) The Poona Municipal Corporation has assessed its net rateable value at Rs.5,940/- p.a. This gives the rental of Rs.6,600/- p.a. The rent considered the rent of Rs.200/- p.m. or Rs.2,400/- p.a. I have considered the rent of Rs.12,000/- p.a.

9) The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.6,95 $\frac{1}{2}$ /. It is capitalized on 7% and 4% basis or at 11.30 Years' Purchase. The capitalized value is thus worked out to Rs.79,000/-. To this the land value is added as shown to give full value of the property at Rs.1,00,600/- which in opinion is fair and proper.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri. R.N. Shah

bearing H.

No. 589, Rasta Peth, Poona - 2.

I)

|   |                   |
|---|-------------------|
| i) Depreciated cost of the building (Total) | Rs. 1,53,900/-    |
| ii) Gross Rent                              | Rs. 12,000/- P.A. |
| iii) Net Rateable Value                     | Rs. 10,800/- P.A. |

II) OUTGOINGS

|   |                  |
|---|------------------|
| i) Municipal taxes @ 31% on Rs. 10,800/-                    | Rs. 3,348/- P.A. |
| ii) Repaire & Maintenance @ 10% on Rs. 12,000/-             | Rs. 1,200/- P.A. |
| iii) Collection and Management charges @ 2% on Rs. 12,000/- | Rs. 240/- P.A.   |
| iv) Insurance @ 0.19% of Rs. 1,53,900/-                     | Rs. 283/- P.A.   |
|   | Rs. 5,051/- P.A. |
| Say   | Rs. 5,050/- P.A. |
| Net annual value  | Rs. 6,950/- P.A. |

III)

i) Net annual value is capitalized on 7% 4% basis or at 11.39 Years' Purchase.

The capitalized value of the property is Rs. 79,000/-

ii) Add for the land value, deferred for 30 years (average life) @ 4% the land valued at Rs. 3/- per sq. ft.

Rs. 24,000/-

Rs. 1,03,000/-

(H. G. FUNDLIK)

118

33/369  
March, 29, 1969.

REPORT

Under instructions from Shri. R.N. Shah of Poona I have inspected his immovable property at Poona with a view to assess its present market value.

2. The property is comprised of an open plot of land and bears sub-plot No. 14, C.S. No. 1215/2, Part, F.P. No. 575-A, Shivajinagar, of T.P.S., Poona No. I and is bounded as follows :-

|                          |                          |
|--------------------------|--------------------------|
| North :- Open space;     | South :- Colony road;    |
| West :- Sub-plot No. 15; | East :- Sub-plot No. 13; |

3. It is of a free hold tenure and admeasures 5508 sq. ft. It has a frontage of 60' on Colony road and depth of about 90'. The plot of land was purchased in Dec. 1966 for Rs. 10,000/- which gives a rate of Rs. 1.81 per sq. ft. for a developed plot.

4. Situation :- It is situated in a developed area of Shivaji-nagar Poona, where properties are owned by better class of people. All the auxiliary services like water, drainage and electricity are available though the other amenities are not all within easy reach.

5. The plot is of a regular shape, level and of a normal size. I value it @ Rs. 2-50 per sq. ft. or for a sum of Rs. 13,770/-, which, in my opinion, is fair and proper.

(R.G. FUNDLIK)

3+1

76/774  
38/369  
March 29, 1969  
July 25, 1972

REPORT

Under instructions from Shri. Chinnalal Hargovindas Shah. of Poona I have inspected his property at Poona with a view to assess its present-market value as in January 1954.

2. The property is comprised of a plot of land and building which bears H.No. <sup>214 and</sup> ~~214~~ <sup>-u-</sup> ~~215~~ <sup>h</sup> Gurwarpath of Poona <sup>h</sup> city and is bounded as follows:

- North : C T S No. 211
- South : C T S No. 219
- West : C T S No. 31, 32 and lane
- East : Road.

3. The land is of a Gauthan Saranaphi tenure, and admeasures 17,901 sq.ft. It has a frontage of 79'-0" on L.D. road and depth of about 200'-0". The land has a <sup>narrow</sup> ~~small~~ frontage of 79'-0" and it widens to about 120'-0" on the in side and it is besides of an irregular shape.

4. Situation : It is situated on the busy part of the old Vetal or the new Gurwar Peth where on the road side buildings are utilized for commercial activities. On the inside are residential tenants occupied by low class of people. All the amenities and auxiliary services are available but opposite the road is <sup>a mutton</sup> ~~an~~ <sup>h</sup> ~~an~~ <sup>h</sup> market which is the most undesirable factor adversely affecting the saleability that is the market value of the property.

5. Building :  
(were, I understand, (presently) existing in 1954.)  
There <sup>h</sup> ~~are~~ <sup>h</sup> in all five structures standing on the land. Two of them <sup>h</sup> ~~fronting the road are in a bad condition of repairs while the three remaining on the inside are in a fair condition.~~ There is an open elongated courtyard on which the inside structures abut.

I) Roadside structures (A) and (B)

These are old ground floor buildings used as workshop and stable. They have brick masonry walls, in and mortar. The flooring is of mud and they have C.G.I. sheet roof supported on round wooden balleys. The doors are of <sup>old</sup> ~~wood~~ type while the windows are in the form of ventilators.

1979  
1984  
1954

270  
987  
1257  
5  
6285  
7542

1979 + 15 = 1984  
1954  
30

*[Faint, mostly illegible text from the reverse side of the page, appearing as bleed-through.]*

SF  
0059      0051  
2828      2828  
5656      2828  
16968      14140  
175336      144218

7296      7300  
1314  
5986

1969  
03  
1934

101500  
18270  
83230  
1  
26000  
144  
3744  
22256

Built area :-

The built area of structure 'A' is worked out to 270 sq.ft. and that of 'B' to 987 sq.ft. They appear to be quite old and have a future life of <sup>30</sup> 15 years <sup>with reference to the material date.</sup> I assess their depreciated cost <sup>in 1954</sup> at Rs. ~~41/-~~ <sup>5/-</sup> per sq.ft. The cost of the two structure is worked out to Rs. ~~5,000/-~~ <sup>7,500/-</sup> ~~6,300/-~~ together. I assess their depreciated cost @ Rs. 4,000/-

(i) Rear Structures C, D and E.

Structure C :- This is a ground and one upper floor building having T.W.frame with load bearing brick walls. The walls are mud plastered internally and colourwashed. The flooring is of mud. The ceiling floor is of T.W.joist, boarding etc. The doors are of T.W. with plain panelled shutters while the windows have, most of them, no shutter. The wood work is oiled. The staircase is of T.W. having treads only. The building is covered over with C.G.I. sheet roof. This is a residential building. This structure cover an area of 14,500sq.ft. on two floors together.

Structure D :- This is a ground floor structure having four rooms and two stables. It is similar in constructions to building C. It covers an area of 1216 sq.ft.

Structure E :- This is a ground and one upper floor building having T.W. frame and brick masonry walls. The walls are plastered from inside and pointed from outside. The flooring is of Vough Shahabad while the ceiling floor is of T.W.joist resting on M.S.beams. The doors and windows are similar to other structures. The staircase has T.W.treads and risers. It is found to cover an area of 3264 sq.ft.

The depreciated cost of the structures is worked out

as shown here under :-

| Structure | Plinth area sq.ft. | Prime cost rate Rs. per sq.ft. | Age Year | Future life year | depreciated cost @ 3 1/2 % Rs. |
|-----------|--------------------|--------------------------------|----------|------------------|--------------------------------|
| C         | 14500              | 13/- 7/-                       | 35 20    | 20 35            | 1,13,000/- 83,200/-            |
| D         | 1216               | 12/- 6/-                       | 35 20    | 20 35            | 16,000/- 6,000/-               |
| E         | 3264               | 14/- 8/-                       | 35 20    | 25 40            | 32,000/- 22,200/-              |
|           |                    |                                |          |                  | Total 1,14,000/-               |

12  
16914 and 16915 of 3-5-1954.

|                           |                       |
|---------------------------|-----------------------|
|                           | 1,11,400/-            |
| 1) Total depreciated cost | <del>1,61,000/-</del> |
| C, D and E                | 4,800                 |
| ii) depreciated cost of   | <del>5,000/-</del>    |
| A and B.                  |                       |

-----  
Total depreciated cost Rs. ~~1,66,000/-~~  
1,15,400/-

7. The Poona Municipal Corporation has assessed its net rateable value at Rs. <sup>355+5.100</sup> ~~485+5615~~ = <sup>5,455/- p.a. as per its Bill Nos TB/B</sup> ~~6100/-~~ p.a. This gives the rental of Rs. <sup>6060/-</sup> ~~6777/-~~ p.a. The rent received is Rs. ~~577/-~~ p.a. or Rs. <sup>4,675/-</sup> ~~6924/-~~ p.a. I have considered the rent of Rs. <sup>6,060/-</sup> ~~6924/-~~ p.a.

8. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. <sup>4,000/-</sup> ~~4,112/-~~. It is capitalized on <sup>6%</sup> ~~7%~~ and <sup>3 1/2%</sup> ~~4%~~ basis or @ <sup>13.334</sup> ~~9.65~~ Years' purchase. The capitalized value is thus worked out to Rs. <sup>40,336/-</sup> ~~39,600/-~~ to <sup>of the present value of the land deferred</sup> ~~of the land is added as shown~~ @ 5% for 35 years is added <sup>as shown in the Appendix.</sup> ~~in the Appendix. The full value is thus worked in the Appendix.~~ The full value <sup>of the property</sup> is thus worked out to Rs. <sup>50,000/-</sup> ~~88,600/-~~ which, in my opinion, is fair and proper.

(R.G.PUNDLIK)



APPEND IX

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Shri. Chimanalal Hargovindas Shah bearing  
H.No. 214 & 215 Gurwar Peth Poona.

I)

|  |     |            |     |
|--|-----|------------|-----|
|  |     | 1,15,400/- |     |
| 1) Depreciated cost of all the buildings | Rs. | 1,71,000/- |     |
| ii) Gross Rent                           | Rs. | 6,924/-    | P.A |
| iii) Net rateable value                  | Rs. | 6,232/-    | P.A |

II) OUTGOINGS

|  |     |         |     |
|--|-----|---------|-----|
| 1) Municipal taxes @ <del>26%</del> on Rs. <sup>5,455/-</sup> <del>6,232/-</del>                         | Rs. | 1,367/- | P.A |
| ii) Repairs & Maintenance @ <del>10%</del> on Rs. <sup>8%</sup> <del>6,924/-</del> - 6,060/-             | Rs. | 485/-   | P.A |
| iii) Collection and management charges @ <del>3%</del> on Rs. <sup>2%</sup> <del>6,924/-</del> - 6,060/- | Rs. | 121/-   | P.A |
| iv) Insurance @ 0.19% of Rs. <sup>0.075% on 9/10 of Rs. 1,15,400/-</sup> <del>1,71,000/-</del>           | Rs. | 292/-   | P.A |
| Total  | Rs. | 2,051/- | P.  |
| Net annual value   | Rs. | 4,112/- |     |

Say Rs. 4,000/-

III)

Net annual value is capitalized on 6% & 3 1/2%  
7% & 4% basis for an average period  
of 20 years or at 9.65 Years' Purchase.  
13.334

|   |     |          |
|---|-----|----------|
| 1) The capital value of the property is worked out to Rs.   | Rs. | 40,336/- |
| ii) To this add the present value of 17901 sq.ft. of land valued @ Rs. <del>3/-</del> 3/- per sq.ft. deferred @ <del>4%</del> 5% for 20 years | Rs. | 9,666/-  |
| Full value  | Rs. | 48,977/- |
| Say Rs.   | Rs. | 50,000/- |

(R.G.PUNDLIK)

March, 29, 1969.

REPORT

Under instruction from Shri. R. N. Shah of Poona I have inspected his property at Poona with a view to assess its present market value.

- 2. The property is comprised of a plot of land and a building which bears H.No. 209, 210 of Ravivar Peth and C.T.S.No. 675, 676, Gurwar Peth of Poona and is bounded as follows :-

|       |                |       |                       |
|-------|----------------|-------|-----------------------|
| North | : CTS No. 674; | South | : Adjoining property; |
| West  | : Road;        | East  | : Road;               |

- 3. The land is of a Gaothan saramaphi tenure and admeasures 2340 sq.ft. It has a frontage of 30'-0" on Raobahadur Lallubhai Damodardas road and depth of about 85'-0".

- 4. Situation :- The property is situated on Rao Bahadur Lallubhai Damodardas road which is a business and residential locality. The property is developed with good class of properties. All auxillary services and amenities are readily available.

- 5. Building :- It is a ground and three upper floor building of load bearing class; having brick masonry walls, plastered over and painted and coloured wash. The ceiling floor is of teak wood joist boarding and rough Shahabad on upper floors. The doors are of teak wood having panelled shutters, while the windows have partly panelled and partly glazed shutters and are secured with guard bars. The wood work is oil-painted. On the first floor there is a china mosaic floors for a part and plaster of paris decorative ceiling. It has also glazed decorative tiled dado and oil paint finish for some rooms. On the second floor there is similar treatment with marble flooring for some rooms. The third floor has open to sky chook in the centre with china mosaic flooring. The roof is of Manglore tile supported on collar trusses wood work being oil painted. Only the ground floor of the building is let out while the upper floors are self occupied.

- 6. Built Area : It covers plinth area of 8672 sq.ft. on all the floors together.
- 7. The building is stated to be 40 years old and is estimated to have a future life of 40 years. The depreciated cost at 4% is worked out to Rs.1,31,000/-. The prime cost being worked out at Rs.18/- per sq.ft. or at Rs.1,56,000/-.
- 8. The Poona Municipal Corporation has assessed its net rateable value at Rs.2,755/- p.a. This gives the rental of Rs.3,061/- p.a. The rent received is Rs.50/- p.m. or Rs.600/- p.a. I have considered the rent of Rs.5,400/- p.a.
- 9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.3,480/- It is capitalized on 6% and 4% basis or at 14.18 years Purchase. The capitalized value is thus worked out to Rs.59,700/-. To this the present value of the land is added as shown in Appendix to give full value of the property to Rs.55,600/- which, in opinion, is fair and proper.

(R.C.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF  
Shri. R.N. Shah bearing H.  
No.209, 210, Gurwar Peth, Poona - 2.

I)

|                                     |                   |
|-------------------------------------|-------------------|
| i) Depreciated cost of the building | Rs.1,31,000-00    |
| ii) Gross Rent                      | Rs. 5,400-00 P.A. |
| iii) Net rateable value             | Rs. 4,860-00 P.A. |

II) OUTGOINGS

|  |                   |
|--|-------------------|
| i) Municipal taxes @ 26% on Rs.4,860/-                       | Rs. 1,264-00 P.A. |
| ii) Repairs & Maintenance @ 6% on Rs.5,400/-                 | Rs. 324-00 P.A.   |
| iii) Collection and Management Charges<br>@ 2% on Rs.5,400/- | Rs. 108-00 P.A.   |
| iv) Insurance @ 0.19% on 9/10 of Rs.1,31,000/-               | Rs. 224-00 P.A.   |
| Total  | Rs. 1,920-00      |
| Net annual value   | Rs. 3,480-00      |

III)

Net annual value is capitalized on 6%  
and 4% basis or at 14.18 Years' Purchase

The capitalized value of the property is Rs. 50,000-00

Add the land value deferred for 35 years  
@ 4%, the land valued at Rs.12/- per  
sq.ft. Rs. 5,600-00

Rs. 55,600-00

(R.G.FUNDLIK)

34/369.

March, 29, 1969.

REPORT

Under instructions from Shri. R. N. Shah of Poona I have inspected his property at Poona with a view to assess its present market value.

- 2. The property is comprised of a plot of land and a building which bears H.No. 19, Nagesh Peth (Old) and 558, Rasta Peth (New) of Poona City and is bounded as follows :-

|                    |   |
|--------------------|---|
| North : Road;      | South : Ground of Camp Education Society; |
| West : GTS No. 18; | East : GTS No. 20-21 Nagesh peth.         |

- 3. The land is of a Khalasa S.W. 130/1 tenure. and admeasures 31126 sq.ft. It has a frontage on Sardar Mudaliar road. The property with all the existing building was purchased in Jan 1964, at overall rate of Rs. 2.50 per sq.ft.
- 4. Situation : The property is situated on Sardar Mudaliar road in Rasta peth area which is developed by residential as well as commercial type of properties. All the auxiliary services and amenities are readily available.
- 5. Building : There is one old building and chawl along the eastern boundry and other small shops. The building is of T.W. frame class, The walls are plastered and coloured wash. The doors and widows are of T.W. with plain planted shutters. The flooring is of rough shahabad. The roof is of old country tile on wooden roof members. The building is not in good condition. The chawl is a ground and first floor building of T.W. frame class with brick walls plastered and coloured washed. The doors and widows are of T.W. with plain planked shutters. There is mud flooring. The building is covered with C.G.I. sheet roof on wooden roof members. It is not in a good condition. The other structures are similar in description to the chawl building and they are in a bad condition of repairs.

The main building, chawl and other structure are let out. to tenants.

6. Built Area :-

- i) Building :- It covers plinth area of 2781 sq.ft. on G.F.
- ii) Chawl :- The plinth area on two floor together is 4425 sq.ft.
- iii) Other structures :- They covers the plinth area of 2415 sq.ft.

7. The building chawl and other structures are stated to be 50 years (average) old and are estimated to have an average future life of

20 years. The depreciated cost at 4% is worked out as under.

|                       | P.C.            | Depreciated cost |
|-----------------------|-----------------|------------------|
| i) Main building      | 14/- per sq.ft. | 23,000/-         |
| ii) Chawal            | 12/- per sq.ft. | 31,000/-         |
| iii) Other structures | 9/- per sq.ft.  | 11,000/-         |
|                       |                 | 65,000/-         |
|                       | Total           |                  |

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.3,570/- p.a. This gives the rental of Rs.3,744/- p.a. The rent received is Rs.400-16 p.m. or Rs.4,802/- p.a. I have considered the rent of Rs.4,800/- p.a.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.2,900/-. It is capitalized on 7% and 4% basis or at 9.65 Years' Purchase. The capitalized value is thus worked out to Rs.28,000/-. To this the land value is added and the amount for capital repairs is deducted as shown in Appendix to give full value of the property at Rs.75,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri. R.N. Shahar bearing H.

No. 558, Rasta Peth, Poona - 2.

I)

|                                     |                  |
|-------------------------------------|------------------|
| 1) Depreciated cost of the building | Rs.65,000/-      |
| ii) Gross Rent                      | Rs. 4,800/- P.A. |
| iii) Net Rateable Value             | Rs. 4,320/- P.A. |

II) OUTGOINGS

|   |                  |
|---|------------------|
| i) Municipal taxes @24% on Rs.4,320/-                       | Rs. 1,036/- P.A. |
| ii) Repairs & Maintenance @ 12% on Rs.4,800/-               | Rs. 576/- P.A.   |
| iii) Collection and Management Charges<br>@5% on Rs.4,800/- | Rs. 240/- P.A.   |
| iv) Insurance @ 0.075% on 9/10 on Rs.65,000/-               | Rs. 44/- P.A.    |
| Total   | Rs. 1,896/- P.A. |
| Say   | Rs. 1,900/- P.A. |
| Net annual value  | Rs. 2,900/-      |

III)

Net annual value is capitalized on 7% and 4% basis or at 9.65 Years Purchase

|   |             |
|---|-------------|
| The capitalized value of the property is  | Rs.28,000/- |
| Add the land valued deferred for 20 years at 4% land valued at Rs.4.00 per sq.ft. | Rs.57,000/- |
| Total   | Rs.85,000/- |
| Deduct for capital repairs  | Rs.10,000/- |
| Net value ...   | Rs.75,000/- |

(R.G.PUNDLIK)

*Handwritten signature*

April, 30, 1969.

R E P O R T

Under instructions from Shri.P.V.R. Rao of Poona I have inspected his immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears S.No.113/4 of Koregaon Park of Poona and is bounded as follows :-

|       |                 |       |               |
|-------|-----------------|-------|---------------|
| North | : S.No.113/2;   | South | : Road;       |
| West  | : Private Road; | East  | : S.No.113/2; |

3. The land is of a lease hold tenure and admeasures 12546 sq.ft. It has a frontage of 85' on the loop road and depth of 146' (average). The land is leased by the Govt.of Maharashtra as from 10-9-1966, in perpetuity with a sum calculated @ Rs.4.12 per 100 sq.yards, payable every year. One fourth of the plot area can be built over as per the terms of the lease.

4. Situation : The property is situated in the Koregaon Park area which <sup>is</sup> occupied by properties owned by very wealthy class people. All the auxiliary services are available, though all the amenities are not available within easy reach.

5. Building : There is one main building and servants' quarters standing on the land.

a) Main building :

This is a ground and part upper floor structure of load bearing class. The front external walls facing the road, are of Khandki faced stone masonry, plastered and distempered on inside and pointed on outside. All other walls are of brick masonry plastered and distempered. The doors are of T.W. having Teak faced flush shutters, polished. The windows are standard steel sections having fully glazed shutters and copper oxidized fittings. The windows are secured with grille of m.s. square bars and are oil painted. The rear entrance door is of T.W. having panelled shutters, polished.

The cills of the windows in the drawing hall are of marble while those in bed rooms are of marble mosaic tiles, The flooring is of marble mosaic tiles for all rooms except kitchen, and pantry which have polished Shahabad flooring. On first floor there are 2 bed rooms and one study room of similar description. The kitchen cooking platform has marble stone top. The sanitary unit, on each floor, is provided with European type w.c, and all other fittings and fixtures. The flooring and dado are of marble mosaic tiles. The front terrace has China Mosaic flooring. There is parapet all round having m.s. grille in the front. The staircase is of timber having T.W. treads and risers and T.W. handrail. All the wood work is polished.

b) Servants' Quarters :

This is of ground floor having load bearing brick walls plastered and colour washed. The flooring is of rough Shahabad. The doors are of T.W. having plain panelled shutters, oil painted. The windows are of steel having glazed shutters, oil painted. There is A.C. sheet roof on T.W. frame work. There is one W.C. and bathroom having rough Shahabad flooring and cement plastered dado. The main building and servants, quarters are rented out.

- 6. Built Area : It covers plinth area of 1725 sq.ft. on ground floor. The area at first, floor is 487 sq.ft. The total floor area is worked out to 2212 sq.ft. The built area of the servants quarters is found to be 450 sq.ft.
- 7. The building is stated to be built in 1967 and is estimated to have a future life of 70 years. The prime cost is worked out to Rs.61,936/- or say Rs.62,000/- assessed at Rs.28/- per sq.ft. the depreciation being neglected. To this the cost of servants' quarters assessed @ Rs.14/- per sq.ft. or @ Rs.6,300/-, is added.
- 8. The Poona Municipal Corporation has assessed its net rateable value at Rs.9,720/- p.a. This gives the rental of Rs.10,800 p.a. The rent received is Rs.900/- p.m. of Rs.10,800/- p.a. I have considered the rent of Rs.10,300/- p.a. for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.6,800/-. It is capitalized on 6 percent basis or @ 16.667 Years' Purchase. The capitalized value is thus worked out to Rs.1,12,334/- To this is added the value of surplus land as shown worked out in the Appendix. The full value of the property is aggregated to Rs.1,18,000/-, which, in my opinion, is fair and proper.

(i) Net Estimated Value

Rs. 9,72,000/-

II) OUTGOINGS

(R.G.PUNDLIK)

i) Municipal taxes @ 2% on Rs. 9,72,000/-

Rs. 1,94,400/-

ii) Repairs & maintenance @ 2% on Rs. 10,00,000/-

Rs. 20,000/-

iii) Collection and Management Charges @ 2% on Rs. 10,00,000/-

Rs. 20,000/-

iv) Insurance @ 2% on Rs. 10,00,000/-

Rs. 20,000/-

Rs. 4,34,400/-

Net annual value

Rs. 6,800/-

(iii)

Net annual value is capitalized at 6% rate or at 16.667 Years' Purchase.

The capitalized value of the property is thus worked out to

Rs. 1,12,334/-

The full aggregate value of the property including surplus land

Rs. 1,18,000/-

is Rs. 1,18,000/-, which, in my opinion, is fair and proper.

Rs. 1,18,000/-

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri. P.V.R. Rao

bearing S.

No.113/4 of Koregaon Park, Poona.

I)

|                                |                   |
|--------------------------------|-------------------|
| 1) Prime cost of the buildings | Rs.68,300=00      |
| ii) Gross Rent                 | Rs.10,800=00 P.A. |
| iii) Net Rateable Value        | Rs. 9,720=00 P.A. |

II) OUTGOINGS

|   |                          |
|---|--------------------------|
| 1) Municipal taxes @ 28% on Rs.9,720/-                        | Rs. 2,722=00 P.A.        |
| ii) Repairs & maintenance @ 8% on<br>Rs.10,800/-              | Rs. 864=00 P.A.          |
| iii) Collection and Management charges<br>@ 3% on Rs.10,800/- | Rs. 324=00 P.A.          |
| iv) Insurance @ 0.19% on 9/10 of<br>Rs.68,300/-               | Rs. 117=00 P.A.          |
|   | <u>Rs. 4,027=00 P.A.</u> |

Say Rs. 4,000=00

Net annual value Rs. 6,800=00

III)

Net annual value is capitalized on 6% basis or at 16.667 Years' Purchase.

The capitalized the value of the property is thus worked out to Rs. 1,12,334=00

The full permissible area is not built leaving a margin of 474 sq.ft.

The value of surplus land of (474 x 4) say 1900 sq.ft. assessed @ Rs.3/- per sq.ft. is added

Rs. 5,700=00  
Rs. 1,18,034=00

Or say Rs. 1,18,000=00

(R.G.PUNDLIK)

47/469  
April 16, 1969.

R E P O R T

Under instructions from Shri S.L.Panday  
I have inspected his immovable property at Poona with  
a view to assess its present market value.

2. The property is comprised of a plot of land  
and a building and <sup>bears</sup> Plot No.1 of the Ashok Co-operative  
Housing Society, Ltd., Ganeshkhind Road, Poona-7 and  
is bounded as follows:-

North : Plot No.2; South : Range Hill Road;  
West : Adjoining Land; East: Colony Road.

3. The plot of land forms part of the layout  
scheme of the Ashok Co-operative Housing Society Ltd.;  
The ultimate ownership of the land vests in the Society  
while the scheme plots have been leased out to the  
members, I am informed, for 99 years on payment of Re.1/-  
per annum, as ground rent. The plot of land under report  
is shown to admeasure 8833.5 sq.ft. and enjoys a frontage  
of 104ft. on the 60' wide Range Hill Road and a return  
frontage of about 52'-6" on the Colony Road. It is thus  
a corner plot, though of an irregular shape in as it  
tapers down to a sharp edge at one corner. It is level.  
It is stated to be taken over for a price of Rs.6,818/-  
in about 1962.

4. Situation : It is situated on the Range Hill  
Road that branches off from the Ganeshkhind Road, towards  
north. The whole neighbourhood is developed with properties  
belonging to good class of people. All the auxiliary  
services are available but the other necessary amenities  
are not all within easy reach.

5. Building : It is a ground and one upper floor  
building of masonry class, having 18" stone and brick

masonry load-bearing walls, plastered over and colour washed. The floor and roof slabs are of R.C.C. The stairs is also of R.C.C. with chequered tiles for treads. There are <sup>Two,</sup> ~~ten,~~ four-room, self-contained flats on each of the two floor with a commodions entrance lobby. The flooring<sup>for</sup> the living rooms and for the sanitary units, is of marble mosaic tiles. The roof slab has rough Shahabad stone slab flooring. The doors are of T.W. with flush shutters, oil painted. The windows are of standard steel sections, glazed, oil painted and secured with guard bars. In bed rooms are provided T.W. wardrobes with veneered shutters, polished. The wiring is of open C.T.S. and other amenities are provided.

6. Built area: It covers plinth area of 1978 sq.ft. on each of the ground and first floors. The total floor area is worked out to 3956 sq.ft. The full permissible area not having been built an area worked out to 2900 sq.ft. is considered available as surplus land and is valued in addition.

7. The building is stated to be built in 1963 and the question of depreciation is therefore neglected. Its future life is estimated @ 70 Years. The prime cost of the structure is assessed @ Rs.25/- per sq.ft. or @ Rs.1,00,000/-, approximately.

8. The Poona Municipal Corporation has not yet assessed its net rateable value as per the rent presently charged. The rent presently received is Rs.940/- plm. or Rs.11,280/- p.a. I have considered the rent of Rs.11,280/- p.a. for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix, The net annual value is worked out to Rs.7150/-.

It is capitalized on 6 per cent basis or @ 16.667 years' purchase. The

capitalized value is thus worked out to Rs.1,11,355/-. To this I have added the value of the surplus land as shown in the Appendix. The full value of Rs.1,17,200/- of the entire property as derived by me is, in my opinion, fair and proper.

*R. G. Pundlik*

(R.G.PUNDLIK)

KSTI/-

Statement on Rental Valuation of Property of  
 capitalized value is thus worked out to Rs.1,11,355/-. To this  
 Co-op. Housing Society Ltd., Rang Hill  
 I have added the value of the surplus land as shown in the  
 Appendix. The full value of Rs.1,17,200/- of the entire property  
 as derived by me is, in my opinion, fair and proper.

i) Gross Rent

iii) Net Rateable Value

R. G. Pundlik

(R.G.PUNDLIK)

II) OUTGOINGS

KSTI/-

i) Municipal taxes @ 20% on  
Rs.10,182/-

Rs. 2,036/-P.A.

ii) Repairs & Maintenance @ 8%  
on Rs.11,280/-

Rs. 902/-P.A.

iii) Collection and management charges  
@ 3% on Rs.11,280/-

Rs. 338/-P.A.

iv) Insurance @ 0.15% on 9/10 of  
Rs.1,00,000/-

Rs. 151/-P.A.

v) Sinking Fund @ 0% on 9/10 of  
Rs.1,00,000/-

Rs. 0/-P.A.

Total Rs. 4,528/-P.A.

Say Rs. 4,528/- P.A.

Net annual  
Value

Rs. 9,650/-

III)

Net annual value is capitalized on  
5% basis or at 15.607 Years duration

The capital value of the property is  
thus worked out to Rs.

Rs. 1,11,355/-

Add value of 2800 sq.ft. of surplus  
land assessed @ Rs.9/- per sq.ft.  
taking into account the unsuitable  
shape.

Rs. 2,520/-

Total Rs. 1,13,875/-

or Say Rs. 1,17,200/-

R. G. Pundlik

(R.G.PUNDLIK)

Statement on Rental Valuation of Property of  
Shri S.L.Pande bearing Plot No.1 of Ashok  
Co-op. Housing Society Ltd., Rang Hill  
Road, Poona.

I)

|                           |                  |
|---------------------------|------------------|
| i) Cost of the building.. | Rs. 1,00,000/-   |
| ii) Gross Raat            | Rs. 11,280/-P.A. |
| iii) Net Rateable Value   | Rs. 10,152/-P.A. |

II) OUTGOINGS

|   |                  |
|---|------------------|
| i) Municipal taxes @ 29% on<br>Rs.10,152/-                    | Rs. 2,944/-P.A.  |
| ii) Repairs & Maintenance @ 8%<br>on Rs.11,280/-              | Rs. 902/-P.A.    |
| iii) Collection and management charges<br>@ 3% on Rs.11,280/- | Rs. 338/-P.A.    |
| iv) Insurance @ 0.19% on 9/10 of<br>Rs.1,00,000/-             | Rs. 171/-P.A.    |
| v) Sinking fund @ 4% on 9/10 of<br>Rs.1,00,000/-              | Rs. 243/-P.A.    |
| Total   | Rs. 4,598/-P.A.  |
| Say   | Rs. 4,600/- P.A. |

Net annual  
Value Rs. 6,680/-

III)

Net annual value is capitalized on  
6% basis or at 16.667 Years Purchase

The capital value of the property is  
thus worked out to Rs. 1,11,355/-

Add value of 2900 sq.ft. of surplus  
land assessed @ Rs.2/- per sq.ft.  
taking into account its unsuitable  
shape. Rs. 5,800/-

Total Rs. 1,17,155/-

or Say Rs. 1,17,200/-

R. G. Pundlik.

(R.G.PUNDLIK.)

52/569.  
May 7, 1969.

137/14

## REPORT

Under the instruction from Shri.S.D.Angal of Poona I have inspected his immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and buildings and bears plot No. 10 of the Ambica Co-operative Housing Society Ltd., of Poona and is bounded as follows :-  
North : Adjoining land;                      South : Plot No. 9;  
West : 10' Colony Road;                      East : Plot No. 14;
3. The plot of land forms part of a housing scheme of a co-operative Society which has developed and leased out plots of land to its members. The term extends, I am told, to 999 years with Rent payable every year to the Society. The plot is thus of a leasehold tenure, though for all practical purposes, it is comparable to a freehold tenure plot. It was taken over by the present member-owner in 1963 @ Rs. 1.12 per sft. The plot measures 5050 SFT.
4. Situation : It is situated in the Chatusringi area, almost at the foot of the Chatusringi hill. The plot in fact forms part of the sloping terrain of the hill. The auxiliary services of water and electricity are available while Municipal sewerline has been extended to the plot and the owner is, I understand, required to connect the house drainage thereto; presently there is a septic tank built. Other necessary amenities are not all easily available and are not all situated within a short distance.
5. Building : It is a ground floor structure partly of RCC frame and partly of masonry class type with 14" load bearing brick-masonry walls. Accommodation given is; living room, 2 Bed rooms with attached sanitary units, kitchen-dining and verandahs at the front and rear.

A staircase leads to the terrace above. The roof is of R.C.C. slab. The flooring for the main room of the marble mosaic tiles laid to form a decorative pattern. The doors are of teak wood with flush type shutters, oil painted, windows of standard steel sections with glazed shutters and M.S. decorative grille, oil painted. The inside face of the building is plastered and distempered. The W.C. units have glazed tiles for floor and dado, while the terrace is finished with rough Shahabad stone slabs. The electric wiring is of concealed type for the main rooms.

There is a garage built with 9" brick masonry walls plastered, A.C. sheet roofing and rough Shahabad tiled flooring, with a servants' lavatory unit attached.

6. Built area : It covers plinth area of 1482 sq. ft. ground floor. The garage covers an area of 200 sq. ft.

7. The building is stated to be built in 1965 and the question of depreciation does not, therefore, arise. It is estimated to have future life of 75 years. The prime cost is assessed @ Rs 28/- per sq. ft. or @ Rs. 42,496/- to which, the cost of garage estimated at Rs. 4,000/- is added. The total cost is aggregated to Rs. 46,496/- or say Rs. 46,500/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs. 4,320/- p.a. This gives the rental of Rs. 4,800/- p.a. or Rs. 400/- p.m. The rent received is Rs. 400 + 200 p.m. or Rs. 7,200/- p.a. , including that for furniture. I have considered the rent of Rs. 7,200/- p.a. for this valuation and the capitalized value derived by me includes that of rent of Rs. 200/- charged for furniture.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 4,640/- . It is capitalized on 7 & 4 per cent basis or @ 13.845 Years' purchase. The capitalized value is thus worked out to Rs. 64,300/- which, in my opinion is fair and proper.

The capitalization is done at a higher percentage in view of the far off situation of the property and the relative consequential difficulty in its disposal.

Shri. S.D. Anand of Firm Working No. 24 of Ambica Co-op. Housing Society, Poona.

( R. G. Pundlik )

I)

|                           |              |
|---------------------------|--------------|
| i) Cost of the Buildings  | Rs. 45,000/- |
| ii) Gross Rent            | Rs. 7,200/-  |
| iii) Net Realizable Value | Rs. 8,400/-  |

II) DEDUCTIONS

|  |            |
|--|------------|
| i) Municipal taxes @ 2% on Rs. 8,400/-                     | Rs. 168/-  |
| ii) Repairs & maintenance @ 2% on Rs. 7,200/-              | Rs. 144/-  |
| iii) Collection and management charges @ 3% on Rs. 7,200/- | Rs. 216/-  |
| iv) Insurance @ 2.5% on 2/10 of Rs. 45,000/-               | Rs. 2250/- |
| Total  | Rs. 2778/- |

Net annual value

III)

Net annual value is capitalized at 7% & 45% back on 20.12.54 Govt. Circular

The capital value of the property is worked out to

(R.G. PUNDLIK)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Shri. S.D. Angal of Plot bearing No. 10 of Ambica Co-op.  
Housing Society, Poona.

-----

I)

|                          |                   |
|--------------------------|-------------------|
| i) Cost of the buildings | Rs. 46,500=00     |
| ii) Gross Rent           | Rs. 7,200=00 P.A. |
| iii) Net Rateable Value  | Rs. 6,480=00 P.A. |

-----

II) OUTGOINGS

|  |                   |
|--|-------------------|
| i) Municipal taxes @ 26% on Rs. 6,480/-                    | Rs. 1,685=00 P.A. |
| ii) Repairs & maintenance @ 8% on Rs 7,200/-               | Rs. 576=00 P.A.   |
| iii) Collection and management charges @ 3% on Rs. 7,200/- | Rs. 216=00 P.A.   |
| iv) Insurance @ 0.19% on 9/10 of Rs. 46,500/-              | Rs. 80=00 P.A.    |

Total Rs. 2,557= 00

say Rs. 2,550=00

Net annual value Rs. 4,640=00

-----

III)

Net annual value is capitalized on 7% & 4% basis or at 13.845 Years' Purchase

The capital value of the property is worked out to Rs. 64,240=00  
or say Rs. 64,300=00

-----

(R.G. PUNDLIK)

3+1

Spare copy  
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52/569.  
May 7, 1969.

REPORT

Under the instruction from Shri.S.D.Angal of Poona I have inspected his immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land & buildings and bears plot No. 10 of the Ambika Co-operative Housing Society Ltd., of Poona and is bounded as follows :-

North : Adjoining land;                      South : Plot No.9;  
West : 10' Colony road;                      East : Plot No.14;

3. The plot of land forms part of a housing scheme of a co-operative Society which has developed and leased out plots of land to its members. The term extends <sup>9 am told,</sup> to 999 years with Re. one payable every year to the Society. The plot is thus of a leasehold tenure, though for all practical purposes, it is comparable <sup>a</sup> to freehold tenure plot. It was taken over by the present member-owner in <sup>1961</sup> ~~1961~~ @ Rs.1.12 per sft. <sup>The</sup> plot admeasures 5050 SFT. <sub>1963</sub>

4. Situation : It is situated in the Chatashringi area, almost at the foot of the Chatashringi hill. The plot infact forms part of the sloping <sup>terrain</sup> ~~terrain~~ of the <sup>hill.</sup> ~~hill~~. The auxiliary services <sup>of</sup> ~~are~~ water and electricity are available while Municipal <sup>sewer</sup> ~~sewer~~ line has been extended to the plot and the owner is <sup>understand,</sup> ~~required~~ <sup>is a</sup> to connect the house drainage thereto; presently there ~~is~~ <sup>is a</sup> septic tank built. Other necessary amenities are not all easily available and are not all situated within a short distance.

5. Building : It is a ground floor structure partly of RCC frame and partly of masonry class type with 14" load bearing brick-masonry walls. Accommodation given is ; living room, 2 Bed rooms with attached sanitary units, kitchen-dining and verandahs at the front and rear.

A staircase leads to the terrace above. The roof is of R.C.C. slab, <sup>The</sup> flooring <sup>for the main rooms is</sup> of marble mosaic tiles laid to form <sup>a</sup> decorative pattern. The doors <sup>are</sup> of teak wood with flush type shutters, oil painted, windows of standard steel sections with glazed shutters and M.S. decorative grille, oil painted. The inside face <sup>of the building</sup> is plastered and distempered. The W.C. units have glazed tiles for floor and dado, while the terrace is finished with rough Shahabad stone slabs. The electric wiring is of <sup>concealed</sup> ~~conded~~ type for the main rooms.

There is a garage built with 9" brick masonry walls plastered, A.C. sheet roofing and rough Shahabad tiled flooring with <sup>a</sup> servants' lavatory unit attached.

6. Built area : It covers plinth area of 1432 sq.ft. on ground floor. The garage covers an area of 200 sft.
7. The building is stated to be built in 1965 ~~and~~ <sup>therefore,</sup> the question of depreciation does not arise. It is estimated to have a future life of 75 years. The prime cost <sup>is assessed @ Rs.28/- per sq.ft. or</sup> @ Rs.42,496/- to which, the cost of garage estimated at Rs.4,000/-, is added. The total cost is aggregated to Rs.46,496/- or say Rs.46,500/-. ~~(46,500)~~
8. The Poona Municipal Corporation has assessed its net rateable value at Rs.4,320/- p.a. This gives the rental of Rs.4,800/- p.a. or Rs.400/- p.m. The rent received is Rs.400 + 200 p.m. or Rs.7,200/- p.a., including that for furniture. I have considered the rent of Rs.7,200/- p.a. <sup>for this valuation and the capitalized value derived by me includes that of rent of Rs.200/- charged for furniture.</sup>
9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. ~~4,600/-~~ <sup>4,640/-</sup>. It is capitalized on 7 & 4 per cent basis or @ 13.845 Years' Purchase. The capitalized value is thus worked out to Rs.64,300/- which, in my opinion, is fair and proper.   
<sup>The cap</sup> The capitalization is done at a higher percentage in view of <sup>relative</sup> the far off situation of the property and the consequential difficulty in its disposal.

(R.G. PUNDLIK)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Shri. S.D. Angal of Plot bearing No. <sup>10</sup> of Ambica Co-op.  
Housing Society, Poona.

I)

|                          |                   |
|--------------------------|-------------------|
| 1) Cost of the buildings | Rs.46,500=00      |
| ii) Gross Rent           | Rs. 7,200=00 P.A. |
| iii) Net Rateable Value  | Rs. 6,480=00 P.A. |

II) OUTGOINGS

|   |                  |
|---|------------------|
| 1) Municipal taxed @ 26% on Rs.6,480/-                    | Rs.1,635=00 P.A. |
| ii) Repairs & maintenance @ 3% on Rs.7,200                | Rs. 576=00 P.A.  |
| iii) Collection and management charges @ 3% on Rs.7,200/- | Rs. 216=00 P.A.  |
| iv) Insurance @ 0.19% on 9/10 of Rs.46,500/-              | Rs. 80=00 P.A.   |
| Total   | Rs.2,557=00      |
| Say   | Rs.2,560=00      |
| Net annual value  | Rs.4,640=00      |

III)

Net annual value is capitalized on 7% & 4% basis or at 13.845 Years' Purchase.

The capital value of the property is worked out to Rs.64,240=00  
Or say Rs.64,300=00

(R.G.PUNDLIK)

52/569.  
May 7, 1969.

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## REPORT

Under the instruction from Shri.S.D.Angal of Poona

I have inspected his immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land & buildings and bears plot No. 10 of the Ambica Co-operative Housing Society Ltd., of Poona and is bounded as follows :-  
North : Adjoining land;                      South : Plot No. 9;  
West : 10' Colony Road;                      East : Plot No. 14;
3. The plot of land forms part of a housing scheme of a co-operative Society which has developed and leased out plots of land to its members. The term extends, I am told, to 999 years with Re. one payable every year to the Society. The plot is thus of a leasehold tenure, though for all practical purposes, it is comparable to a freehold tenure plot. It was taken over by the present member-owner in 1963 @ Rs. 1.12 per sft. The plot admeasures 5050 SFT.
4. Situation : It is situated in the Chatusringi area, almost at the foot of the Chatusringi hill. The plot in fact forms part of the sloping terrain of the hill. The auxiliary services of water and electricity are available while Municipal sewerline has been extended to the plot and the owner is, I understand, required to connect the house drainage thereto; presently there is a septic tank built. Other necessary amenities are not all easily available and are not all situated within a short distance.
5. Building : It is a ground floor structure partly of RCC frame and partly of masonry class type with 14" load bearing brick-masonry walls. Accommodation given is; living room, 2 Bed rooms with attached sanitary units, kitchen-dining and verandahs at the front and rear.

A staircase leads to the terrace above. The roof is of R.C.C. slab. The flooring for the main room of the marble mosaic tiles laid to form a decorative pattern. The doors are of teak wood with flush type shutters, oil painted, windows of standard steel sections with glazed shutters and M.S. decorative grille, oil painted. The inside face of the building is plastered and distempered. The W.C. units have glazed tiles for floor and dado, while the terrace is finished with rough Shahabad stone slabs. The electric wiring is of concealed type for the main rooms.

There is a garage built with 9" brick masonry walls plastered, A.C. sheet roofing and rough Shahabad tiled flooring, with a servants' lavatory unit attached.

6. Built area : It covers plinth area of 1482 sq. ft. ground floor. The garage covers an area of 200 sft.

7. The building is stated to be built in 1965 and the question of depreciation does not, therefore, arise. It is estimated to have future life of 75 years. The prime cost is assessed @ Rs 28/- per sq. ft. or @ Rs. 42,496/- to which, the cost of garage estimated at Rs. 4,000/- is added. The total cost is aggregated to Rs. 46,496/- or say Rs. 46,500/-.

8. The Poona Municipal Corporation has assessed its net retable value at Rs. 4,320/- p.a. This gives the rental of Rs. 4,800/- p.a. or Rs. 400/- p.m. The rent received is Rs. 400 + 200 p.m. or Rs. 7,200/- p.a. , including that for furniture. I have considered the rent of Rs. 7,200/- p.a. for this valuation and the capitalized value derived by me includes that of rent of Rs. 200/- charged for furniture.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appenix. The net annual value is worked out to Rs. 4,640/- . It is capitalized on 7 & 4 per cent basis or @ 13.845 Yeats' purchase. The capitalized value is thus worked out to Rs. 64,300/- which, in my opinion is fair and proper.

The capitalization is done at a higher percentage in view of the far off situation of the property and the relative consequential difficulty in its disposal.

Shri. A.D. Agal of Plot Bearing No. 13 of Scheme 25-50.

Housing Society, Poona.

( R. G. Pundlik )

D)

|                           |                  |
|---------------------------|------------------|
| i) Cost of the buildings  | Rs. 45,000/-     |
| ii) Gross Rent            | Rs. 7,700/- P.A. |
| iii) Net Realizable Value | Rs. 6,400/- P.A. |

II) OUTGOINGS

|  |                  |
|--|------------------|
| i) Municipal tax @ 2% on Rs. 4,400/-                       | Rs. 1,980/- P.A. |
| ii) Repairs & maintenance @ 3% on Rs 7,200/-               | Rs. 576/- P.A.   |
| iii) Collection and management charges @ 5% on Rs. 7,200/- | Rs. 216/- P.A.   |
| iv) Insurance @ 0.1% on P/A of Rs. 45,000/-                | Rs. 45/- P.A.    |

Total Rs. 2,817/- P.A.

Net annual value Rs. 4,583/-

Net annual value Rs. 4,583/-

III)

Net annual value of the property is Rs. 4,583/-

The capital value of the property is Rs. 2,29,150/-

CH. G. PUNDLIK

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A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Shri. S.D. Angal of Plot bearing No. 10 of Ambica Co-op.  
Housing Society, Poona.

-----

I)

|                          |                   |
|--------------------------|-------------------|
| 1) Cost of the buildings | Rs. 46,500=00     |
| ii) Gross Rent           | Rs. 7,200=00 P.A. |
| iii) Net Rateable Value  | Rs. 6,480=00 P.A. |

-----

II) OUTGOINGS

|   |                   |
|---|-------------------|
| 1) Municipal taxes @ 26% on Rs. 6,480/-                       | Rs. 1,685=00 P.A. |
| ii) Repairs & maintenance @ 8% on Rs 7,200/-                  | Rs. 576=00 P.A.   |
| iii) Collection and management charges<br>@ 3% on Rs. 7,200/- | Rs. 216=00 P.A.   |
| iv) Insurance @ 0.19% on 9/10 of<br>Rs. 46,500/-              | Rs. 80=00 P.A.    |
|   | -----             |
| Total   | Rs. 2,557= 00     |
| say   | Rs. 2,560=00      |
| Net annual value  | Rs. 4,640=00      |

-----

III)

Net annual value is capitalized on  
7% & 4% basis or at 13.845 Years' Purchase

The capital value of the property is  
worked out to Rs. 64,240=00  
or say Rs. 64,300=00

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(R.G. PUNDLIK)

o/c. 148  
57/669  
June 10, 1969.

R E P O R T

Under instructions from Dr. P. B. Chobhe of Poona I have inspected his immovable property at Poona for the purposes of ascertaining its present market value.

2. The property is comprised of a plot of land and a building and bears H.No. 118/233 of Kasba Peth, Poona City.

3. The land is of a Gaathan Saramaphi tenure and admeasures  $260.9 \text{ M}^2$ , that is, 2808.2 sq.ft. It has a frontage of about 30' on a narrow street and depth of 91 approximately. The owner, I am told, enjoys a moiety in the property under valuation.

4. Situation : The property is situated in the Kasba Peth of the Gaathan. It abuts on a narrow street which would call for a setback, at the front, if and when the new building will be built on the land. All the auxiliary services are readily available and so also the necessary amenities. The property will have, by reason of its situation, restricted market of buyers electing to settle down in the Kasba Peth of the Poona gaathan area.

5. Building : This is an old building of masonry class with teak wood frame of posts and postplates placed within the walls, that are of brick masonry in mud mortar, plastered and colourwashed on exposed faces. The ceiling floor is of T.W. joists, boarding, coba with flooring material above. The doors and windows are of T.W. with plain planked shutters <sup>with</sup> and old type fittings and fixtures. The wood work is oil painted. The flooring is of rough Shahabad and Indian Patent Stone. Building

has ground and two upper floors though in parts it is of ground and ~~ground and~~ one upper floors, There are chowks, one near the entrance and the other at the rear. The lavatories are common and are situated in the rear chowk. The building is covered over with a tiled roof supported on T.W. roof members.

6. Area : It covers plinth area of 2200 sq.ft. on ground floor. The area at first <sup>and</sup> second floors is 2500 sq.ft. to-gather. The total floor area is worked out to 4700 sq.ft. Part of the house is occupied by the owner who is the co-sharer in the property.

7. The building is stated to be about 45 years old and is estimated to have a future life of 35 years. The depreciated cost at 4% is worked out to Rs.51,300/- the prime cost is assessed @ Rs.14/- per sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1405/- p.a. This gives the rental of Rs.1560/- p.a. The rent received is Rs.195/- p.m. or Rs.2340/-p.a. I have considered the rent of Rs.300/- p.m. or Rs.3600/- p.a. for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked "Appendix", The net annual value is worked out to Rs.2230/-. It is capitalized on 6% and 4% basis of at 13.591 Years' Purchase. The capitalized value is thus worked out to Rs.30,328/-, to which is added the present value of land deferred for 35 years @ 4%, land having been valued @ Rs.8/-per sq.ft., as shown in the Appendix. The full value thus arrived @ Rs. 36,000/-is, in my opinion fair and proper.

(R.G.PUNDLIK.)

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Statement on Rental valuation of Property of  
Dr. P.B.Chobhe bearing No.118/238 Kasba  
Peth, Poona City.

I)

|                                       |                 |
|---------------------------------------|-----------------|
| 1) Depreciated Cost of the building.. | Rs. 51,300/-    |
| ii) Gross Rent                        | Rs. 3,600/-P.A. |
| iii) Net Rateable value               | Rs. 3,240/-P.A. |

II) OUTGOINGS

|   |                 |
|---|-----------------|
| 1) Municipal taxes @ 25% on Rs.3,240/-                    | Rs. 810/-P.A.   |
| ii) Repairs & Maintainance @ 10% on Rs.3,600/-            | Rs. 360/-P.A.   |
| iii) Collection and Management Charges @ 3% on Rs.3,600/- | Rs. 108/-P.A.   |
| iv) Insurance @ 0.19% on 9/10 of Rs. 51,300/-             | Rs. 88/-P.A.    |
| Total   | Rs. 1,366/-P.A. |
| Say   | Rs. 1,370/-P.A. |
| Net annual value  | Rs. 2,230/-P.A. |

III)

Net annual value is capitalized on 6% and 4% basis.  
or at 13.591 Years' Purchase.

|  |              |
|--|--------------|
| 1) The capital value of the Property is worked out to ...  | Rs. 30,328/- |
| ii) Add present value of 2808 sq.ft. of land valued @ Rs.8/-per sq.ft. differed for 35 years.@4%.. | Rs. 5,616/-  |
| deferred   |              |
| Total  | Rs. 35,944/- |
| Say  | Rs. 36,000/- |

Share of each owner is equal to Rs.18,000/-

(R.G.PUNDLIK.)



5. BUILDINGS:

(A) Chawl:- It fronts the Shivaji Road and admeasures 90'x23' (2520 sq.ft.) to touch the northern boundary of the property. It has a low ground floor comprising of shops and first floor that appeared to be used for immoral purposes. It has composite masonry and C.G.I.sheet roof. The first floor is reached by stairs on the rear side. The flooring is of rough Shahabad stone, doors and windows being of T.W. with plain planked shutters. The building is in a bad condition of repairs and is let out to tenents.

(B) Godown: It is on the rear side and falls in C.S.No. 19-A. It is a ground floor structure, having stone and brick masonry in mud mortar, T.W.panelled doors and windows, mud flooring and C.G.I. sheet roof. This is in a bad condition of repairs and is rented out to a tenent. It measures about 47'x26'.

These two structures together produce rental of Rs.442/-p.m.

(C) In addition to these, there is the old Globe talkies building, and four structures used as stores, shed, urinals, booking and manager's office, chawl and a hotel. These structures together cover on area of sq.ft. as per following details: -

1101  
2

1100  
1

|                  |   |                          |   |
|------------------|---|--------------------------|---|
| Globe talkies    | : | 10000 sq.ft. approx.     |   |
| Rear stores      | : | 1050 <sup>✓</sup> sq.ft. | " |
| " shed           | : | 320 <sup>✓</sup> sq.ft.  | " |
| Gents' urinals   | : | 240 sq.ft.               | " |
| Ladies' lavatory | : | 120 <sup>✓</sup> Sq.ft.  | " |
| Booking office   | : | 470 sq.ft.               | " |
| Hotel            | : | 560 sq.ft.               | " |
| Storeyed chawl   | : | 800 sq.ft.               | " |
| Side stores      | : | 315 sq.ft.               | " |



The woodwork is oilpainted. The ground floor flat\$ ~~is~~ <sup>are</sup> let out to 2 tenents while the first floor is self-occupied.

6. Built Area:

It covers plinth area of 1800 sq.ft. on ground floor. The area at first floor is 800 sq.ft. The total floor area is worked out to 2600 sq.ft. approx.

7. The building is stated to be built partly in 1960 and partly in 1964 <sup>and</sup> <sub>is taken</sub> to be 9 years old and is estimated to have a future life of 65 years. The depreciated cost at 4% is worked out to Rs.50,750/-. The prime cost is assessed @ Rs.20/- per sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.3,055/- p.a. This gives the rental of Rs.3390/- p.a., that is, Rs.282.5 p.m. The rent received is Rs.140/- p.m. ~~or~~ with part building self occupied. I have considered the rent of Rs.3,400/-p.a. for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked "Appendix". The net annual value is worked out to Rs.2,200/-. It is capitalized on 6% and 4% basis or @ 15.77 Years' Purchase. The capitalized value is worked out to Rs.34,700/-. To which is added the value of the surplus land as shown in the Appendix. The full value of the property is thus assessed @ Rs.54,000/- which, in my opinion, is fair and proper.

  
(R.G.PUNDLIK.)

APPENDIX

Statement on Rental valuation of property of  
Shri K.R.Patwardhan, bearing H.No.1098/17,  
Model Housing Colony, Shivajinagar,  
Poona City.

I)

|                                     |                 |
|-------------------------------------|-----------------|
| i) Depreciated Cost of the building | Rs. 50,750/-    |
| ii) Gross Rent                      | Rs. 3,400/-P.A. |
| iii) Net Rateable Value             | Rs. 3,060/-P.A. |

II) OUTGOINGS

|   |                     |
|---|---------------------|
| i) Municipal taxes @ 25% on<br>Rs.3,060/-                   | Rs. 765/-P.A.       |
| ii) Repairs & maintenance @ 8% on                           | Rs. 272/-P.A.       |
| iii) Collection and management charges<br>@ 2% on Rs.3400/- | Rs. 68/-P.A.        |
| iv) Insurance @ 0.19% on 9/10 of<br>Rs.50,750/-             | Rs. 87/-P.A.        |
|   | Rs. 1,192/-P.A.     |
|   | Say Rs. 1,200/-P.A. |

Net annual Value Rs. 2,200/-

III)

Net annual value is capitalized on  
6% and 4% basis or at 15.77 Years'  
Purchase.

|   |                  |
|---|------------------|
| i) The capital value of the part<br>property is Rs.34,694/-or say Rs.   | 34,700/-         |
| ii) Looking to the plan and the alignment<br>of the existing building on area of<br>3800 sq.ft. of land is building. This<br>is taken as surplus land, value of<br>which, is added @ Rs.5/-per sq.ft. | Rs. 19,000/-     |
|   | Rs. 53,700/-     |
|   | Say Rs. 54,000/- |

(R.G.PUNDLIK.)

o/c 157

64/669  
June 20, 1969.

REPORT

I valued the immovable property of the following description, as per instructions of Shri S.V.Kogekar, who owns the same.

2. The property is in the form of a parcel of openland, bearing old S.No.203 and New S.No.613, Hissa No.5 of Bibvewadi, Munjeri Village, Poona City. The land is shown to admeasure 22 gunthas, that is, 23958 sq.ft. and is assessed to agricultural tax @ Rs.1=50. It is bounded as shown below:-

East : Hissa No.6 of S.No.613;

West : Hissa No.4 of S.No.613;

North: Hissa No.2 of S.No.613;

South: Hissa Nos 7 to 11 of S.No.613.

3. The land falls within the limits of the Poona Municipal Corporation. It is a land-locked area, without proper access. The entire land bearing S.No.613 abuts on a cart-track, though the land under report forming its part, has no access, as stated. It is situated further away towards east from the Bibvewadi gaethan, and beyond the hill on which stands the isolated buildings of the Medical sisters' Mission. It can also be approached by a road that branches off from the main road leading to the Kondhva village via the Lull-Nagar.

4. The land is lying idle and cannot be developed for non-agricultural use for want of any development in the neighbourhood. The development in the form of construction of residential buildings, has reached the Bibvewadi gaethan vicinity; it will, however, take quite a few years for the development to reach the area where the land under valuation is situated. The

question of access to the land will then have to be solved.

5. The land was purchased by the present owner under a conveyance dated the 10th January 1963 @ Rs.250/- per guntha. The site plan appended to the conveyance and the description given of the adjoining boundaries, confirm the fact that there is no access to the land. There will be undoubtedly, few purchasers in the market to purchase the land under report.

6. Taking all these facts into account not forgetting the large area of 22 gunthas, I value the land @ Rs.300/- per guntha or at a sum of Rs.6,600/-. The owner enjoys, I am told, 2/5.5 th share in the land under valuation.

The value so assessed by me is, in my opinion, fair and proper.

(R.G. PUNDLIK.)

7C 159

66/669  
June 20, 1969.

R E P O R T

Under instructions from Shri R.N.Shah of Poona I have inspected his immovable property at Poona for the purposes of ascertaining its present market value.

2. The property is comprised of a parcel of land and buildings and bears Municipal Nos.35 and 36 of Wellesley Road, Poona, Old S. No.76, new S.No.311(Part), H.Nos. (5/2)2-B, (5/1)2-A and C.T.S.Nos.30 and 31-A of Mali, Poona and bears the following description:

West : Burmah Shell Property;

East : Railway Goods-yard;

North: Railway Goods-yard;

South: Wellesley Road.

3. The land is of a freehold tenure and admeasures 3 acres 26 gunthas or 158994 sq.ft. It has a frontage on its south on the Wellesley Road. The property was purchased under three different conveyances in 1945 for a consideration aggregating to Rs.1,23,900/-. The area of 3 acres and 26 gunthas is exclusive of the area acquired by the Government.

4. Situation: The property is situated in a very busy part of the Wellesley road, adjoining the railway goods-yard, where commercial activities are carried on a large scale. All the auxiliary services are readily available and so are the other amenities.

5. Building:

✓ (A) 'Cabin' bungalow: It occupies a central position and is a ground floor structure. It is of masonry class, with brick masonry walls plastered over and colour-washed. It is covered over with a country-tiled roof supported on a frame-work of wooden members. It has China Mosaic flooring. The doors and windows are of teak wood with

planked and glazed shutters. It covers an area of 3260 sq.ft. and is approached through a 32' x 24' porch.

(B) Chawl and outhouse: These are built on the rear side of the 'Cabin' bungalow. They are ground floor structures. The chawl is of masonry class with C.G.I. sheet roof. The flooring is of mud and doors and windows have plain-planked shutters of old type. It measures 65' x 18' with a little extension at the rear. The outhouse is of similar description and measures 19'x11'-6". (Total built area = 1420 sq.ft.).

(C) ✓ 'Sangam Bungalow : It bears Municipal No.36 and is a ground floor structure having brick walls plastered and colour washed with 4' high plinth. It is covered over with Manglore tiled roof. The flooring inside is of China Mosaic. The doors have T.W. panelled shutters while the windows are glazed. The outside verandah has rough Shahabad flooring. It measures 97' x 50' and, in addition, there are three extensions. (Built area 5780sq.ft.)

(D) Bldg 6 Chawl : It is on the rear side of the Sangam bungalow. and is a ground floor structure of masonry class. It has brick masonry walls, country tiled roof, mud flooring and plain-planked doors and windows, It measures 67'x16'. (Built area: 1082 sq.ft.)

✓ Adjoining the chawl building there<sup>is</sup> a C.G.I. sheet godown having country tiled roof. It measures 137'x21'<sup>31</sup>. (Built area 2877 sq.ft.).

✓ There are common sanitary units adjoining the above structures. (Built area 120 sq.ft.).

6. Built area and other details of the structures described above are tabulated hereunder for easy reference. All the buildings are about 40 years old.

| Structure              | Built area<br>sq.ft. | Estimated<br>future life<br>years. | Prime cost<br>rate per<br>sq.ft.<br>Rs. | Depreciated<br>cost @ 4%<br>Rs. |
|------------------------|----------------------|------------------------------------|---|---------------------------------|
| A) Cabin<br>bungalow.  | 3260                 | 30                                 | 16/-                                    | 39,000/-                        |
| B) Chawl &<br>outhouse | 1420                 | 30                                 | 12/-                                    | 12,500/-                        |
| C) Sangam<br>bungalow  | 5780                 | 30                                 | 16/-                                    | 69,000/-                        |
| D) Chawl :             | 1082                 | 30                                 | 12/-                                    | 9,500/-                         |
| e) Godown              | 2877                 | 20                                 | 8/-                                     | 17,000/-                        |
| Sanitary<br>units.     | 120                  | 15                                 | 8/-                                     | 700/-                           |
|                        | <u>14539</u>         |                                    |   | <u>1,47,700/-</u>               |

7. All these structures are taken to utilise an area of 1 acre and 26 gunthas to leave an area of 2 acres or 87,120 sq.ft. as surplus land, value of which is added to the value derived on rental basis. While valuing the land the question of its largeness and restricted potentiality have been taken into account.
8. The Poona Municipal Corporation has assessed its net rateable value @ Rs.2,665/- (Nos.35) and Rs.2,545/- (Nos.36) that is Rs. 5,210/- p.a. This gives the rental of Rs.5,800/- p.a. approximately. The rent received is Rs.3,358/- p.a. I have considered the rent of Rs.5,800/- p.a. for the purposes of this valuation.
9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.3,320/-. It is capitalized on 7% & 4% basis or @ 11.386 Years' Purchase in view of the risk involved in such an extensive property and also chawl type tenements. The capitalized value is worked out to Rs.37,800/- which covers the structures and an area of 1 acre 26 gunthas going with them. The deferred value of this area is added as shown in the Appendix. The remaining area is considered and valued as surplus land. The full value of the property is thus aggregated to Rs.3,12,000/- which, in my opinion, is fair and proper.

APPEND IX

Statement on Rental valuation of property of Shri.R.N.Shah bearing H.Nos. 35 and 36 of Wellesley Road, Poona-1.

|    |                                     |                  |
|----|-------------------------------------|------------------|
| I) |                                     |                  |
|    | i) Depreciated cost of the building | Rs.1,47,700/-    |
|    | ii) Gross Rent                      | Rs. 5,800/- P.A. |
|    | iii) Net Rateable value             | Rs. 5,210/- P.A. |

|               |   |                  |
|---------------|---|------------------|
| II) OURGOINTS |   |                  |
|               | i) Municipal taxes @ 26% on Rs.5,210/-                    | Rs. 1,355/-P.A.  |
|               | ii) Repairs & maintenance @ 12% on Rs.5,300/-             | Rs. 696/-P.A.    |
|               | iii) Collection and management charges @ 3% on Rs.5,300/- | Rs. 174/- P.A.   |
|               | iv) Insurance @ 0.19% on 9/10 of Rs.1,47,700/-            | Rs. 253/- P.A.   |
|               |   | Rs. 2,478/- P.A. |
|               | Say   | Rs. 2,480/- P.A. |
|               | Net annual value  | Rs. 3,320/- P.A. |

|      |  |                       |
|------|--|-----------------------|
| III) |  |                       |
|      | Net annual value is capitalized on 7% and 4% basis or at 11.386 Years' Purchase.   |                       |
|      | i) The capital value of the property that is built over is thus worked out to  | Rs.37,800/-           |
|      | ii) Add present value of (1 acre 26 gunthas) 71874 sq.ft. land going with the existing structures, deferred @ 4% for 30 years, land value @ Rs.2/50 per sq.ft. | Rs.55,733/-           |
|      | iii) Value of surplus land of (2 acres) 87120 sq.ft. @ Rs.2/50 per sq.ft.  | Rs.2,17,800/-         |
|      |  | Rs. 3,11,333/-        |
|      |  | or Say Rs. 3,12,000/- |

63/669.  
June 20, 1969.

R E P O R T

Under instructions from Shri S.V.Kogekar of Poona, I have inspected the immovable property at Poona, owned by him, to ascertain its present market value as also that in March, 1968.

2. The property is comprised of an open plot of land, unbuilt upon, and bears C.S.No.50 of Erandavna village, Sub-plot No.2 of Final Plot No.73/2 of Town Planning Scheme, Poona No.I. It forms part of a layout scheme and is bounded as shown below:-

- East : Sub-plot No.1;
- West : Sub-plot No.3;
- North : Colony road;
- South : F.P.No.72.

3. The plot abuts on a 30' wide Colony road which is presently in an unsatisfactory condition with its carpet washed down to expose loose road metal. It was purchased by the present owner in December 1964, with an area of 6900 sq.ft. for a sum of Rs.16,578/-, as an undeveloped plot, the rate of developed plot having been fixed @ Rs.2=62 per sq.ft.

4. The plot has a frontage of 60' on its north on the 30' wide Colony road and depth of about 115'. It is low-lying to the extent of about 3'-6" with reference to the road level. In area it is larger than the minimum permissible, that is, 5445 sq.ft.

5. The plot of land is situated in a good locality where the properties are owned by good class of people. All the auxiliary services are now readily available, though the other amenities are not all within easy reach. The Poona Municipal Corporation has assessed its net rateable value @ Rs.745/-.

6. Taking all these factors into consideration I value the plot of land (6900 sq.ft.) @ Rs.4/- per sq.ft. or for a sum of Rs.27,600/-. The market value of the land in March 1968 was the same, that is, Rs.27,600/-.

The values so arrived at by me are, in my opinion, fair and proper.



(R.G.PUNDLIK.)

3. The land is of a rectangular shape. The land measured 4500 sq.ft. It has a frontage on the south of about 50' on the side of the road and a depth of about 90'.

4. Situation  
The property is situated in the village area of the city, on a narrow lane, and is adjacent to the main road. All the necessary services of water, electricity and telephone are readily available. It will be a good investment of money as it is having a good location.

5. Buildings  
The site building is built with brick and concrete. It is a single story building and is situated on the plot. The building is in good condition and is well maintained. It is a good investment of money as it is having a good location.

6. Valuation  
The valuation of the property is based on the market value of the land and the buildings. The market value of the land is Rs.4/- per sq.ft. and the market value of the buildings is Rs.27,600/-. The total market value of the property is Rs.27,600/-.

61/669  
June 21, 1969.

REPORT

Under instructions from Shri K.R.Patwardhan of Poona. I have inspected his immovable property at Poona for the purposes of ascertaining its market value as in January 1969.

2. The property is comprised of a plot of land and building and bears H.No.140 of Shukrawar Peth, Poona City.

3. The land is of a Gaothan Saramaphi tenure. The land admeasures 4680 sq.ft. It has a frontage on its south of about 50' on Shinde Ali of Shukrawar Peth, and depth of about 35'.

4. Situation:

The property is situated in the Gaothan area of the City, on a narrow lane, and is subject to road widening line. All the auxiliary services as also the necessary amenities are readily available. It will always claim attention of prospective buyers having preference to gaothan area.

5. Building:

The main building is built about 40' away from the front, and is approached through an open courtyard. Fronting the road there is one godown type structure measuring 25' x 9' x 6". A lavatory unit is also built fronting the road, which measures 17' x 2'-9".

(a) Main Building: It is about 41'-6" x 46'-6" with a chowk on the rear side. It is a masonry class structure with brick-in-mud walls with plaster and is colour washed on the inside and pointed on the outside. It has an C.G.I. sheet roof. In addition to walls there is a T.W. framework. The flooring is of mud, the doors and windows have plain planked shutters and old type fittings. The stairs is of

solid core type with T.W. treads. The ceiling is of T.W. joists, planks etc. Underneath the roof. there is T.W. patai. At the front and rear, there is T.W. trellis work. This building has partly built-first floor.

(b) Front Building: This building is similar in construction to the building described above but has, A.C. sheet roof.

(c) W.C.S. have brick walls plasterd with glazed tile flooring and C.G.I. sheet roof. The part of the main building is occupied by the owner while the rest is let out to tenent.

6. Built area:

It covers plinth area of 1930 sq.ft. on ground floor. The area at first floor is 1300 sq.ft. The total floor area is worked out to 3230 sq.ft., of all the structure together.

7. The building is stated to be about 45 years old and is estimated to have a future life of 25 Years. The depreciated cost at 4% is worked out to Rs.30,000/- The prime cost is assessed @ Rs.14/- per sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.605/- p.a. This gives the rental of Rs.672/-p.a. or Rs.56/-p.m. The rent received is Rs.34/- p.m. with part building self occupied. I have considered the rent of Rs.700/- p.a. for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.720/-. It is capitalized on 6% and 4% basis or @ 11.903 Years' Purchase. The capitalized value is thus worked out to Rs.8,600/-. Adding present value of 4680 sq.ft. of land valued @ Rs.7/-per sq.ft., deferred for 25 Years @ 4% as worked out in the Appendix, the full value is aggregated to Rs.21,000/-, which, in my opinion, is fair and proper.

*Wd*  
(R.G.PUNDLIK.)

APPENDIX

Statement on Rental valuation of property of  
Shri K.R.Patwardhan bearing H.No.140 of  
Shukrawar Peth, Poona City.

I)

|                                      |               |
|--------------------------------------|---------------|
| i) Depreciated Cost of the buildings | Rs. 30,000/-  |
| ii) Gross Rent                       | Rs. 700/-P.A. |
| iii) Net Rateable value              | Rs. 630/-P.A. |

II) OUTGOINGS

|   |               |
|---|---------------|
| i) Municipal taxes @ 21% on Rs.630/-                    | Rs. 132/-P.A. |
| ii) Repairs & maintenance @ 12% on Rs.700/-             | Rs. 84/-P.A.  |
| iii) Collection and management charges @ 2% on Rs.700/- | Rs. 14/-P.A.  |
| iv) Insurance @ 1.19% on 9/10 of Rs. 30,000/-           | Rs. 61/-P.A.  |
| Total   | Rs. 281/-P.A. |
| Say   | Rs. 280/-P.A. |
| Net annual value  | Rs. 720/-     |

III)

Net annual value is capitalized on 6% and 4% basis or at 11.903 Years' Purchase.

- i) The capital value of the property is thus worked out to Rs.8,568/- or say, Rs.8,600/-
- ii) To this is added the present value of the land valued @ Rs.7/- per sq.ft., deferred @ 4% for a period of 25 Years, that is, Rs.12,285/- or say, Rs.12,300/-, total Rs.20,900/- Say Rs. 21,000/-

(R.G.PUNDLIK.)

K

62/669.  
June 21, 1969.

REPORT

Under instructions from Shri S.V.Kogekar of Bombay I have inspected his immovable property at Poona for the purposes of ascertaining its present market value.

2. The property is comprised of a plot of land and a building and bears H.No.1937 of Sadashiv Peth, Poona City.

3. The land is of a gaothan tenure and admeasures 2145 sq.ft. It has a frontage of about 40' on the Madiwale Colony road.

4. Situation : The property is situated in the Madiwale Colony of Sadashiv Peth of the City. All the auxiliary services are readily available. The locality in which the property is situated, is a decent one and is occupied by people of good class. All the amenities are readily available and the property, by reason of its good situation, will command the attention of prospective buyers.

5. Building: It is a ground and two upper floor building of masonry class with rubble masonry walls with brick backing, pointed from outside and plastered and colour washed from inside. It is roofed over with C.G.I. sheet roof with Manglore tiles, supported on roughly squared T.W. frame work. The ceiling floor has T.W. joists supported on M. steel bearers, except for the portion of staircase bay which has R.C.C. construction. The doors and windows are of T.W. having planked shutters, oil painted. The frontside windows have glazed shutters. The flooring is of rough Shahabad except for W.C. which has Indian Patent stone flooring. The stairs is of R.C.C. with

rough Shahabad treads. There are balconies at the front and rear. There are three-room tenements on each floor, of which the one on the ground floor is let out and the other two are self-occupied. In addition there is one semi-permanent room, which I have valued at a lumpsum of Rs.1,000/-.

6. Area: It covers plinth area of 750 sq.ft. on ground floor. The area at first and second floors is also 750 sq.ft., each. The total floor area is worked out to 2250 sq.ft.

7. The building is stated to be about 30 years old and is estimated to have a future life of 40 years. The depreciated cost at 4% is worked out to Rs.30,000/- The prime cost is assessed @ Rs.16/- per sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.650/- p.a. This gives the rental of Rs.722/- p.a. or Rs.60.27 p.m. The rent receivable from ground floor tenement is Rs.300/-p.a. I have considered the rent of Rs.900 p.a. for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 570/-. The It is capitalized on 6% and 4% basis or @ 14.18 Years' Purchase. The capitalized value is thus worked out to Rs. 6,100/- . I have added to this the present value of the land valued @ Rs.10/- per sq.ft., deferred @ 4% for 40 years as shown in the Appendix. The full value of the property aggregated to Rs.13,600/- is, in my opinion, fair and proper.

(R.G.PUNDLIK.)

APPENDIX

Statement on Rental valuation of property  
of Shri S.V.Kogekar bearing H.No.1937  
of Sadashiv Peth, Poona City.

I)

|                                       |                |
|---------------------------------------|----------------|
| i) Depreciated cost of the building.. | Rs. 30,000/-   |
| ii) Gross Rent                        | Rs. 900/- P.A. |
| iii) Net Rateable value               | Rs. 810/- P.A. |

II) OUTGOINGS

|   |                            |
|---|----------------------------|
| i) Municipal taxes @ 22% on Rs.810/-                    | Rs. 178/-P.A.              |
| ii) Repairs & maintenance @ 8% on Rs.900/-              | Rs. 72/-P.A.               |
| iii) Collection and management charges @ 3% on Rs.900/- | Rs. 27/-P.A.               |
| iv) Insurance @ 0.19 % on 9/10 of Rs.30,000/-           | Rs. 51/-P.A.               |
|   | Total Rs. 328/-P.A.        |
|   | Say Rs. 330/-P.A.          |
|   | Net annual value Rs. 570/- |

III)

Net annual value is capitalized on 6% and 4% or at 14.18 Years' Purchase.

- i) The capital value of the property is worked out to Rs.8,082/-, say Rs.8,100/-
- ii) Add present value of 2145 sq.ft. of land valued @ Rs.10/- per sq.ft., deferred @ 4% for 40 years. RS.4,500/-
- iii) Semi permanent structure.Total Rs.4000/-

(R.G.PUNDLIK.)

67/669.  
June 24, 1969.

R E P O R T

Under the instruction from Shri S.R. Kulkarni of Bombay I have inspected his immovable property at Poona, with a view to assess its present market value.

2. The property is comprised of a plot of land and buildings and bears Plot No.38 of F.P.No. 76-B (Part) of T.P.W., Poona No.I, Erandavna.

3. The land is of a lease-hold tenure and admeasures 11400 sq.ft. It has a frontage of about 122' on a colony road and depth of about 91'. The land has been leased out in about 1950, by the Shanti-Shila Co-operative, Housing Society, for a term of 199 years, on payment of Re.One per annum and premium paid on the plot area. It is further stipulated that any additional premium earned in case of transfer of the plot of land, shall be shared equally with the said Society.

4. **Situation:** It is situated on a 30' wide colony road that branches <sup>off</sup>/towards west, from the Chiplunkar road that connects the Prabhat and Karve roads. The area roundabout has been developed with properties belonging to good class of people. The necessary auxiliary services are readily available though the other amenities are not all available within easy reach.

5. **Buildings:** (a) Main buildings It is a ground floor structure with staircase leading to terrace above. 2 flats of 4 room (including kitchen) each, are accommodated. It is an R.C.C.frame building with 9" external and 4 1/2" internal brick masonry walls, plastered over and colour washed. The roof

slab is of R.C.C. and so is the stairs. The flooring is of marble mosaic tiles with skirting for the main rooms, while the kitchen has polished Tander flooring. Bath room has same flooring and glazed tile dado while W.C. has glazed tiled floor and dado. The doors are of, both panelled and flush variety and windows are glazed and louvred and have decorative grille. woodwork is oil painted. The terrace has Shalimar tar-felt finishing. Electric wiring is of open C.T.S. type. The stair treads are of chequered tiles. One of the two flats is let out with garage while the other is stated to have remained unlet.

(b) Out-house : It is a ground floor masonry class structure with brick masonry walls plastered over and colour washed. The roof is of R.C.C. slab and flooring of rough Shahabad for living rooms and of glazed tiles for the sanitary unit with dado. The doors are of T.W. with panelled shuttered while the windows are similar to those of main building and have A.C. sheet weather-sheds. It is self occupied.

(c) Garage: It has brick walls plastered, R.C.C. roof slab and rough Shahabad flooring, with usual type door and windows.

6. Built area: (a) Main building: 1940sq.ft.  
 (b) Out house : 700 sq.ft.  
 (c) Garage : 250 sq.ft.

7. The buildings are stated to be built in March 1969 and the question of depreciation does not arise. They are estimated to have an average future life of 70 years. The prime cost of all the buildings

- 3 -

is assessed @ Rs.90,000/-, together. There is in addition surplus land calculated @ 2800 sq.ft. to be valued.

8. The Poona Municipal Corporation has not yet assessed its net rateable value. The rent received is Rs.425/- p.m. of one flat and the garage. I have considered the rent of Rs.950/- p.m. or Rs.11,400/-.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.7,270/-. It is capitalized on 6% and 4% basis or @ 15.938 Years' Purchase. The capitalized value is thus worked out to Rs.1,15,900/-. The land is not freehold and is not considered in value, on ~~par~~ with a freehold land. In this context the surplus area of 3000 sq.ft. is valued @ Rs.4/- per sq.ft. or @ a sum of Rs.12,000/-. The full value of the property is aggregated to Rs.1,28,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

KSTI/

174

Statement on Rental valuation of property of Shri S.R.Kulkarni, bearing plot No.38, F.P.No.76B(Part) T.P.S., Poona No.I, Brandavna.

I)

|                            |                  |
|----------------------------|------------------|
| 1) Cost of the buildings.. | Rs. 90,000/-     |
| ii) Gross Rent             | Rs. 11,400/-P.A. |
| iii) Net Rateable Value    | Rs. 10,206/-P.A. |

II) OUTGOINGS

|  |                 |
|--|-----------------|
| 1) Municipal taxes @ 30% on Rs.10,206/-                    | Rs. 3,062/-P.A. |
| ii) Repairs & maintenance @ 6% on Rs.11,400/-              | Rs. 684/-P.A.   |
| iii) Collection and management charges @ 2% on Rs.11,400/- | Rs. 228/-P.A.   |
| iv) Insurance @ 0.19% on 9/10 of Rs. 90,000/-              | Rs. 154/-P.A.   |
| Total  | Rs. 4,128/-P.A. |
| Say  | Rs. 4,130/-P.A. |
| Net annual value   | Rs. 7,270/-     |

III)

Net annual value to be capitalized on 6% and 4% basis, or at 15.938 Years' Purchase.

|  |                |
|--|----------------|
| i) The capital value of the property is worked out to Rs.1,15,869/- or Say Rs.1,15,900/- |                |
| ii) Add value of 3000 sq.ft. of surplus land @ Rs.4/- per sq.ft.                         | Rs. 12,000/-   |
|  | Rs. 1,27,900/- |
| or say   | Rs. 1,28,000/- |

(R.G.PUNDLIK.)

original Report - Sent to Shri  
G.D. Barve on 6-9-1969

APR. 175

o/c

65/669.  
June 25, 1969.

## R E P O R T

Under instruction from Shri G.D. Barve of Ambarnath, Dist Thana, I have inspected his immovable property at Poona, with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears S.No.66/2 of Erandvana, Sub-Plot No.  $\frac{2+3}{A}$  of F.D. No.84, of T.P.S., Poona No.I, (C.S. No.123/2 pt.) and is bounded as follows:-

North : F.P. No.87.                      South : Colony Road;  
West : Sub-Plot No.1.                      East : Sub-Plot No.  $\frac{2+3}{B}$

3. The land is of a freehold tenure and admeasures 9680 sq.ft. It has a frontage of 121' on a 30' wide Colony road and depth of 80'. The land was purchased by the present owner in December, 1964 for a sum of Rs.35,000/-.

### SITUATION :

4. The property is situated on a road that branches off towards east, from the Chiplunkar road. All the auxiliary services like water, drainage and electricity are available. Other necessary amenities are not all available within a reasonable distance from the property. The whole neighbourhood is dotted over with properties mainly belonging to educated and well-to-do people.

### BUILDING :

5. It is a ground and one upper floor structure having R.C.C. load-bearing frame of columns and beams and brick masonry panel walls. The external walls are 9" and internal 4 1/2" thick, brick masonry walls, plastered over and colour washed. The floor and roof are of R.C.C. slabs. The doors are of T.W. having flush shutters, oil painted.

The flooring is of marble mosaic tiles for the living rooms and plain cement tiles with glazed tiled dado for the sanitary units. The terrace is finished with Indian Patent stone flooring. The stairs is of R.C.C. with treads having 'in situ' terrazzo finish. The sanitary pipes are housed in ducts, concealed by decorative R.C.C. grille. There are 4 Nos. of four-room flats per floor, all let out to tenants. There are balconies fronting the road. In addition there is a garage with brick walls, concrete finished floor and A.C. sheet roof. The property is enclosed by masonry compound wall. Besides, there is a suction tank with electric pump etc.

**BUILT AREA :**

6. It covers plinth area of 3220 sq.ft. on ground floor. The area at first floor is also 3220 sq.ft. The total floor area is worked out to 6449 sq.ft. In addition there is a garage of 250 sq.ft.

7. The building is stated to be built in 1968 and the question of depreciation therefore does not arise. It is estimated to have a future life of 75 years. The prime cost of the building is worked out @ 31/- per sq.ft. to Rs.1,99,640/-, or say, Rs.2,00,000/-. To this is added the cost of staircase on top (Rs.5,000/-) garage (Rs.4,000) and compound wall, levelling, suction tank etc, (Rs.13,000/-) to arrive at the aggregate cost of Rs.2,22,000/-.

8. The Poona Municipal Corporation has assessed its net rateable value, I am told, at Rs.30,240/-p.a. This gives the rental of Rs.33,600/-p.a. The rent received is Rs.350 x 8 (flats) p.m. or Rs.33,600/-p.a. The rent charged is on a higher side and it is more likely than not, that this high rental will not be maintained for the estimated future life of 75 years of the building. However, I have

accepted the rental as it stands, for the purposes of this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.19,500/-. It is capitalized on 7 1/2% and 4% basis or @ 12.949 Years' Purchase, as, all things being equal, there would be fewer buyers in the market, who would offer to purchase such a property demanding a heavy capital investment, There is further risk of the high rent not being maintained, as stated. The full value of the property is thus assessed @ Rs.2,52,000/-. , which, is my opinion, is fair and proper.

(R.G.PUNDLIK.)

APPENDIX

Statement on Rental valuation of property  
of Shri G.D.Barve, bearing Sub-plot  
No.2+3/a, F.P.No.84, Erandavna,  
POONA-4.

I)

|                         |                  |
|-------------------------|------------------|
| 1) Cost of the building | Rs.2,22,000/-    |
| ii) Gross Rent          | Rs. 33,600/-P.A. |
| iii) Net Rateable Value | Rs. 30,240/-P.A. |

II) OUTGOINGS

|   |                        |
|---|------------------------|
| i) Municipal taxes @ 33% on<br>Rs.30,240/-                    | Rs. 10,080/-P.A.       |
| ii) Repairs and maintenance @ 8%<br>on Rs.33,600/-            | Rs. 2,688/-P.A.        |
| iii) Collection and management charges<br>@ 3% on Rs.33,600/- | Rs. 1,008/-P.A.        |
| iv) Insurance @ 0.19% on 9/10 of<br>Rs. 2,22,000/-            | Rs. 380/-P.A.          |
|   | Total Rs. 14,156/-P.A. |
|   | Say Rs. 14,160/-P.A.   |

Net annual  
value Rs. 19,440/-

III)

Net annual value is capitalized on 7 1/2%  
4% basis or at 12.940 Years' Purchase.

The capital value of the property is thus  
worked out to Rs.2,51,729/-or Say o Rs.2,52,000/-

(R.G.PUNDLIK.)





The flooring is of marble mosaic tiles for the living rooms and plain cement tiles with glazed tiled dado for the sanitary units. The terrace is finished with Indian Patent Stone flooring. The stairs is of R.C.C. with treads having 'in situ' terrazzo finish. The sanitary pipes are housed in ducts, concealed by decorative R.C.C. grille. There are 4 Nos. of four-room flats per floor, all let out to tenants. There are balconies fronting the road. In addition there is a garage with brick walls, concrete finished floor and A.C. sheet roof. The property is enclosed by masonry compound wall. Besides, there is a suction tank with electric pump etc.

6. Built area :

It covers plinth area of 3220 sq.ft. on ground floor. The area at first floor is also 3220 sq.ft. The total floor area is worked out to 6440 sq.ft. In addition there is a garage of 250 sq.ft.

7. The building is stated to be built in 1968 and ~~the question of depreciation therefore does not arise. It is estimated to have a future life of 75 years. The prime cost is worked out to Rs. 1,84,000/- of, both, the building and the garage.~~ <sup>2,58,000/-</sup> <sup>Rs. 4,000/- of</sup>

8. <sup>present</sup> 8.9 - The Poona Municipal Corporation has assessed its net rateable value, I am told, at Rs. <sup>27,705/-</sup> 30,240/- p.a. This gives the rental of Rs. <sup>32,592/-</sup> 33,600/- p.a. <sup>including Rs. 240 p.a. of the garage.</sup> <sup>to which I have added Rs. 600/- p.a. for the garage.</sup> The rent received is Rs. 350 X 8 (flats) p.m. or Rs. 33,600/- p.a. ~~The rent charged is on a higher side and it is more likely than not, that this high rental will not be maintained for the estimated future life of 75 years of the building. However, I have <sup>thus</sup> accepted the rental as it stands, for the purposes of this valuation. One of the flats is self occupied.~~

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 19,500/-. It is capitalized

on 7% and 4% basis or @ 13.845 Years' Purchase, as, all things being equal, there would be fewer buyers in the market, who would offer to purchase such a property demanding a heavy capital investment. There is further risk of the high rent not being maintained, <sup>as</sup> stated. The full value of the property is thus assessed @ Rs.2,70,000/-, which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

proposed 2nd Fl.

18000  
 $450 \times 4 \times 12 = 21600$   
 85  
 480  
 1728  
 17760  
 3600  
 24990  
 17760  
 4635  
 12137  
 32445  
 13995  
 171495  
 9653

21070  
 9653  
 6321  
 10532  
 2642  
 18963  
 203388710

28590  
 35  
 14295  
 8577  
 100065

21420  
 19306  
 38612  
 9653  
 19306  
 206767260

- ① - 6000
- ② - 29400
- ③ - 21600
- 57000

2.50 rents 450/- p.m. flat.  
 50/- " garage  
 500/- "  
 x 12  
 6000/- p.a.  
 x 60%  
 3600/- p.a. — ①

231300  
 4391700  
 52  
 9653  
 32  
 19306  
 28959  
 308877  
 1036  
 10000 | 9653  
 9324  
 6760  
 6216  
 5490  
 5180  
 3100

350  
 77  
 2450  
 12  
 29400  
 85  
 1470  
 2352  
 24990 — ②

24990  
 3600  
 28590  
 355  
 13935  
 13935  
 8361  
 9893850

27 1/2  
 5  
 3  
 35 1/2  
 3 1/2  
 3.5  
 .4

9653  
 193  
 28959  
 86877  
 9653  
 1863029

APPENDIX.

Statement on Rental valuation of property  
of Shri G.D.Barve, bearing Sub-Plot  
No.2+3/A, F.P.No.84, Erandavna,  
Poona-4.

I) *Depreciated*

|            |                         |                  |
|------------|-------------------------|------------------|
| 3,87,000/- | i) Cost of the building | Rs. 1,84,000/-   |
| 57,000/-   | ii) Gross Rent          | Rs. 33,600/-P.A. |
| 46,350/-   | iii) Net Rateable Value | Rs. 80,240/-P.A. |

II) OUTGOINGS

|          |     |  |                            |
|----------|-----|--|----------------------------|
| 17,150/- | 37% | i) Municipal taxes @ <sup>35%</sup> 33% on<br>Rs. 30,240/- - 28,590/-          | Rs. 10,000/-               |
| 5,700/-  | 10% | ii) Repairs and maintenance @ <sup>8%</sup> 8% on<br>Rs. 33,600/- - 35,400/-   | Rs. 2,832/-<br>2,688/-P.A. |
| 1,710/-  | 3%  | iii) Collection and management charges<br>@ 2% @ 3% on Rs. 33,600/- - 35,400/- | Rs. 1,008/-P.A.            |
| 440/-    |     | iv) Insurance @ 0.19% on 9/10 of<br>Rs. 1,84,000/- - 2,57,000/-                | Rs. 440/-<br>315/-P.A.     |
| 25,000/- |     | Total  | Rs. 14,091/-P.A.           |
|          |     | Say  | Rs. 14,100/-P.A.           |
| 32,000/- |     | Net annual value   | Rs. 19,500/-               |

III)

Net annual value is capitalized on <sup>10% & 3 1/2%</sup> 7% and 4% basis or at 13.845 Years' Purchase.

The capital value of the property is thus worked out to Rs. 2,69,977/- or Say Rs. 2,70,000/-

(R.G.PUNDLIK.)

$$\frac{1}{0.0364} = \frac{1}{.036} = 2.777$$

$$2.777 \times 7.036 = 19.653$$

2 copies only (on letter head)

office  
Specimen copy 183

69/669  
June 26, 1969.

R E P O R T

Under instructions from Shri S.R. Captain of Poona, I have inspected his immovable property at Poona for the purposes of assessing its market value as in March 1969.

2. The property is comprised of a building and plot of land, bearing survey No. 220 Hissa No.1 of Yeravda village, Taluka Haveli, District Poona, admeasuring 3 acres and 6 gunthas ( 137214 sq.ft. ) with agricultural assessment of Rs.3=12.

I am instructed to assess the market value of only the plot, disregarding the building.

3. The property falls within the limits of the Poona Municipal Corporation and is covered by the Town Planning Scheme, Poona, Suburban No. 2. It is accessible by a T.P. Scheme road on which it abuts with a frontage of 393' and depth of about 380'. The T.P. Scheme road meets the Poona-Nagar road near its junction with the road coming down from Kirkee. The property is about 1 1/2 furlongs away towards south, from the Poona - Nagar road, while from the Fitzgerald bridge, it is at a distance of about a mile. The whole neighbourhood is still in the process of development. Only a few buildings are seen dotted over the regions with large tracts of land lying idle. The auxiliary services like water and electricity are available though not the Municipal sewer line, requiring a septic tank to be installed if and when a building is to be built. All other amenities like shops, market, school, Post-office, bank, bus-taxi-rickshaw stops etc. are not within easy reach.

4. The 7 and 12 Extract from the Record of Rights describes the land as lying idle ( ' 45 ' ) The area of the land under report, of 2 acres and 6 gunthas, is large for development and profitable disposal. There will be few buyers for the area and for the land. Besides, the land is of quite an irregular shape with its sides falling off the perpendiculars on the road front, by as much as about 30°. Even the rear boundary runs at an angle to form a narrow, wedge-like corner at the southeast end. That being so, leaving about 51200 sq.ft. of central, near-rectangular part, 'Recessed' areas are formed on two sides. This will inevitably result in a good part of the area of the land being wasted in the form of irregular-shaped plots in a layout or sub-division proposal. Such sub-division proposals, though, are not being presently entertained by the Local authorities for want of finalisation of the T.P. Scheme.

5. Taking all these points into account and neglecting the building standing thereupon, I value the land, with an area of 137214 sq.ft., at a flat rate of Rs.0=37 per sq.ft. or for a sum of Rs.51,454/-, or say, Rs.51,500/-, which, sum, in my opinion, is fair and proper.



(R.G.PUNDLIK.)

185

68/669  
June 26, 1969.

R E P O R T

Kamala  
Smt. ~~Kamla~~ N. Golwalkar  
Under instruction from ~~Justice Shri N.N.~~

Golwalkar ~~of Bombay~~ I have inspected his immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears H.No.1002 (588/9), S.No.28, Plot No.3, Parvati and H.No.1003 (588/10), S.No.28, Plot No.2, Parvati Shukrawar Peth, Poona.

3. The land is of a freehold tenure and is comprised of Plot No.2 with an area of 5622 sq.ft., and plot No.3 with an area of 5627 sq.ft. One of the plots (H.No.1002) is built over with a storeyed building while the other is lying open and unbuilt upon. The property is considered and valued under this report, as one entity.

4. Situation :

The property is situated at Swar-gate, with a direct frontage on the Municipal Water Works road. The locality is occupied by buildings belonging to good class of people and is at a stone's throw from the P.M.T. Swar-gate bus terminus as also from the state Transport bus terminus. All the auxiliary services as also the other amenities are readily available. The property is well situated.

5. Building :

It is a masonry class building with brick masonry load-bearing walls, plastered and colour washed. It has ground and one upper floor, partly built. The floor and roof are of R.C.C. slabs. The flooring for the main rooms is of Indian Patent Stone while that for the kitchen and dining rooms it is of rough Shahabad. The sanitary unit has also rough Shahabad flooring while

- 2 -

the passages have polished Tandur flooring. The part of first floor left unbuilt as open terrace has rough Shahabad flooring. The doors are of teak wood with panelled shutters. The T.W. windows have glazed shutters and are secured with decorative grille. There are 4 rooms and a garage on the ground floor and 2 rooms on the first with an R.C.C. staircase. The whole building is self occupied.

6. Built area:

It covers plinth area of 1883 sq.ft. on G.F. The area at first floor is 1007 sq.ft. The total floor area is worked out to 2890 sq.ft.

7. The building is stated to be built 1952 and is estimated to have a future life of 60 years. The depreciated cost at 4% is worked out to Rs.55,000/-. The prime cost is assessed @ Rs.20 per sq.ft.

8. The Poona Municipal Corporation has assessed for the open plot and building its net rateable value at Rs.2,970/-(together) p.a. I have considered the rent of Rs.350/- p.m. or Rs.4,200/- p.a. For building only (H.No.) 1002. Plot bearing No.1003 Shukrawar having an area of 5622 sq.ft. is valued separately and added, to arrive at the full value of the property.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.2,720/-. It is capitalized on 6% and 4% basis or at 15.676 Years' Purchase. The capitalized value is thus worked out to Rs.42,366/-. To this is added value of open plot (plot No.2-1003' Shukrawar) of land admeasuring 5422 sq.ft., @ Rs.7/-per sq.ft. The full value is thus aggregated to Rs.81,700/- which, in my opinion is fair and proper.

Statement on Rental valuation of property of  
Justice Shri N.N.Golwalkar, bearing H.No.  
1002, and 1003 of Shukrawar, Peth, Poona-2.

I)

|                                     |                 |
|-------------------------------------|-----------------|
| i) Depreciated Cost of the building | Rs. 55,000/-    |
| ii) Gross Rent                      | Rs. 4,200/-P.A. |
| iii) Net Rateable Value             | Rs. 3,780/-P.A. |

II) OUTGOINGS

|  |                 |
|--|-----------------|
| i) Municipal taxes @ $26\frac{1}{2}\%$ on<br>Rs.3,780/-      | Rs. 1,002/-P.A. |
| ii) Repairs & Maintenance @ 8% on<br>Rs.4,200/-              | Rs. 336/-P.A.   |
| iii) Collection and management charges<br>@ 1% on Rs.4,200/- | Rs. 42/-P.A.    |
| iv) Insurance @ 0.19% on 9/10 of<br>Rs.55,000/-              | Rs. 94/-P.A.    |
| Total  | Rs. 1,474/-P.A. |
| Say  | Rs. 1,480/-P.A. |
| Net annual value   | Rs. 2,720/-     |

III)

Net annual value is capitalized on  
6% and 4% basis or at 15.576 Years'  
Purchase

|   |              |
|---|--------------|
| i) The capital value of the property<br>is worked out to Rs.                              | Rs. 42,366/- |
| ii) Add value of 5622 sq.ft.(Plot No.2.<br>1003 Shukrawar) of land @ Rs.7/-<br>per sq.ft. | Rs. 39,354/- |
|   | Rs. 81,720/- |
| Say   | Rs. 81,700/- |

(R.G.PUNDLIK.)

180  
70/669.  
June 27, 1969.

R E P O R T

Under instructions from Shri Mohanlal Hargovindas of Poona, I have inspected his property at Poona, for finding out its present market value.

2. The property is comprised of an open plot of land bearing the following description:

Village Parvati; Tal.Haveli; Poona City area;  
S.Nos.67 to 73; Plot No.19; area:1494sq.ft.

The open plot is of freehold tenure and abuts on 40' wide road on its east and is bounded as under:-

East : 40' wide road; West: plot No.17;

North: Plot No.18; South: Plot No.20.

3. The plot of land forms part of what is known as "Padma-Nagar Scheme" and falls within the limits <sup>of</sup> the Poona Municipal Corporation. No auxiliary services like water, drainage etc. are available. All other amenities are so far away that not one single building has been built in the whole scheme area, except for an old structure. The land is, to be precise, about 2 miles away from Swar-gate and about 6 furlongs away from the Poona-Satara road, The plot of land under valuation was purchased by the owner for a sum of Rs.4,000/- in August 1949. I value it @ Rs.1/- per sq.ft. or for a sum of Rs.14,946/- which sum, in my opinion, is fair and proper.

  
(R.G.PUNDLIK.)

189

71/669  
June 28, 1969.

R E P O R T

Under instructions from Shri Chimanal Hargocindas Shaha of Poona, I have inspected his property with a view to assess its present market value.

2. The property is comprised of an open plot of land bearing the following description:

Village Parvati; Taluka Haveli; Poona City area, S.No. 71 to 73, plot No.45, area admeasuring: 14639 sq.ft.

The open plot of land is of freehold tenure and abuts on a 40' wide road on its West and enjoys a return frontage on a 40' wide colony road, on its North. It is thus a corner plot and is bounded as follows:

East : Plot No.36; West: 40' wide road;

North: 40'wide road; South: Plot No.44.

3. The plot of land forms part of what is known as "Padma-nagar Scheme", and falls within the limits of Poona Municipal Corporation. No auxiliary services like water, drainage etc. are available. All other amenities are so far away that not one single building has been built in the whole scheme except for an old structure. The land is, to be precise, 2 miles away from Swar-Gate and about 6 furlongs away from Poona-Satara road. The plot of land under valuation was purchased by its present owner for a consideration of Rs.3,600/- in January, 1943. I value it @ Re.1/- per sq.ft. or for a sum of Rs.14, 639/-, which sum, in my opinion, is fair and proper.

  
(R.G.PUNDLIK.)

73/769  
July 5, 1969.

241

R E P O R T

Under the instruction from Smt. Sushilabai M. Ganu of Poona I have inspected <sup>her</sup> ~~their~~ immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and buildings and bears H.No.325/F of Sadashiv Peth, Poona City and is bounded as follows :-

North : H.No. 325/1;                      South : H.No.325/3;  
West : Road;                                East : Adjoining property  
(The building is presumed to face west)

3. The land is of a Gaathan tenure and admeasures 435 sq.yds. or 3915 sq.ft. It has a frontage of about 38' on 42' wide public road and depth of over 103'.

4. Situation : The property is situated in the Gaathan area on the road reading from the Peru-Gate to the Khunya Murlidhar road. The locality is quite decent and is occupied by properties belonging to good class of people. All the auxiliary serivces as well as the necessary amenities are readily available. It is well situated and will claim the attention of prospective buyers.

5. Buildings : The property is developed with a ground and two upper floor building facing the road and permanet and semi-permanent structurers, built on the rear side.

a) Storeyed building : It is of a masonry class with a framework of T.W. posts post plates. The load bearing walls are of brick masonry in lime mortar, plastered over and colourwashed. The ceiling floor is of t.w. joists, boarding, coba and flooring. The doors are of t.w. with plain planked shutters. The windows are of similar type with guard bars. The stairs is of sold coretype with t.w. treads. The flooring is of rough shahabad and polished Tandur. The roof is of C.G.I. sheets supported on t.w. framework. The ground floor is used as workshop and office while the upper floors



- 2 -

are used as residence. The building is not in a good condition. Part of building is renovated recently.

Rear structures : These are of masonry class having brick masonry walls plastered and colour washed, rough shahabad flooring and C.G.I. sheet roof except for a part which has r.c.c. slab roof. In addition there is a semi permanent shed. All these structures are used as work shop, with machinery fitted in. The ground floor and the rear structures are let out to M/s. Optique India.

6. Area : a) Storeyed building = 2988 SF, Rear structure 855 SF

7. The storeyed building is stated to be <sup>46</sup>40 years old and is estimated to have a future life of <sup>20</sup>25 years. The depreciated cost at <sup>41,800/-</sup>4% <sup>3 1/2</sup>3 1/2% is worked out to Rs.36,600/-, the prime cost having been assessed @ <sup>25/-</sup>Rs.13/- per SF. The rear structures are of the same age and are estimated to have an average future life of <sup>14</sup>20 years. Their depreciated cost @ <sup>3 1/2</sup>4% is worked out to Rs.6,200/-, with P.C. @ <sup>15/-</sup>Rs.12 per SF.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1,945/- p.a. This gives the rental of Rs.2,160/- p.a. The rent received is Rs.150/- p.a. or Rs.1,800/- p.a. I have considered the rent of <sup>8,645/-</sup>Rs.2,160/- p.a. for this valuation, allowing <sup>10% return on the investment in the buildings and 6 1/2% on that in the land.</sup>

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to <sup>4,500/-</sup>Rs.1,360/-. It is capitalized on <sup>10 & 3 1/2</sup>6% & 4% basis or @ <sup>6,947</sup>11.454 Years' Purchase. The capitalized value is thus worked out to Rs.15,700/- <sup>31,262/-</sup> To this is added the present value of land worked out to Rs.23,800 <sup>26,426/-</sup> as shown in the Appendix. The full value of Rs.39,500/- <sup>57,000/-</sup> thus derived, is, in my opinion, fair and proper.



(R.G. PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Smt. Sushilabai M. Ganu bearing  
No. 325/F of Sadashiv Peth, Poona City.

I)

|  |                             |
|--|-----------------------------|
| 1) Depreciated Cost of the buildings<br>(36600 + 6200) | 47,800/-<br>Rs. 42,800/-    |
| ii) Gross Rent   | 8,645/-<br>Rs. 2,160/- P.A. |
| iii) Net Rateable Value (15% basis)                    | 7,349/-<br>Rs. 1,945/- P.A. |

II) OUTGOINGS

|   |                           |
|---|---------------------------|
| 1) Municipal taxes @ 32% on Rs. 1,945/-                   | 7,349/-<br>Rs. 447/- P.A. |
| ii) Repairs & Maintenance @ 12% on Rs. 2160/-             | 8,645/-<br>Rs. 259/- P.A. |
| iii) Collection and Management Charges @ 1% on Rs. 2160/- | 8,645/-<br>Rs. 22/- P.A.  |
| iv) Insurance @ 0.19% on 9/10 of Rs. 47,800/-             | 82/-<br>Rs. 73/- P.A.     |
| Total   | Rs. 801/- P.A.            |
| Say   | Rs. 800/- P.A.            |
| Net annual value  | Rs. 1,360/-               |

III)

Net annual value is capitalized on 10% & 3 1/2% basis for an average future life of 23 years or @ 11.45% Years' Purchase.

|   |   |
|---|---|
| i) Capitalized value of the property is worked out to Rs.                                   | 17<br>6,947<br>31,262/-<br>Rs. 15,700/- |
| ii) Add present value of 3915 sf. of land value @ Rs. 15/- SF, differed @ 4% for 23 years.. | 25<br>26,426/-<br>Rs. 23,800/-          |
| Full value  | 17<br>Rs. 39,500/-                      |

Say 57,000/-  
R. G. Pundlik.

(R.G.PUNDLIK)

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72/769.  
July 5, 1969.

## R E P O R T

Under the instruction from Sarvashri Vanaz Engineers of Kothrud, Poona, I have inspected the property at Hadapsar Poona, of Messrs Arudyog, with a view to assess its present market value.

2. The property is comprised of a plot of land and buildings and bears Plot No.18/6 of the Hadapsar Industrial Estate, Poona.
3. The land is of a freehold tenure and admeasures 10000 sq.ft. It was purchased in March 1960 from the Poona Municipal Corporation, for a sum of Rs.2,200/-. It has a frontage of 80' on a 40' wide road and depth of 125'.
4. Situation : The property under valuation falls within Industrial Estate at Hadapsar, Poona. The Industrial Estate was laid out by the Poona Municipal Corporation with suitable factory sites and developed with roads and auxiliary services like drainage, water and electricity. The Estate is approachable by the Poona Sholapur road. Large industrial concerns like the Kirloskar Pneumatics, Henlay Cables Ltd., Indian Oxygen Co.Ltd., as well as banks etc. are situated within the Estate.
5. Buildings : There is one factory shed and an out house (both of ground floor) built on the land. The factory shed is about 50' x 25' with 6' height. It has 14" thick brick masonry walls pointed and colour-washed from outside and plastered and colour-washed from inside. It is covered over with A.C. sheets on M.S. north-light trusses with part glazing. The flooring is of Indian Patent Stone, rough Shahabad and stone-set types, and is damaged at places. The main door is of M.S. sheets while others are of teak wood, panelled type. The windows are of standard steel section, with glazed shutters and guard bars. On the rear or south side is built a shed (36'.6" x 13') of similar description. The sanitary unit is of usual description. The out-house (35'x20'x3") consists of a 6' verandah

living and kitchen rooms and a sanitary unit. It has 9" brick walls, similar in treatment to the factory shed. The roof is of A.C. sheets on T.W. purlins and rafters. The doors are of T.W. with panelled shutters while windows have glazed shutters. The wood-work is oil painted. The flooring is of rough Shahabad. The sanitary unit is of similar description.

Besides, there is a garage of semi-permanent type. All buildings are self occupied.

|   |           |             |
|---|-----------|-------------|
| 6. Built Area : Factory shed (with sanitary unit) | =         | 1350 sq.ft. |
|   | Rear shed | = 480 "     |
|   | Out-house | = 710 "     |

7. The main factory shed and the out-house were built, it is stated in 1961 while the rear shed was added in 1965. The buildings are estimated to have a future life of 50 years. Their depreciated cost @ 4% , is worked out as shown below :-

|  |                    |
|--|--------------------|
| a) Main factory shed (prime cost @ Rs.18/- per sq.ft.) | Rs.23,300/-        |
| b) Rear shed (no depreciation @ Rs.12/- per sq.ft.)    | Rs. 5,760/-        |
| c) Out-house (prime cost @ Rs.15/- per sq.ft.)         | Rs.10,150/-        |
|  | <u>Rs.39,210/-</u> |
|  | Say Rs.39,000/-    |

8) The Poona Municipal Corporation has assessed its net rateable value at Rs.2,400/- p.a. This gives the rental of Rs.2,667/- p.a. There is no rent received. I have considered the rent of Rs.350/ or Rs.4,200/- p.a. for this valuation.

9) The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.2,560/- It is capitalized on 7% & 4% basis or @ 13.063 Years' Purchase in view of the fact that the income is subject to uncertainties of trade. The capital value is thus assessed @ Rs.33,500/-. To this is added the value of about 2500 sq.ft. of surplus land valued @ Rs.3/- per sq.ft. The full value is thus aggregated to Rs.41,000/- which, in my opinion, is fair and proper.

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Sarvashri Vanaz Engineers , Plot No.18/6, Hadapsar Industrial  
Estate, Poona.

I)

|                                      |                  |
|--------------------------------------|------------------|
| 1) Depreciated cost of the buildings | Rs.39,000/-      |
| ii) Gross Rent                       | Rs. 4,200/- P.A. |
| iii) Net Rateable Value              | Rs. 3,780/- P.A. |

II) OUTGOINGS

|  |                       |
|--|-----------------------|
| 1) Municipal tazed @ 22 1/2% on Rs.3,780/-               | Rs. 850/- P.A.        |
| ii) Water cess   | Rs. 216/- P.A.        |
| iii) Repairs & maintenance @ 10% on Rs.4,200/-           | Rs. 420/- P.A.        |
| iv) Collection and management charges @ 2% on Rs.4,200/- | Rs. 84/- P.A.         |
| v) Insurance @ 0.19% on 9/10 of Rs.39,000/-              | Rs. 67/- P.A.         |
|  | <u>Rs.1,637/-P.A.</u> |
|  | Say Rs.1,640/-P.A.    |
| Net annual value   | Rs.2,550/-            |

III)

Net annual value to be capitalized on  
7% & 4% basis or at 13.063 Years' Purchase.

|  |                     |
|--|---------------------|
| 1) The capital value of the property is worked out to        | Rs. 33,500/-        |
| ii) Value of surplus land of 2500 sq.ft. @ Rs.3/- per sq.ft. | Rs. 7,500/-         |
| Total  | <u>Rs. 41,000/-</u> |

(R.G.PUNDLIK)

2 copy

57/774

196

74/769  
July 14, 1969.

29, 74

DRAFT REPORT

Under instructions from Shri M.S.Rau of Poona, I have inspected his immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears plot No.38/11 and C.T.S.No.37 of Brandavna and falls within the limits of the T.P.S., Poona No.I. It is bounded as follows:-

North : Adjoining property; South : Plot No.10;

West : Road; East : Plot No.20;

3. The land is of a freehold tenure and admeasures 11094 sq.ft. It has a frontage of about 86' on a Colony road and depth of about 129'.

4. The property is situated on a 25' wide colony road, off Prabhat road. The whole neighbourhood is occupied by properties belonging to good class of people. All the auxiliary services like water, drainage and electricity are readily available. The other necessary amenities are also available though they are not all within easy reach. The property is well situated.

5. **Building:** It is a ground and one upper floor building of masonry class, with 14" brick masonry load-bearing walls, plastered and colour-washed. The floor and roof are of R.C.C. slabs. The stairs is also of R.C.C. construction and has polished Tandur treads. The flooring is of marble mosaic tiles except for the central passage, which has red coloured cement tiles. The doors for the main rooms are of teak wood with panelled shutters, polished. The windows are of teakwood with glazed shutters, having decorative m.s. grille at the front

Outr. Cost. 24.5

3130 sf .003

035 .0735

1,09,550/-

0735 1,09,550/-

8052 - 8,050/-

101,500/-

Rent

① Carpet area 3130

Less 30% - 1030

2100 sf

@ 0.50 only 4 hrs/Flor.

1050/- p.m.

② 10% on 1,01,500/- = 10150/-

Land = 11094

- Surplus = 3800

7294

@ 12/-

87518

2 F loans @ 2/3

29176

34470

7294 @ 6 1/2%

543800

3800

4750/-

14400/-

4380 3480

4445

2 13,950/-

5 11600/-

7

and plain m.s. guard bars elsewhere. The wiring only for the main hall is of concealed type. There are 3 rooms and kitchen with verandahs at the front and rear on the ground floor, ~~and, with one room added, similar accommodation is given on the first floor~~ and 3 rooms on the first floor, in addition to the sanitary units. Two more rooms and a W.C. unit are presently being added on the first floor but I am instructed to neglect them for this valuation. There are paved pathways around the building. In addition there is a garage built, of the usual description. The building is wholly self occupied.

6. Built area :

It covers plinth area of 1565 sq.ft. ~~the on ground floor.~~ <sup>with equal area on the first floor</sup> The area at first floor is about 1200 sq.ft. The total floor area is thus worked out to 2765 <sup>3130</sup> sq.ft.

7. The building is stated to be about <sup>18</sup>14 years old and is estimated to have a future life of <sup>56</sup>60 years. The depreciated cost at <sup>3 1/2%</sup>4% is worked out to Rs.63,200/-, the prime cost having been assessed @ Rs. <sup>35/-</sup>24/- per sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs. <sup>2,140/-</sup>2,915/- p.a. <sup>as a self-occupied property</sup> This gives the rental of Rs. <sup>3,600/-</sup>3,240/- p.a., approximately. I have considered the rent of Rs. <sup>1,000/-</sup>350/- p.m. as fair rent for the purposes of this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out Rs. <sup>6,760/-</sup>2,640/-. It is capitalized on <sup>10 2 3/4%</sup>6% and <sup>4%</sup>4% basis or @ <sup>9.43</sup>15.676 Years' Purchase. The capitalized value is thus worked out to Rs. <sup>63,800/-</sup>41,120/-. In addition there is, on the rearside surplus land area worked out to 3800sq.ft., which is an <sup>Building</sup> asset going with the property. <sup>This surplus area cannot, however, be built over with an independent</sup> I have valued the rear surplus area @ Rs.5/-per sq.ft. to arrive at its full value of Rs.60,120/-, as shown in the Appendix which, in my opinion, is fair and proper.

*R.G. PUNDI*  
(R.G. PUNDI)

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3 3/4  
1/4  
2 1/2

636  
216  
904

63181  
5258  
6601  
943  
97

1701800  
152751  
95251  
19050  
3175  
5360

460  
424  
360

1000000  
943

1000000

57 for 10% 83 1/2%  
has @ 3% 26 1/2%  
1000000

460  
424  
360

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APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of  
Shri. M. S. Rau, bearing Plot No 38/11 of Erandavna, Poona.

I)

|  |                  |
|--|------------------|
|  | 1,01,500/-       |
| i) Depreciated Cost of the building        | Rs. 63,200/-     |
| ii) Gross Rent estimated @ Rs. 8,00/- p.m. | Rs. 4,200/- p.a. |
| iii) Net Rateable value (as S.O.)          | Rs. 3,780/- p.a. |

II) OUTGOINGS

|   |        |                              |         |
|---|--------|------------------------------|---------|
|   | 31 3/4 | 5,760/-                      | 1,702/- |
| i) Municipal taxes @ <del>23 1/2%</del> on Rs. 3,780/-          |        | Rs. 1,077/-                  | p.a.    |
| ii) Repairs & Maintenance @ 8% on Rs. 4,200/-                   |        | Rs. 336/-                    | p.a.    |
| iii) Collection and Management Charges @ 2% @ 1% on Rs. 4,200/- |        | Rs. 122/-                    | p.a.    |
| iv) Insurance @ 0.19% on 9/10 of Rs. 63,200/-                   |        | Rs. 103/-                    | p.a.    |
| v) Miscellaneous (N.A. etc.)                                    |        | Total Rs. 1,563/-            | p.a.    |
|   |        | Say Rs. 1,560/-              | p.a.    |
|   |        | Net annual value Rs. 2,640/- |         |

III)

Net annual value is capitalized on ~~6% & 4%~~ basis, or at ~~15.576~~ Years' Purchase.

|   |                         |
|---|-------------------------|
|   | 108 3/2%                |
| i) The capital Value of the property is Thus worked out to                  | Rs. 41,120/-            |
| ii) Adding value of surplus land of 3800 sq.ft. valued @ Rs. 5/- per sq.ft. | Rs. 19,000/-            |
|   | Full value Rs. 60,120/- |
|   | Say 90,000/-            |

( R.G.PUNDLIK )

26/369  
July, 16, 1969.

M/s Hakamchand Ishwardas,  
167 Vetal Peth,  
Poona-2.

Sub: Valuation of your properties at Poona.

Dear Sir,

I have to place on record my sinceremost thanks for having entrusted to me the work of valuation of your several immovable properties at Poona. I am enclosing here with my bills of professional charges as per following details :-

| Name                      | Bill No.      | Amount         |
|---------------------------|---------------|----------------|
| Hakamchand<br>Ishwardas - | 26/369        | 193/-          |
|                           | 28/369        | 66/-           |
|                           | 29/369        | 62/-           |
|                           | 30/369        | 265/-          |
|                           | 32/369        | <u>400/-</u>   |
|                           |               | <u>936/-</u>   |
| Shri. R.N.Shah.           | 33/369        | 68/-           |
|                           | 34/369        | 312/-          |
|                           | 35/369        | 384/-          |
|                           | 36/369        | 230/-          |
|                           | 37/369        | 264/-          |
|                           | 66/669        | 700/-          |
| Smt. Kumudini R.Shah      | 59/669        | <u>578/-</u>   |
|                           |               | <u>2,536/-</u> |
| Shri. C.H.Shah.           | 24/369        | 322/-          |
|                           | 25/369        | 302/-          |
|                           | 27/369        | 217/-          |
|                           | 31/369        | 125/-          |
|                           | 38/369        | 346/-          |
|                           | 48/469        | 534/-          |
|                           | 71/669        | <u>73/-</u>    |
|                           | <u>1919/-</u> |                |

| Name                   | Bill No. | Amount.      |
|------------------------|----------|--------------|
| Shri. Natwarlal H.Shah | 22/369   | 82/-         |
| Shri. Mohanlal H.Shah  | 23/369   | 83/-         |
|                        | 70/669   | 74/-         |
|                        |          | <u>157/-</u> |
|                        |          | =====        |

I will feel obliged if you will kindly made an early payment of bills.

Thanking you once again and assuring you of my best attention,

Yours faithfully,  
  
 (R.G.PUNDLIK )

\* As a result of the reconstitution under  
the Town Planning Scheme, Poona no III, it  
~~was~~ came to be added in area and presently  
it admeasures 9080 SF, which I have  
considered for this valuation.

1871

I will feel obliged if you will kindly make an  
early payment of bills.

Thanking you once again and assuring you of my  
best attention,

Yours faithfully,  
M  
(R.G. PONDLIK)

New no 75/769  
Date July 21, 1969.

REPORT

Under instruction from Sarvashri Optique (India) of Poona I have inspected their immovable property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a factory building and bears S.Nos.704,705 of Munjeri and F.P.No.408, Plot No.11 of T.P.S., Poona Nol III (Gultekdi) and is bounded as follows:-

North : Plot No.10; South : Plot No.12;  
West : Road; East : F.P.No.410.

3. <sup>was, at the first ins</sup> <sup>was, at the first instance,</sup>  
<sup>in area \*</sup> The land is of a freehold tenure and ~~admeasures~~ measures 6925 sq.ft. It has a frontage of about 85' on 30' colony road and detph of <sup>105-6"</sup> 125'. The land falls within the Town Planning Scheme and some more land is to be added thereto under the reconstituted boundary. I have, however, considered only the area stated, for this valuation.) X

4. Situation :  
The property is situated on the eastern side of the Poona-Satara road and falls within the industrial area with industrial concerns round about. It is accessible by a 30' wide development road, off the Vadlic Samshodhan Mandal road that meets the Poona-Satara road. All the auxiliary services as also other amenities are available in the neighbourhood. The Swar-gate P.M.T. and S.T bus termini are close by.

5. Buildings:  
There is a factory ~~shed~~ measuring about 58'-9" by 32'-4 1/2". It has M.S. built-up stanchions and 9" Brick masonry plastered walls, in between. It is covered ove with A.C. sheet roofing on M.S. trusses, placed at a height of 26' from the floor. The flooring is of rough Shahabad stc slabs. The doors are of panelled type while windows have

In addition, a ground floor shed has been added alongside the southern boundary of the plot, so as to leave a distance of about 16' from the main factory building. 9c is brick masonry with A.C. sheet roof supported on teak-wood framework. 9c has rough stone and flooring. 9c not included this shed in the valuation report.

9f is thus only the main factory building and the land that are the subject-matter of the report.

|       |         |                   |
|-------|---------|-------------------|
| Cost  | 2730 SF | Depreciated cost: |
| +     | 750     |                   |
| <hr/> |         |                   |
|       | 3480    |                   |
|       | 11.731  |                   |
|       | <hr/>   |                   |
|       | 23462   |                   |
|       | 46924   |                   |
|       | <hr/>   |                   |
|       | 45000   |                   |
|       | 90,000  |                   |
|       | <hr/>   |                   |
|       | 85,500  |                   |
|       |         | 0492702           |

\* an area of (9080-5940) 3140 SF on surplus land available for being built over with a pucca structure.

M.S. grille and are without shutters. Presuming the building to face west, there a storage shed added on its south side. It is of ground and one floor above with T.W. flooring resting on M.S. beams and <sup>has</sup> A.C. sheet roof, which is an extension of the main roof. The stairs is of M.S. frame and T.W. treads. There is a sanitary unit at the rear. The factory is employed for manufacturing glass products for which purpose there is built a furnace, annealing chamber and other necessary adjuncts. There is also a garage of usual description. There is fencing and compound wall enclosure. The building is self-

occupied. The main factory is 25'-6" clear, up to the bottom of the tie-beam of the truss. The storaged extension is 11' high on the ground floor and 10' average, on the first floor.

6. Built area : It covers plinth area of (1980 factory + 750 storage shed) 2730 sq.ft. on ground floor The area at first floor (of storage shed) is 750 sq.ft. <sup>(of 3480 SF. That is, a total)</sup>

7 → 8. The building is stated to be about <sup>10</sup>5 years old and is estimated to have a future life of about <sup>55</sup>60 years. The

cost of all the structures, excluding furnace etc., is estimated as under :  
 assessed @ Rs. 60,000/-  
 (a) Main factory: 1980 SF @ Rs. 30 per SF = Rs. 59,400/-  
 (b) Storaged extension: 1500 SF @ Rs. 20 per SF = Rs. 30,000/-  
 Total Rs. 89,400/-

9. The Poona Municipal Corporation has assessed its net rateable value at Rs. <sup>2,060/-</sup>2,180/- p.a. This gives the rental of Rs. 2,422/- p.a. or Rs. 202/- p.m. approximately. I have considered the rent of Rs. <sup>800/-</sup>500/- p.a. or Rs. <sup>9,600/-</sup>6,000/- p.a. <sup>paid by this Kirga company to which it has been let out.</sup> as the fair rent for this valuation.

10. I have considered that an area of (1980 x 3) 5940 SF is going with the existing main factory building. This leaves 10.9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. <sup>5,600/-</sup>3,720/- . It is capitalized on <sup>10%</sup>7% and <sup>3 1/2%</sup>4% basis or 13.477 Years' Purchase in view of the risk involve

the trade and the consequential uncertainties involved in procuring the income. <sup>I have added the surplus land value</sup> The capitalized value is thus worked to Rs. 50,000/- which, in my opinion, is fair and proper. <sup>The full value of the property is aggregated to Rs. 97,000/- which value, in my opinion, is fair and proper.</sup> (R.G. PUNDLIK.)

The depreciated cost @ 3 1/2% is worked out to Rs. 85,500/- say Rs. 90,000/-

M.B. Collins and the witness...  
 to face west, there is a...  
 It is of...  
 on M.B. Collins and A.C. Street...  
 the main roof...  
 There is a...  
 for manufacturing glass...  
 built a...  
 There is also a...  
 leaning and...  
 located...  
 If...  
 factory + 700...  
 area of...  
 The building is...  
 and is estimated to have a...  
 cost of all the...  
 assessed...  
 The...  
 not...  
 have...  
 of the...  
 for the...  
 the...  
 associated...

5740  
 15  
 89100  
 5415  
 4544  
 353  
 891  
 12719500

APPENDIX

Statement on Rental valuation of property of Messrs Optique (India) bearing Plot No.408/11, Gultekdi, Poona-9.

I)

|                                       |     |                                 |
|---------------------------------------|-----|---------------------------------|
|                                       |     | 85,500/-                        |
| i) Depreciated cost of the building   | Rs. | 60,000/-                        |
| ii) Gross Rent                        | Rs. | <del>6,000/-</del> 9,600/- P.A. |
| iii) Net Rateable Value (15% rebate). | Rs. | <del>5,400/-</del> 8,640/- P.A. |

4600  
460  
-----  
8640

II) OUTGOINGS

|  |                  |                                    |
|--|------------------|------------------------------------|
|  |                  | 30%                                |
| i) Municipal taxes @ <del>28 1/2%</del> on Rs. <del>5,400/-</del> 8,640/-                                  | Rs.              | 2,592/-<br>1,539/- P.A.            |
| ii) Repairs & maintenance @ <del>8%</del> <sup>10%</sup> on Rs. <del>6,000/-</del> 9,600/-                 | Rs.              | 960/-<br>480/- P.A.                |
| iii) Collection and management charges @ <del>3 1/2%</del> <sup>3%</sup> on Rs. <del>6,000/-</del> 9,600/- | Rs.              | 278/-<br>120/- P.A.                |
| iv) Insurance @ 0.25% on 9/10 of Rs. <del>60,000/-</del> 85,500/-  | Rs.              | 193/-<br>136/- P.A.                |
|  | Total Rs.        | <del>2,274/-</del> P.A.<br>4,023/- |
|  | Say Rs.          | 2,280/- P.A.<br>4,000/-            |
|  | Net annual value | Rs. <del>3,720/-</del><br>5,600/-  |

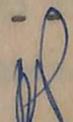
2592

76950  
19237

III)

Net annual value is Capitalized on 10% & 3 1/2% ~~7% and 4%~~ basis or at ~~13.477~~ 8.992 Years' Purchase. Rs. 50,313/-

The capital value of the property is thus worked out to Rs. 50,145/-  
or Say Rs. 50,000/-

  
(R.G. PUNDLIK.)

iv) Value of 3140 SF of surplus land valued @ Rs 15/- per SF ~~Rs 47100/-~~ Rs 47,100/-

v) Present value of 5940 SF of land (going with the present factory building) valued @ Rs 15/- per SF deferred for 25 years Total Rs 97,413/-  
Say Rs 97,000/-

229

O/C. 30  
76/769  
July 25, 1969.

REPORT

Under instructions from Shri. S.V.Wadthekar of Poona, I have inspected the joint Hindu immovable property at Poona with a view to assess its market value. I am instructed to so assess the market value as in march 1968.

2. The property is comprised of a plot of land and a building and bears H.No.338/A (Old) 889 (New) of Sadashiv Peth, Poona City and is bounded as follows :-

|                        |                           |
|------------------------|---------------------------|
| North : Land;          | South : Nagnath-Par road; |
| West : Peru-gate road; | East : H.No.340.          |

3. The land is of a Gaothan Saramaphi tenure and admeasures 375 1/2 sq.yds. or 3379 1/2 sq.ft. as per the extract from the property Register Card. It has a frontage on three sides and measures about 120' x 26', on the plan.

4. Situation :  
It is situated at the junction of the Nagnath-Par and Peru-gate roads, with a lane on its rear or north side, in the Sadashiv Peth of the City. The properties round about are occupied by good class of people. All the auxiliary services and the necessary amenities are readily available. The property is well situated and will always be in demand of people choosing to stay in the Gaothan.

5. Building :  
Front part of the building, to a depth of about 65' from the Nagnath-Par road front, is stated to be built in about 1936. The remaining part of about 55' on the rear is stated to be very old and appears to have been recently renovated, in part. I have, not considered this aspect of renovation for this valuation, as it was not done before March 1968, which is the material date for valuation. The

front part is of masonry class, having ground and one floor and part second floor. On the Nagnath-par road there is a shop, with a chowk behind, where common sanitary units are located. This sanitary unit shows some cracks. Further, on the rear, are residential tenements of about 10' x 8' rooms. The floors are of M.S. joists with coba etc. and rough Shahabad flooring. The roof is of C.G.I. sheets with 'patai' below. The upper floors are reached by a stairs with M.S. beams and rough Shahabad finished treads. The doors are of old type plain planked shutters while the windows are of similar type and are secured by M.S. bears. The whole of this part is rented out, the aggregate monthly rental being Rs.96/-.

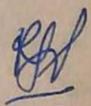
The rear part of the building was very old as it stood on the material date. It is of masonry class and has ground and one floor. It is covered over with C.G.I. roof with 'patai' below. The floors are of T.W. joists coba etc. The doors are of T.W. with ledged and braced or plain panelled shutters. The flooring is of rough Shahabad. The northern end unit, abutting on the lane, is of ground floor and has a, lean-to, C.G.I. roof which is stated to be leaking. The ground floor of this building procures a rent of Rs.25/-p.m. while the first floor is self occupied. The sanitary unit is placed in a chowk and is common for all. I have allowed a sum of Rs.2.000/- for effecting some repairs to the building.

6. Built area :
- (a) Front part : 3850 sq.ft. of all the floors together.
  - (b) Rear part : 2200 sq.ft. of all the floors together.

7. I have considered its age and estimated future life @ 50 years and 30 years, respectively, on an average. The depreciated cost at 4% is worked out to Rs.57,000/- of both the parts, the prime cost having been assessed @ Rs. 13/- per sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1,510/- p.a. This gives the rental of Rs.1678/- p.a. or Rs.139/- p.m. The rent received is Rs. ( 25 + 96 ) 121/- p.m. for portion rented out. As the entire house except a part is let out I have considered the rent of Rs. 1678/-p.a. for this valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1,000/-. It is capitalized on 6% and 4% basis or @ 12.848 Years' Purchase. The capitalized value is thus worked out to Rs. 12,848/-, To this is added the present value of the land deferred @ 4% for 30 Years, worked out to Rs. 16,221/- as shown in the Appendix. The full value of the property is thus worked out to Rs.29,000/-, from which, a sum of Rs.2,000/- is deducted for repairs. The value of the property is thus assessed @ Rs.27,000/- which, in my opinion, is fair and proper.

  
( R.G.PUNDLIK )

KSTI/

APPENDIX

Statement on Rental valuation of the property  
bearing House No. 889 (New) Sadashiv, Poona City.  
\* \* \*

I)

|                                     |                   |
|-------------------------------------|-------------------|
| 1) Depreciated cost of the building | Rs. 57,000=00     |
| ii) Gross Rent                      | Rs. 1,678=00 p.a. |
| iii) Net Rateable vlaue             | Rs. 1,510=00 p.a. |

II) OUTGOINGS

|  |                 |
|--|-----------------|
| 1) Municipal taxes @22% on Rs.1,510/-                      | Rs. 312=00 p.a. |
| ii) Repairs & Maintenance @12% on Rs. 1,678/-              | Rs. 201=00 p.a. |
| iii) Collection and management charges @ 3% on Rs. 1,678/- | Rs. 50=00 p.a.  |
| iv) Insurance @ 0.19% on 9/10 of Rs. 57,000/-              | Rs. 97=00 p.a.  |
| Total  | Rs. 660=00 p.a. |

Net annual value Rs. 1,018=00

or say Rs. 1,000=00

III)

Net annual value is capitalized on 6% and 4% basis or at 12.848 Years' Purchase.

|   |                  |
|---|------------------|
| i) The capital value of the property is thus worked out to  | Rs.12,848=00     |
| ii) To this is added the present value of 3379 1/2 ft. of land deferred @ 4% for 30 years, land having been valued @ Rs.16/- per sq.ft. | Rs.16,221=00     |
|   | Rs.29,069=00     |
|   | Say Rs.29,000=00 |
| Deduct for repairs  | Rs. 2,000=00     |
| Value of the property   | Rs.27,000=00     |

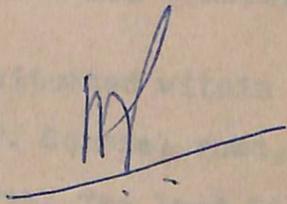
(R.G. PUNDLIK)

July 30, 1969.

REPORT

I am instructed by Sarvashri P.M.Bodas and S.U.Jathar to assess the market value of their land at Poona.

2. The land forms part of survey Nos. 114-A and 115 of the Parvati village and admeasures 4 acres in area. It has a frontage of about 315' on the Sinhagad (Khadakvasla) road on its south and depth of about 452'. It is very uneven and slopes down towards the Mutha river which describes its northern boundary.
3. Taking into account all the relevant factors such as size, shape, level, distance away from the City and the consequential want or deficiency of the necessary amenities and facilities, I value the land at a sum of Rs.15,000/- which sum in my opinion is fair and proper.



( R.G. PUNDLIK )

2 Copies on Letter-heads

299

78/769.  
July, 31, 1969.

R E P O R T

Under instructions from Shri. A.T.Kothavala I have valued his immovable property at Poona with the intention of deriving its present market value.

2. The property consists of an open, un-built over, parcel of land bearing the following description :-

Village - Yeravda; Dist. Poona;

S.No. 101 Part; Municipal No. = Yeravda- 7/MP-5;

Area - Acre 38 Gunthas = 41382 sq.ft.

Assessment = Rs. 1=6 P.A.

Tenure - Freehold.

(P.M. Corporation) Rateable value = Rs.1,370/-p.a.

3. The open plot of land is situated within the T.P.Scheme and abuts on its east side on a T.P. Scheme road, which leads to the Poona-nagar road towards north. The land lies in the interior at a distance of about  $1\frac{1}{2}$  furlongs, from the Poona Nagar road. The auxiliary service are available, though the other necessary amenities like shops, school, market, tank, post-office etc. lie quite a distance away from the land.

4. The land under valuation is large in area, to be precise, about 8 times larger than the minimum permissible. In other words, it will call for very substantial investment in the cost of construction of buildings to profitably develop it. On account of this fact and also on account of its unfavourable situation, there will be fewer buyers for the land. The land adjoining on its north, is developed with a large building in which the present owner enjoys a moiety, which is occupied by military personnel, and which, therefore, is a restrictive element. A bungalow recently build almost opposite the land under report is lying, I understand, vacant for want of a

77/78  
July 31, 1978

suitable tenent who would pay rent commensurate with the investment -made in the enterprise.

5. Taking all these factors into account, not forgetting the extensive area, I value the area of 41382 sq.ft. of the land @ Rs.0=62 per sq.ft. or for a sum of Rs. 31,036/- or say Rs.31,000/- which sum, in my opinion, is fair and proper.

Here are the following particulars:

Village - Roorkee, Dist - Poonah

P.O. - 101 Post; Municipal Co. Roorkee

Area - 0 Acre 31 Barchas = 41382 sq.ft.

Investment - Rs. 92-24 P.A.

tenure - Freehold.

( R.G.PUNDLIK )

The property is situated on the south side of the main road, at a distance of about 1 1/2 miles from the Municipal bridge on the main road. It is about 2 miles from the property is accessible by a F.S. Scheme road which meets the main road at the junction with the main road. All the utility services are available. The other necessary amenities, however, like school, market, post-office, and etc. are nearby available.

The whole neighbourhood is well developed and is highly populated. The property under valuation is situated in the vicinity of main road and is highly suitable for the purpose.

The land is free from any encumbrance and is highly suitable for the purpose. The property is highly suitable for the purpose.

4 copies on Letter-head

21)

77/769  
July 31, 1969.

R E P O R T

Sarvashri A.T.Kothavala and S.T.Kothavala have instructed me to ascertain the present market value of the property at Poona, jointly held by them. Valuation of their property is, therefore, the subject matter of this report.

2. The property is comprised of land and buildings and bears the following descriptions:

- Village - Yeravda; Dist : Poona;
- S.No.101 Part; Municipal No.Nagarroad -7/MP2;
- Area = 0 Acre 39 Gunthas = ~~4271~~<sup>42471</sup> sq.ft.
- Assessment = Rs.22-23 P.A.;
- Tenure = Freehold.

3. The property is situated on the south side of the Poona-nagar road, at a distance of about 1 1/2 furlongs therefrom. From the Fitzgerald bridge on the Mula-Mutha River, it is about a mile away. The property is accessible by a T.P.Scheme road which meets the Poona-nagar road at its junction with the Kirkee road. All the auxiliary services are available. The other necessary amenities, however, like shops, school, market, post-office, bank etc. are beyond reasonable distance.

The whole neighbourhood is still under development and is sparsely populated. The property under valuation may attract the attention of a few buyers who might have a fancy for the locality.

4. The land has frontage of about 172' on the T.P.Scheme road and depth of about 246 and is also accessible by a pucca road, from its rear side. There is one main building and a building housing outhouses and garages.

5. Main building : It is of ground and two upper floors and is of masonry class with 14" brick masonry load-bearing

walls, plastered over and colour-washed, and rubber masonry plinth. The floor and roof are of R.C.C. slabs. The flooring is of coloured cement tiles for the main rooms, broken-tile-terrazzo for the verandah, and marble mosaic tiles for the sanitary units and rough Shahabad for service rooms. The stairs is of R.C.C. with chequered tiled treads. The doors are of teak wood with panelled shutters, oil painted. The T.W. windows have glazed shutters and are secured with M.S. grille. The electric wiring is of open C.T.S. type.

The accommodation given is: a verandah, living, dining and 2 bed rooms with common sanitary and dressing unit, and a kitchen with pantry. These rooms together form a flat. There are 2 flats per floor and 6 flats in all, with a central staircase. In addition, there is a C.I. spiral stairs on the rear side. The sanitary units are connected to a drain line and finally to the Municipal sewer line. The flats are meant to be occupied by military personnel as other tenants are not readily available.

6. On the rear or west side is built the out-house with garages. It is a ground floor structure with walls of hollow-cement blocks, and roof of A.C.sheets supported on teak wood frame-work. The doors have plain-panelled shutters and windows have glazed shutters and ventilators, oil painted. The flooring is of Indian Patent stone type.

7. The built area is as follows:-  
 Main building : 3391 sq.ft. x 3 floors=11673sq.ft.  
 Outside with : .. .. 3930 sq.ft.  
 garages.

8. The main building is stated to be 18 years old and is estimated to have a future life of 55 years. With the prime cost assessed @ Rs.20/- per sq.ft., the depreciated cost @ 4% is worked out to Rs.2,21,300/-.

The prime cost of the outhouse and garage building is estimated @ Rs.10/- per sq.ft. and with 18 years as age and is 32 years as future life, its depreciated value @ 4% is worked out to Rs.32,700/-.

9. The rent received per flat is stated to be Rs.225/- per month, that is, Rs.1,350/- p.m. for the 6 flats and the outhouse and garages, all together. The Poona Municipal Corporation has assessed its net rateable value @ Rs.14,580/-p.a. which gives the rental of Rs.16,200/-p.a. or Rs.1,350/-p.a. and which agrees with the rent actually received. I have, therefore, accepted it for this valuation.

10. The usual outgoings as shown on the accompanying statement marked Appendix, are deducted to arrive at the net annual value of Rs.5,700/-. Taking into account the fact that there will few purchasers for the locality and fewer still for the property requiring substantial investment, I have capitalized the net annual value on 7% and 4% basis or @ 13.063 Years' Purchase. The capital value is thus derived @ Rs.1,37,160/-. As the existing buildings do not cover the full permissible built area, there is left some land that could be built over. I have worked out its area, looking to the alignment of the existing buildings, to 12000 sq.ft., and have assessed its value @ 0.75 per sq.ft. or @ Rs.9,000/-. The full value of the property is thus aggregated to Rs.1,46,200/-, which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

KSTI/

APPEND IX

Statement on rental valuation of the property  
bearing Municipal No. Nagar Road-7/MP-2  
belonging to Sarvashri A.T. Kothavala  
and S.T. Kothavala.

I)

|   |                |
|---|----------------|
| i) Depreciated cost of buildings<br>(2,21,300 + 32,700) | Rs. 2,54,000/- |
| ii) Gross rent  | Rs. 16,200/-   |
| iii) Net Rateable value                                 | Rs. 14,580/-   |

II) OUTGOINGS :

|   |                   |
|---|-------------------|
| i) Municipal taxes @ 28% on Rs.14,580/-                     | Rs. 4,156/-P.A.   |
| ii) Repairs & Maintenance @ 6% on<br>Rs.16,200/-            | Rs. 972/- "       |
| iii) Collection & management charges<br>@ 1% on Rs.16,200/- | Rs. 162/- "       |
| iv) Insurance @ D.19 % on 9/10 of<br>Rs.2,54,000/-          | Rs. 434/- "       |
|   | Rs. 5,724/- "     |
|   | Say Rs. 5,700/- " |
| Net annual value  | Rs. 10,500/- "    |

III)

It is capitalized on 7% and 4% basis  
(and average future life of 50 years)  
or @ 13.063 Years'

|  |                    |
|--|--------------------|
| i) The capitalized value is thus<br>worked out to  | Rs. 1,37,160/-     |
| ii) Add surplus land value (12000sq.ft.<br>@ 0.75) | Rs. 9,000/-        |
|  | Rs. 1,46,160/-     |
|  | Say Rs. 1,46,200/- |

(R.G.PUNDLIK.)

R. G. PUNDLIK  
1931 Sadashiv Peth, Poona-2.

Ref. No.

215

Date 11-12-1968

Subject \_\_\_\_\_

Name Smt Saraswati Bai Naraindas Address 10- Wilson Garden.  
(Naraindas Chhotal Khemlani) Phone No. 26052.

PLOT: S. & H. No. 10 Wilson Garden Scheme of Sasoon Road F.F. No. 54, T.P.S. within P.M.C.  
C.S. Certified Actual

Area : Sale-deed

North : Plot No. 11.

West : Central Bldg.

East : Public Rd.

South : Bungalow.

Frontage

Road 40' road - blind lane.

Depth

Level L

Soil

Shape

Shops

Permissible area (i) Built

(ii) Height

Tenure Freehold.

Special features, locality etc.

N.A. assessment = Rs. 69-0-6.

N.R.V. - Rs. 1835: G.T. @ 16% + Conservancy Cess @ 3% Edu. @ 2 1/2%

Purchaser + water cess Rs. 1225 p.m. x 12 = Rs. 148/- p.a.  
present owner

Vendor

Consideration Rs.

Date 13-11-52 Reg. No. 1169/1952

Date : Agreement

Execution

Open/Built, when purchased

Circumstances of sale 781 0 yds.  
7029 " "

Architect/Engineer

Garage : RCC roof : G.BK pl. c.c.w. r. sh. flooring.  
glazed venti. folding shutter door. open sp. door (paved)

Contractor

Nature of contract

Tender :

Contract amount Rs. 37,000/-

/ Area

Rate/Sft.

Date : Commencement

Completion about 1940.

Municipal C. C. No.

N. A.

Built area (Plans)

1800

1800

+ Garage

G. F.

F. F.

S. F.

T. F.

Total

Actual area

Shed: 13'x10' 1/2 Let out  
to old tenant

Rent

@ Rs. 40/- p.m.  
+ 1/2 S.O.

Surplus area : lateral

Vertical

Type of construction :

Details : G.T.F. masonry class plg. with bk masonry in l.m. &  
plaster, oil-painted inside & c.w on outside. d. sh. on gr. fl.  
main rooms have m.m. & p.T. flooring. paneled doors  
glazed ventilators, glazed win. with gh. ventilators, w.c.  
ph. fl + dado. Bath white gl. dado r. sh. floor. RCC stairs p.T. treads  
stairs - straight flight r. sh. treads. Ch. mosaic on Terrace. FF bath & WC  
white gl. tiled floor & dado.

$$\begin{array}{r}
 46-6 \\
 21-6 \times \\
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$$697-6 \text{ --- } \text{less } 42 = 655-6 \text{ --- } \textcircled{2}$$

$$\begin{array}{r}
 36- \\
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 2 \times 10 \times 4 = 6 \\
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 4-6 \\
 144 \\
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 \end{array}$$

$$941-3$$

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 6-6 \\
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 58-6 \\
 941-3 \text{ --- } \textcircled{1}
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 162- \\
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$$655-6$$

$$\begin{array}{r}
 6-6 \\
 9 \\
 \hline
 58-6
 \end{array}$$

$$= 81 \text{ --- } \textcircled{3}$$

$$\begin{array}{r}
 81- \\
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$$60480$$

$$50$$

$$\begin{array}{r}
 60480 \\
 \times 15 \\
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$$\begin{array}{r}
 60480 \\
 \times 15 \\
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 927200 \\
 60480 \\
 \hline
 51208
 \end{array}$$

$$.150$$

$$927200$$

$$60480$$

$$51208$$

R E P O R T

Under instructions from the Managing Committee Members of the Tilak Maharashtra Vidyapeeth Co-Op.Housing Society, Gultekdi, Poona-9, I have inspected the Society's immovable properties at Poona, with a view to assess their present market value.

2. The properties under report bear the following description :

S.No.542 (1+2A) of Munjeri; F.P.No.425 of T.P.S.Poona No.III;

| Plot No.  | Area Sq.Ft. | Remarks                       |
|-----------|-------------|-------------------------------|
| Society:1 | 6856        | Built over property;          |
| Society:2 | 6856        | Built over property;          |
| Society:3 | 6856        | Built over property;          |
| Society:4 | 6856        | Open, un-built, plot of land; |

The properties are owned by the Society and are of free-hold tenure, with non-agricultural assessment payable to the Government.

3. The properties under valuation form part of the Society's layout scheme comprising of about 84 plots leased out to its members many of whom have built their buildings. The scheme land is situated on the Vaidic Samshodhan Mandal road, within Savarkar Nagar and is at a distance of about 6 furlongs towards east, from the Swar-gate area. All the auxiliary services are readily available though the necessary amenities are not all within easy reach.

4. The properties in question abut on a central, circular open space in the form of a garden and playground, with roads running round and branching off radially. The plots of land forming part of the properties are, in

216A

effect, of triangular shape, with curvilinear frontage.

5. BUILDINGS ; Standing on the three plots are structurally, of similar nature. They are of masonry class with 15" load-bearing stone masonry walls in lime mortar, of only ground floor, with R.C.C. roof slab. The walls are pointed externally and plastered and colour-or white-washed from inside. The flooring is of rough Shahabad stone slabs. The doors and windows are of teak wood, oil-painted. Sanitary units are provided in common for the benefit of the tenants occupying the buildings.

6. The writer was consulted on the question of repairs needed for the buildings in question. It is, in this context, felt that the existing buildings are not structurally capable of taking additional load of the permissible upper two storeys. Their potentiality in this respect is, therefore, considered burdened with the question of additional costs involved in strengthening the existing structure or, in the alternative, in supporting independently the upper storeys. This aspect has been taken into account while assessing the market value. A little more area could however, be added to the existing built-up area, with slight modifications, as the whole of the permissible built area is not built over.

7. I have appended hereto three statements marked Appendix-A, Appendix-B and Appendix-C, showing the valuation of three properties, namely, plot No. Society 1, Plot No. Society 2 and Plot No. Society 3, respectively.

8. As regards the property bearing Plot No. Society, 4 it is, as stated, an open, unbuilt over plot, having an area of 6856<sup>sq.</sup>sq.ft. It is of triangular shape having a curvilinear frontage. It is apparent that the land, by reason of its shape, cannot be very advantageously built

over, similar to a normal, rectangular plot. As actually seen in the case of Plot Nos.1, 2 and 3, it is not easy to build the whole of the permissible one-third area. However, this disability of the plot is more than compensated by its situation which extends to it the benefit of commercial user. Taking all these and other relevant factors into account I value the area of 6856 sq.ft. of land @ Rs.5/- per sq.ft. or for a sum of Rs.34,280/-or, say Rs.35,000/-.

9. The properties under report are, for reasons stated, valued as stated below:-

|                         |             |
|-------------------------|-------------|
| Plot No.Society 1 ..... | Rs.38,800/- |
| Plot No.Society 2 ..... | Rs.42,000/- |
| Plot No.Society 3 ..... | Rs.35,800/- |
| Plot No.Society 4 ..... | Rs.35,000/- |

The values so arrived at by me are, in my opinion, fair and proper.

  
(R.G.PUNDLIK.)

Building and Plot No. Society : 1.

1. Plot area : 6856 sq.ft.; Built area : 1600 sq.ft. approx.
2. Age of building : 11 years; Estimated future life:50 years;
3. Depreciated cost @ 4% is worked out to Rs.25,500/-;  
prime cost having been taken @ Rs.27,000/-.
4. The Poona Municipal Corporation has assessed its net rateable value @ Rs.3,380/- p.a. which gives a rental of Rs.3,756/- p.a., which is almost identical to the actual rent received.
5. The building is let out to tenants including a Post-Office;

6. Outgoings:

Municipal taxes @ 24% on Rs.3,380/-... Rs. 811/- P.A.

Repairs & maintenance @10% on Rs.3,756. Rs. 376/-P.A.

Collection & management @ 2% on  
Rs.3,756/- Rs. 75/-P.A.

Fire insurance @ 0.19% on 9/10 of  
Rs.25,500/- Rs. 44/-P.A.

Total Rs.1306/-P.A.

Net annual value Rs.2,450/-

7. The net annual value is capitalized on 6% and 4% basis or @ 15.026 Years' Purchase. The capital value, on this basis, is worked out to Rs.36,800/-. I would add Rs.2,000/- for the land that could be utilised <sup>for</sup> adding to the existing building.

8. Full value of the property.. Rs. 38,800/-

  
(R.G. PUNDLIK.)

APPEND IX-B

Building and Plot No.Society :2.

1. Plot area : 6856 sq.ft.; Built area: 1900 sq.ft. approx.
2. Age of building: 6 Years; Estimated future life: 55 years.
3. Depreciated cost @ 4% is worked out to Rs.30,180/-,  
prime cost having been assessed @ Rs.31,000/-.
4. The Poona Municipal Corporation has assessed its net rateable value @ Rs.4,070/- p.a. which gives a rental of Rs.4,522/-p.a. which almost agrees with the rent received.
5. The building is comprised of shops etc. let out to tenants.
6. Outgoings:

|   |                 |
|---|-----------------|
| Municipal taxes @ 24% on Rs.4,070/-           | Rs. 977/-P.A.   |
| Repairs & maintenance @ 12% on Rs.4,522/-     | Rs. 543/-P.A.   |
| Collection & management @ 3% on Rs.4,522/-    | Rs. 136/-P.A.   |
| Fire insurance @ 0.19% on 9/10 of Rs.30,180/- | Rs. 52/-P.A.    |
| Total   | Rs. 1,708/-P.A. |
| Net annual value                              | Rs. 2,814/-     |
| Say   | Rs. 2,800/-     |

7. The net annual value is capitalized on 6 1/2% and 4% or @ 14.24 Years' Purchase. Thus the capital value is derived @ Rs.39,872/- or say Rs.40,000/-. As there is some land left out to permit additional construction, I have added Rs.2,000/- for the same.

8. Full value of the property.. Rs. 42,000/-



(R.G.PUNDLIK.)

APPENDIX - C

Building and Plot No. Society: 3.

- 1. Plot area : 6856 sq.ft.; Built area : 1600 sq.ft. approx.
- 2. Age of building: 11 years: Estimated future life:50 years.
- 3. Depreciated cost @ 4% is worked out to Rs.26,500/-,  
prime cost having been considered @ Rs.28,000/-.
- 4. The Poona Municipal Corporation has assessed its net rateable value @ Rs.3,185/-p.a. This gives a rental of Rs.3,540/-p.a. which agrees with the rent received.
- 5. The buildings is let out to tenants for residential use.

6. Outgoings:

|   |     |             |
|---|-----|-------------|
| Municipal taxes @ 24% on Rs.3.185/-           | Rs. | 754/-P.A.   |
| Repairs & maintenance @ 12% on Rs.3,540/-     | Rs. | 424/-P.A.   |
| Collection & management @ 2% on Rs.3,540/-    | Rs. | 71/-P.A.    |
| Fire insurance @ 0.19% on 9/10 of Rs.26,500/- | Rs. | 45/-P.A.    |
| Total   | Rs. | 1,294/-P.A. |
| Net annual value                              | Rs. | 2,246/-     |
| Say   | Rs. | 2,250/-     |

7. The net annual value is capitalized on 6% and 4% basis or @ 15.026 Years' Purchase. The capital value is thus worked out to Rs.33,800/-. In view of some land being available for being built over in addition, I have added a sum of Rs.2,000/- to the capital value.

8. Full value of the property. Rs. 35,800/-

(R.G.PUNDLIK.)

R E P O R T

Under instructions from Shri J.B.Motiwala I have inspected <sup>his</sup> the property at Poona, of the following description, with a view to assess its present market value.

DESCRIPTION :

2. The property is comprised of a plot of land and buildings and bears Plot No.3A and R.S.Nos.28 and 29 of Ghorpuri village, Dist. Poona and is bounded as follows:  
North; Sub-Plot No.4; South: Sub-Plot No.2;  
West : Sub-Plot No.3-B; East : Adjoining open land.

3. The land is of a freehold tenure and admeasures 14534 sq.ft. It is carved out as a sub-plot of plot No.3 and has no frontage on any road but is accessible by a 20' wide private road that branches off a 25' wide colony road leading to the Koregaon Park North Main road. It is shown to measure about 84'-6" by 172'.

SITUATION :

4. The property under valuation falls outside but adjoins the Koregaon Park area and is within the limits of the Poona Municipal Corporation. The entire neighbourhood is occupied by properties owned by wealthy people and has therefore a restricted market. All the auxiliary services are available but other amenities like school, post-office, shops, market, bank, taxi-rickshaw stand etc. are not all within easy reach. The property is above 6 furlongs away from the Koregaon Park road.

BUILDINGS

5. There is a bungalow and an outhouse standing on the land. The bungalow is of ground and one upper floor but the ground floor enclosing walls are not built so that only the R.C.C. frame is standing to present the building as standing on stilts.

It is of R.C.C. frame class with sloping R.C.C. slab froming the roof, for part of the first floor. The panel walls are of 9" and  $4\frac{1}{2}$ " thick brick masonry, plastered over and coloured only on the inside. The flooring is mainly of marble mosaic tiles. The doors are of T.W. with flush, polished shutters while the windows have glazed shutters with decorative M.S. grille. Accommodation given is : living and dining with adjoining kitchen, store and pantry rooms and 3 bed rooms with attached sanitary units. An R.C.C. staircase leads from ground to this first floor. The sloping R.C.C. roof slab will not permit addition of the permissible second floor over a part. The outhouse is of ground floor, built as servants' quarters. It has 9" brick walls, T.W. doors and windows, rough Shahabad floor and A.C. sheet roof resting on T.W. roof members. It accommodates 3 single rooms having a common sanitary unit.

BUILT AREA:

6. (a) Bungalow : 2530sq.ft. (First floor only).  
(b) Outhouse : 530 sq.ft.

7. The buildings are stated to be built in December 1966 and the question of depreciation does not arise. The prime cost of the bungalow is assessed @ Rs.50/- <sup>per sq.ft.</sup> or @ Rs. 1,26,500/- taking into account the R.C.C. frame of ground floor, while that of the outhouse @ Rs.16/- per sq.ft. or @ Rs.8,500/-. The future life of the building is estimated at 75 years.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.4,950/- p.a. This gives the rental of Rs.4,125/- p.a. or Rs.344/- p.m., approximately. The rent received is Rs.900/- p.m. Taking into account all the relevant factors, I have considered Rs.1200/-p.m. as fair rent for this valuation.

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9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 9,260/-. It is capitalized on 6% and 4% basis or @ 16.070 Years' Purchase. The capitalized value is thus worked out to Rs. 1,48,800/-, to which I have added the value of the surplus land available for being built over as detailed in the Appendix. The full value of the property has thus been aggregated to Rs. 1,56,000/-, which, in my opinion, is fair and proper.



(R.G. PUNDLIK.)

APPEND IX

Shri J.B.Motiwala, bearing plot No.3A and  
RsS. Nos. 28 and 29 of Ghorpuri village  
Poona.

I)

|                                       |                   |
|---------------------------------------|-------------------|
| 1) Depreciated cost of the building.. | Rs.1,35,000/-     |
| ii) Gross rent @ Rs.1,200/-p.m.       | Rs. 14,400/- P.A. |
| iii) Net Rateable value               | Rs. 12,960/-P.A.  |

III) OUTGOINGS

|   |                 |
|---|-----------------|
| 1) Municipal taxes, water cess etc.<br>@ 29% (approx.) on Rs.12,960/- | Rs. 3,758/-P.A. |
| ii) Repairs & maintenance @ 6% on<br>Rs.14,400/-                      | Rs. 864/-P.A.   |
| iii) Collection and management charges<br>@ 2% on Rs.14,400/-         | Rs. 288/-P.A.   |
| iv) Insurance @ 0.19% on 9/10 of<br>Rs.1,35,000/-                     | Rs. 231/-P.A.   |

Total Rs. 5,141/-P.A.

Net annual value Rs. 9,259/-

Say Rs. 9,260/-

III)

Net annual value is capitalized on  
6% and 4% basis or at 16.070 Years'  
Purchase. The capital value of the  
property is thus worked out to  
Rs.1,48,800/-.

IV) The full permissible one-third area  
is not built over, to leave some  
land as surplus at the rear, the area  
of which is worked out to 3,700/sq.ft.  
I have valued it @ Rs.2-00 per sq.ft.  
and added to arrive at the full value  
of the property of ...

Rs. 1,56,200/-

or Say Rs. 1,56,000/-

  
(R.G.PUNDLIK.)

84/969

approached by ramps and have rolling shutter Sept. 12, 1969.

of task and flush shutter. These door and window openings

REPORT

I am instructed by Messrs Hindustan Precision Instruments (Private) Ltd. of Poona, to ascertain the cost of certain structures forming part of their property at Pimpri, Poona.

(b) Steel Shed: These structures are adjuncts to their main factory building complex and assessment of their prime cost is the subject matter of this report.

2. There are the following 4 structures, built on the rear side of the main factory building, to be valued under this report:-

- (a) Fabrication and carpentry shed;
- (b) Steel shed;
- (c) Finished-goods shed;
- (d) Co-operative store shed;

3. These sheds are stated to be built in about December 1968 and the question of depreciation does not, therefore, arise. The constructional details of these sheds are enumerated herebelow:-

(a) Fabrication Shed:

4. It measures about 83' by 43' with average height of 15'. It is a masonry class structure with 18" thick brick masonry walls plastered over on both sides and white-washed. It has plinth of average 4' height, of rubble masonry in cement mortar, cement pointed. It is covered over with a roof having M.S. structural shed open-web girders having north-light type glazed roof areas and A.C. corrugated Sheet roofing. Gable walls support the roof at the two ends. The flooring is of 'granolithic' type concrete, finished roughly smooth. The windows cover a large area and are of standard steel sections with ventilator type shutters and B.R.C. mesh filling. The entrance openings are

approached by ramps and have rolling shutters. One door is of teak wood flush shutter. These door and window openings are protected by a running R.C.C. chujja. In addition to the windows there are ventilators above, filled in with plain G.I. sheets. All steel work is oil painted. There are no masonry partitions within. The building is in a good condition.

(b) Steel Shed:

5. It measures about 36' by 31' and is 13'-6" high, on an average. It has a 2' high plinth of rubble masonry in C.M., cement pointed. It is a framed class structure with 3" dia. M.S. pipes employed as vertical load-bearing members, secured at the bottom with M.S. gusset plates and cement concrete foundations and placed to form 4 bays. They carry on top M.S. open-web girders, to support the M.S. purlins and C.G.I. Sheet roofing and plain A.C. sheet facia. A.C. Trafford sheets are employed to form walling on a framework of M.S. channels, on the three sides. The fourth or front side is formed by sliding C.G.I. shutters. The flooring is similar to the Fabrication Shed. The steel work is oil-painted. There are no windows provided. The structure is of a semi-permanent type.

(c) Finished-goods shed:

6. Structurally it is similar to the steel shed described in para 5 hereabove, with M.S. tubular uprights and M.S. girders etc. It measures about 66' x 20' and is, on an average, 10'x6" high. It is enclosed by a 9" thick brick masonry wall, 4' high, cement plastered and white washed. Above this wall, runs A.C. Trafford sheet walling up to the roof. Windows are formed of M.S. standard steel sections with glazed louvres and B.R.C. mesh filling. The doors are of C.G.I. sheet sliding shutters. All structural steel work is oil-painted. The flooring is similar to the other sheds.

This shed is of a semi-permanent type.

100/1089  
Oct. 13, 1969

25A

(d) Co-operative store shed:

7. This is attached to the Finished-goods shed and is as good as its extension and is very much similar in construction. It measures about 23' by 15'-6" and is 7'-6" high, on the average. As it is attached walling expenses on one side are saved. There are also fewer windows.

8. Taking into account the area and height of each structure, the type of materials used, mode of construction, workmanship and finish, I have assessed the prime cost rate of construction as stated below, per unit of a square foot. The rate includes the cost of materials ex-site, labour, implements, plant tools etc. These structures were built departmentally and the question of the usual contractor's profit does not arise, since I am commissioned to assess the prime cost and not the value of these structure.

| Shed                              | Built area in Sq.ft. | Avg. Height Ft. | Rate per Sq.ft. Rs. | Approx. Prime cost Rs. |
|-----------------------------------|----------------------|-----------------|---------------------|------------------------|
| (a) Fabrication & carpentry shed. | 3569                 | 15              | 25/-                | 89,200/-               |
| (b) Steel shed..                  | 1116                 | 13.5            | 14/-                | 15,600/-               |
| (c) Finished-goods shed..         | 1320                 | 10.5            | 20/-                | 26,400/-               |
| (d) Co-op.store shed.             | 356.5                | 7.5             | 8/-                 | 2,800/-                |
|                                   |                      |                 | Total Rs.           | 1,34,000/-             |

9. The costs of construction as assessed above are, in my opinion, fair and proper.

(R.G.PUNDLIK.)

KSTI/

103/1069  
Oct. 18, 1969.

R E P O R T

I am instructed by Shri Mohmed Mashalla Irani of Poona to assess the present market value of his property of the following description for which purpose I have inspected the same.

DESCRIPTION:

2. The property is comprised of a plot of land and building built thereupon. It bears S.Nos.1511 Part of Bhamburda (Shivaji-nagar), Final Plot No.10-1-A-2 of T.P. Scheme, Poona No.1.

3. The land is of freehold tenure and admeasures 9456 sq.ft., as per the certified copy of the plan approved by the Poona Municipal Corporation. It has got a curvilinear frontage on its west, of about 127' on the road to the Shivaji-nagar railway station. The land is very irregular in shape having a depth of about 94' on its northern side and 151' on its southern side while on its rear it measures only 39' as against its road frontage of about 127'. It is, what may be described, a 'Waghmukh' plot. It has shopping facility. It was purchased in April 1962 for a consideration of Rs.18,500/-.

SITUATION:

4. The property is situated opposite the Shivaji-nagar S.T. terminus, on the road to the Shivaji-nagar railway station and near the S.S.C.Board building. It is situated in a well developed locality having more commercial type buildings. All the auxiliary services are readily available. The property occupies a vantage point and will always claim The attention of prospective buyers.

BUILDING:

5. It is of ground and 2 upper floors and is of R.C.C. frame class with R.C.C. floor and roof slabs. Walls are

9" brick externally and 6" brick is internally, plastered over and colour-washed. Flooring for the ground and second floors is of polished Tandur while for the first floor it is of Indian Patent Stone. The stairs is of R.C.C. with chequered tile and plain cement finish treads which, at second floor, are damaged at places. Terrace is finished with plain cement patched up with tar compound. There are 2 sanitary units comprising of bath-rooms W.C.s, having plain cement finished floor and dado. The doors are of teak wood with flush and panelled shutters while windows are of teak wood with glazed shutters. The materials used, type of construction and finish are of ordinary type.

6. On The ground floor there are shops, rooms and a restaurant. The upper two floors are occupied by 34 rooms used for lodging.

7. The plinth area covers one-third of the plot area that is about 3000 sq.ft. The upper two floors cover the same area. The total area of all the floors is thus worked out to 9000 sq.ft., approximately.

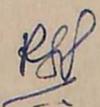
8. The building work was commenced in 1960 and was completed in parts upto 1964 and finally and fully completed in 1968. The prime cost is assessed at an average rate of Rs.16/- per sq.ft. or at a sum of Rs.1,44,000/-. Taking 8 years as age and 50 years as its future life, the depreciated cost @ 4% is worked out to Rs.1,38,800/-.

9. The Poona Municipal Corporation has assessed its net rateable value @ Rs.15,035/-p.a. which gives the rental of Rs.16,705/- p.a., that is, Rs.1,392/- p.m. The actual rent and estimated rent for portion left unlet are as under:-

|                      |                        |
|----------------------|------------------------|
| Ground floor hotel - | Rs. 400/- p.m.         |
| " " Shops -          | Rs. 110/- "            |
| 1st & 2nd" (Lodge) - | Rs.1300/- "            |
|                      | -----                  |
|                      | Rs.1810/- "            |
| Ground " 2 shpps     | Rs. 200/- Estimated    |
| Landing " room       | Rs. 30/- - do -        |
| 1st " Office         | Rs. 50/- - do -        |
|                      | -----                  |
|                      | Rs.2090/-              |
| Say                  | Rs.2190/-              |
| or                   | Rs.25,200/- per annum. |

I have considered Rs.25,200/- as fair rent for this valuation.

10. I have valued the building on rental basis as shown in the accompanying statement marked Appendix. The net annual value is found to be Rs.13,700/-. This income is given by the use of the building mainly as a lodging house, hotel and also shops. It is, therefore, considered to be subject to risk as regards certainty, continuity over a long period, fluctuations etc. I have therefore, capitalized it on 8% and 4% basis or @ 11.554 Years' Purchase. The capitalized value on this basis is worked out to Rs.1,58,000/- which, in my opinion, is fair and proper.

  
(R.G.PUNDLIK.)

Statement on Rental valuation of property bearing  
F.P.No.10-1-A-2 of Shivaji,nagar,T.P.S.,  
POONA-1.

|                              |                |
|------------------------------|----------------|
| -----                        |                |
| Depreciated cost of building | Rs. 1,38,000/- |
| Gross Rent                   | Rs. 25,200/-   |
| Net rateable value           | Rs. 22,680/-   |
| -----                        |                |

OUTGOINGS:

|   |                  |
|---|------------------|
| i) Municipal taxes @ 33% on Rs.22,680/-                     | Rs. 7,484/-P.A.  |
| ii) Repairs & maintenance @ 12% on<br>Rs.25,200/-           | Rs. 3,024/-P.A.  |
| iii) Collection & management charges<br>@ 3% on Rs.25,200/- | Rs. 756/-P.A.    |
| iv) Insurance @ 0.19% on 9/10 of<br>Rs.1,38,000/-           | Rs. 236/-P.A.    |
| Total estimated outgoings..                                 | Rs. 11,500/-P.A. |
| Net annual value  | Rs. 13,700/-     |
| -----   |                  |

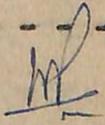
CAPITAL VALUE:

The net annual value of Rs.13,700/-  
capitalized on 8% and 4% basis  
or @ 11.554 Years' Purchase..

Rs.1, 58,289/-

or Say Rs.1, 58,000/-

-----

  
(R.G.PUNDLIK.)

R E P O R T

I am instructed by Shri V.B. Mehendale of Poona to ascertain the value of his immovable property of the following description.

The value is to be based on the present value of the land and the depreciated value of the building standing thereupon.

2. The property consists of a plot of land and a storeyed building. The land falls in gaathan part of the City and is of Jat Inam class tenure and bears House No. 196/83 (Old) and 1607 (New) of Sadashiv Peth, Poona City. It measures 2828 sq.ft. and has a frontage of about 50'-6" on the Gopal Gayan Samaj Road.
3. The building is of ground and one upper floor and is of masonry class. It accommodates 5 rooms on the ground floor and 4 rooms on the first floor. It has 15" rubble stone walls externally and 9" brick walls internally. Flooring is of M.S. joists, Shahabad stone filling, coba etc. It is covered over with a Manglore tiled and C.G.I. sheet roof. The building covers an area of 876 sq.ft. on the ground floor and 756 sq.ft. on the first floor or a total of 1632 sq.ft. The ground floor is let out to tenants while the first floor is in the occupation of the owner.
4. Taking into consideration the locality, size of the plot, its tenure, etc. I value the land @ Rs.12 per sq.ft. or for a sum of Rs.(2828 x 12) Rs.33,936/-.
5. The building is stated to be about 39 Years old. Its prime cost @ Rs.25/- per sq.ft. is worked out to Rs.(1632 sq.ft. x 25) 45,800/-. Taking 39 years as its age and 52 years as its future life, the depreciated value @ 4% is

worked out with the help of standard tables, to Rs.40,800/-.

6. The full value of the property on considering the total of the values of the land and buildings as per instructions, is derived as under:-

|                                 |              |
|---------------------------------|--------------|
| Value of land...                | Rs. 33,936/- |
| Depreciated value of building.. | Rs. 40,800/- |
|                                 | <u>-----</u> |
| Total                           | Rs. 74,736/- |
| Say                             | Rs. 74,800/- |
|                                 | <u>-----</u> |

(R.G.PUNDLIK.)

109/1169  
Nov. 23, 1969.

R E P O R T

Under instructions from Shri. Anant Ramchandra Shivarkar I have inspected his property at Poona with a view to value the same.

- 2. The property is comprised of a plot of land and a building and bears Municipal House No. 189 of Rasta Peth, Poona City.
- 3. The land as per the Extract from the Property Register Card, admeasures 105.3m<sup>2</sup>, that is, 1133.44 sq.ft. It has got a frontage of about 14' on the Rasta Peth (Shiralshet Chowk) Road on its south and a Municipal Bol on its rear on north. On the two sides are adjoining properties, it measures about 86' in depth. The land is of Gaothan Sara-maphi tenure.
- 4. The property is situated in Rasta Peth area of the City, which is thickly populated and is occupied mostly by old buildings. All the necessary amenities and so also the auxiliary services are available.
- 5. The Three-storeyed building standing on the land appears very old and is of masonry class. It has an open area at the front and 3 rooms on the ground floor. On the first floor there are 3 rooms with a set-back at the front. It is accessible by a straight-flight, wooden stairs, from the rear, open chowk. The second floor is also set-back and consists of a hall covered over with a C.G.I. Sheet roof. The walls are thick and are of brick masonry in mud-mortar, plastered and white washed. The floors are of teak wood construction while the flooring is of rough Shahabad and Indian Patent Stone. The doors and windows are of teak wood and of old fashioned type with planked shutters.

The upper floors are out of plumb line and show structured cracks at places. The upper part of the building is particularly unsafe. I have disregarded the second floor for this valuation.

- 6. On the rear side of this building is a ground floor shed consisting of one room having brick walls and C.G.I. Sheet roof. There is a common W.C. at the rear while each tenement has its own nahn.

- 7. The front building has a plinth area of 660 sq.ft. and with the first floor the built area is worked out to 1220 sq.ft., approximately. The rear building is about 160 sq.ft.
- 8. The building is stated to be very old. I have estimated the its future life @ 20 years for only the ground and first floor part of the building. The second floor is worth being dismantled.
- 9. The total rent received is stated to be Rs.80/- p.m. or Rs.960/- p.a. The Municipal rateable value is Rs.910/- p.a. which gives rental of Rs.1,010/- p.a. which I have considered for this valuation.
- 10. I have assessed after deducting the outgoings the net annual value of the property @ Rs.555/- capitalizing this on 6% & 4% basis, the capital value of the interests for 20 years, is worked out to Rs.6,000/-. I have added the present value @ 4% after 20 years, of 1133.44 sq.ft. of land @ Rs.7,800/-. The full value of the property is thus worked out to Rs.13,800/- or say, Rs.14,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

R E P O R T

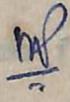
Under instructions from Shri. Anant Ramchandra Shivarkar I have inspected his property at Poona with a view to value the same.

2. The property is comprised of a plot of land and a building and bears Municipal House No. 189 of Rasta Peth, Poona City.
3. The land as per the Extract from the Property Register Card, admeasures 105.3m<sup>2</sup>, that is, 1133.44 sq.ft. It has got a frontage of about 14' on the Rasta Peth (Shiralshet Chowk) Road on its south and a Municipal Bol on its rear ~~of~~ north. On the two sides are adjoining properties, <sup>It</sup> measures about 86' in depth. The land is of Gaothan Sara-maphi tenure.
4. The property is situated in Rasta Peth area of the City, which is thickly populated and is occupied mostly <sup>by</sup> old buildings. All the necessary amenities and so also the auxiliary services are available.
5. The <sup>three</sup>-storeyed building standing on the land appears very old and is of masonry class. It has an open ota at the front and 3 rooms on the ground floor. On the first floor there are 3 rooms with a set-back at the front. It is accessible by a straight-flight, wooden stairs, from the rear, ~~an~~ open chowk. The second floor is also set-back and consists of a hall covered over ~~with~~ with a C.G.I. Sheet roof. The walls are thick and are of brick masonry in mud-morter, plastered and white washed. The floors are of teak wood construction while the flooring is of rough Shahabad and Indian Patent Stone. The doors and windows are of teak wood <sup>are</sup> <sub>h</sub> of old fashioned type with planked shutters.

The upper floors are out of plumb line and show structured <sup>cracks</sup> cracks at places. The upper part of the building is particularly ~~unsafe~~ unsafe. I have disregarded the second floor for this valuation.

6. On the rear side of this building is a ground floor shed consisting of one room having brick walls and C.G.I. Sheet roof. There is a common W.C. at the rear while each tenement has its own nahni.

7. The front building has a plinth area of 660 sq.ft. and with the first floor the built area is worked out to 1220 sq.ft., approximately. The rear building is about 160 sq.ft.
8. The building is stated to be very old. I have estimated the its future life @ 20 years for only the ground and first floor part of the building. The second floor is worth being dismantled.
9. The total rent received is stated to be Rs.30/- p.m. or Rs.950/- p.a. The Municipal rateable value is Rs.910/- p.a. which gives rental of Rs.1,010/- p.a. which I have considered for this valuation.
10. I have assessed after deducting the outgoings the net annual value of the property @ Rs.555/- capitalizing this on 6% & 4% basis, the capital value of the interests for 20 years, is worked out to Rs.6,000/-. I have added the present value @ 4% after 20 years, of 1133.44 sq.ft. of land @ Rs.7,800/-. The full value of the property is thus worked out to Rs.13,800/- or say, Rs.14,000/- which, in my opinion, is fair and proper.

  
 (R.G.PUNDLIK)

R E P O R T

Under instructions from Shri.Jaywant Ramchandra Shivarkar I have inspected his property at Poona with a view to value the same.

2. The property is comprised of a plot of land and a building and bears Municipal House No. 190 of Rasta Peth, Poona City.
3. The land, as per the Extract from the Property Register Card, admeasures 102.8<sup>2</sup>, that is, 1101.53 sq.ft. It has got a frontage of about 12' on the Rasta Peth (Shiralshet Chowk) Road on its South and a Municipal Bol on its rear or north. On the two sides are adjoining properties. It measures about 86' in depth.
4. The property is situated in Rasta Peth area of the City, which is thickly populated and is occupied mostly by old buildings. All the necessary amenities and so also the auxiliary services are available.
5. The building has been recently built and is only of ground floor. It has R.C.C. frame, brick masonry wall's plastered and colour washed. It is covered over with a A.C. Sheet roof supported on T.W. purlins. There are two rooms, one fronting the street and the other fronting the rear side, open, chowk. The flooring is of polished Tandur. The doors and windows are of teak wood with panelled shutters. The sanitary unit is placed at the rear which is reached by a 3' wide passage.The building is in a fairly good condition.
6. The plinth area of the building is about 530 sq.ft. It is capable of being developed further by adding upper floors.
7. The building is stated to be built in 1960 and is estimated to have a future life of 60 years.
8. The rent received is Rs.132/- p.m. or Rs.1,584/- Municipal rateable value is fixed @ Rs.810/- p.a., which gives a rent of Rs.900/- p.a. I have considered the rental of Rs.1,534/- p.a. for this valuation.

237

9. I have assessed the net annual value after deducting all out goings, @ Rs.1,060/-, approximately.
10. The capital value is worked out on 5 1/2% basis in view of the potentiality of additional floors. The capital value is thus assessed @ Rs.19,500/-, which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

R E P O R T

Under instructions from Shri. Jaywant Ramchandra Shivarkar I have inspected his property at Poona with a view to value the same.

2. The property is comprised of a plot of land and a building and bears Municipal House No. 190 of Rasta Peth, Poona City.
3. The land, as per the Extract from the Property Register Card, admeasures  $102.8^2$ , that is, 1101.53 sq.ft. It has got a frontage of about 12' on the Rasta Peth (Shiralshet Chowk) Road on its South and a Municipal Bol on its rear or north. On the two sides are adjoining properties. It measures about 86' in depth.
4. The property is situated in Rasta Peth area of the City, which is thickly populated and is occupied mostly by old buildings. All the necessary amenities and so also the auxiliary services are available.
5. The building has been recently built and is only of ground floor. It has R.C.C. frame, brick masonry walls ~~is~~ plastered and colour washed. It is covered over with a A.C. Sheet roof supported on T.W. purlins. There are two rooms, one fronting the street and the other fronting the rear side, open, chowk. The flooring is of polished Tandur. The doors and windows are of teak wood with panelled shutters. The sanitary unit is placed at the rear which is reached by a 3' wide passage. The building is in a fairly good condition.
6. The plinth area of the building is about 530 sq.ft. It is capable of being developed further by adding upper floors.
7. The building is stated to be built in 1960 and is estimated to have a future life of 60 years.
8. The rent received is Rs.132/- p.m. or Rs.1,584/- Municipal rateable value is fixed @ Rs.810/- p.a., which gives a rent of Rs.900/- p.a. I have considered the rental of Rs.1,534/- p.a. for this valuation.

9. I have assessed the net annual value after deducting all out goings, @ Rs.1,060/-, approximately.
10. The capital value is worked out on 5 1/2% basis in view of the potentiality of additional floors. The capital value is thus assessed @ Rs.19,500/-, which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

240

89/872

~~112/1269~~

~~Dec. 4, 1969.~~

August 9, 1972.

371

REPORT

I have inspected the immovable property of Shri R.Y.Joshi with a view to assess its present market value, which is the subject matter of this report.

Description :

2. The property is comprised of a parcel of land and buildings standing thereupon. It bears Final Plot No.37, Sub-Plot No.  $\frac{2+3}{1}$  of the Town Planning Scheme, Poona No.1, of Brandavna and falls within the limits of the Poona Municipal Corporation. It is bounded as follows:

East : 25' Colony road, West : Adjoining  
off Prabhat road; property;

North : Sub-plot No.  $\frac{2+3}{1}$  South: Sub-plot No.1.

3. The land admeasures, as per plan approved by the Poona Municipal Corporation, 6600 sq.ft. in area. and  $\frac{3}{4}$  is of a free-hold tenure. It has a frantage of 55' on the 25' wide colony road (Lane No.10) and depth of 120'. The land is level and quite regular in shape.

Situation :

4. The property is situated in a fully and well-developed locality occupied by properties belonging to better class of people from the society. The necessary amenities like shops, school, market, post-office, bank, bus-taxi-rickshaw stands etc. are available, though they are not all within easy reach. The other auxiliary services like water, drainage, electricity and telephone are readily available.

The property is well situated.

Buildings :

5. There are : (a) main bungalow; (b) out-house and (c) garage, standing on the land.

(a) Main bungalow : It is of ground and one upper floor and is of masonry class with 14" brick masonry load-bearing walls, plastered over and painted, internally and externally. The floor and roof slabs are of R.C.C. The staircase is of R.C.C. with chequered tiles. The flooring is of marble mosaic tiles except for one room which has P.V.C. tiles - a product of Bhor industries. This room also has indirect lighting arrangement, concealed by a decorative trough of Plaster of Paris. The doors are of teak-wood with panelled shutters. The windows are of T.W. with glazed shutters and ventilators and with decorative grille <sup>or</sup> and guard bars ~~at places~~. The electrification is of open C.T.S. type.

There are 4 living rooms and a verandah enclosed by W.I. grille, with a sanitary unit, on the ground floor. On the first floor the verandah area is left open as terrace, the remaining area having been built over to give the similar accommodation.

(b) Out-house: It is built on the rear side of the main bungalow. It is of ground floor, having brick masonry walls plastered over and colour washed. It is covered over with A.C. sheet roof with T.W. supporting members. The flooring is of marble mosaic tiles for the main room while for the other rooms it is of rough Shahabad. There are 3 rooms with independent sanitary unit which form the out-house.

(c) Garage : It is of usual description and is built in the south-west <sup>corner</sup> of the property. The flooring is of rough Shahabad. The main door is of rolling shutters

while the other one is of T.W. with panelled shutters.

Built area :

(a) The built area of the main bungalow is about 1213 sq.ft. Adding first floor area of 1100 sq.ft., the total floor area is worked out to 2313 sq.ft.

~~The second floor, though permissible, is not built. The plans for the second floor are approved by the Poona Municipal Corporation under its Commencement Certificate No.514 dated 29-11-1962. It needs no emphasis to say that the second floor, if and when built, could be readily let out at a fair rental. The potentiality of the second floor is therefore a realised one and I have considered this aspect while valuing the property under report.~~

(b) Out-house covers an area of about 712 sq.ft.

(c) Garage covers an area of 200 sq.ft.

6. The three existing structures are stated to be built in 1960<sup>and are self-occupied.</sup> I have assessed the prime cost of the three structures as under:

|                               |          |              |
|-------------------------------|----------|--------------|
| (a) Main bungalow, 2313sq.ft. |          |              |
| @ Rs.22/- per Sq.ft.          |          | Rs. 50,886/- |
| (b) Out-house 712 sq.ft.      |          |              |
| @ Rs.12/-per sq.ft.           |          | Rs. 8,644/-  |
| (c) Garage                    | Lump sum | Rs. 2,500/-  |
|                               |          | -----        |
|                               | Total    | Rs. 61,930/- |
|                               |          | -----        |
|                               | Say      | Rs. 62,000/- |
|                               |          | -----        |

The depreciated cost @ <sup>3 1/2%</sup> 4% with <sup>12</sup> 9 years as the age and <sup>47</sup> 50 years as future life, is worked out to Rs. <sup>57,200/-</sup> 69,000/-.

While the amount and is not...

(a) The ball area of the main...

Along 1513 sq. ft. ball area floor area of 1100 sq. ft. the total floor area is 2613 sq. ft.

3300  
~~1320~~  
1980      2470

The second floor, though...

of 1111 sq. ft. ball area...

of the second floor is...

have determined this...

(b) One-house covers...

(c) One-house covers...

The above existing...

three structures...

(d) One-house covers...

(e) One-house covers...

(f) One-house covers...

(g) One-house covers...

(h) One-house covers...

(i) One-house covers...

7. The Poona Municipal Corporation has assessed its net rateable value of the property <sup>(presently @ Rs.2,620/-p.a. Formerly it was assessed)</sup> @ Rs.2,970/- p.a. which gives the rental of Rs.3,300/- p.a. or Rs.275/-p.m. It is inconceivable that the main bungalow with 2 four-room flats, one 3 room out-house and the garage, would, together, fetch a rental of as low as Rs.275/- p.m. I have assessed, for this valuation, the rental of the property, taking into account the locality, accommodation given, type and condition of buildings, comparable rentals in the neighbourhood and the possibility of sustaining the rent for the future life of <sup>47</sup> ~~50~~ years of the building, as under:

|  |                    |               |
|--|--------------------|---------------|
| (a) Main building, 2 Nos.4 room flats, | Rs. 350/-each, ... | Rs. 700/-p.m. |
| (b) Out-house, 1 No 3 room flats,      | Rs. 150/- each,... | Rs. 150/-p.m. |
| (c) Garage                             | Rs. 50/- ...       | Rs. 50/-p.m.  |
|  |                    | -----         |
|  |                    | Rs. 900/-p.m. |
|  |                    | -----         |

8. I have also considered the prospective rent of the second floor taking it to be built. On the basis of the aggregate rent so derived, capital value is worked out, from which the estimated cost of construction of the second floor is deducted, to arrive at the capital value of the property in its present condition. In this, the potentiality of the second floor is thus reflected.

89. On this basis the total rental is aggregated to ~~Rs.(900 + 350 of 2nd floor) 1,250/-~~ <sup>Rs.900</sup> ~~1,250/-~~ <sup>10,800/-</sup> p.m., that is, ~~15,000/-~~ <sup>10,800/-</sup> p.a. which I have considered for this valuation.

I have appended hereto a statement marked Appendix

10. I have arrived at the net annual value of Rs. ~~9,984/-~~ <sup>7,860/-</sup> after making allowance for all the usual outgoings. It is capitalized on ~~6%~~ <sup>7%</sup> and ~~4%~~ <sup>3 1/2%</sup> basis or @ ~~15.026~~ <sup>12.711</sup> Years' Purchase

to show the details of my rental valuation.

to derive the capital value @ Rs.1,49,268/-, which, in my opinion, is fair and proper.

11. The gross rent assessed at Rs.15,000/- p.a. includes the estimated rent for the permissible second floor which is considered as the marketable potentiality of the property. The construction cost of 1100 sq.ft. area of second floor is estimated @ Rs.28/- per sq.ft. or @ Rs.30,800/- and deducted from the capital value of the property.

The present market value of the property including the potential value of the permissible second floor is thus worked out to Rs.(1,49,268 less 30,800) 1,18,468/- or say Rs.1,20,000/- which, in my opinion, is fair and proper.



(R.G.PUNDLIK.)

432°

~~10800~~  
~~4328~~  
~~6480~~

108

6480  
30.5  
3240  
1994  
19764.00

40

797  
12.7  
5579  
1594  
797  
101219

572  
9  
5148  
97812  
29

786  
12.7  
5502  
1572  
786  
99822

APPENDIX

Rental valuation statement

Shri R. Y. Joshi's property at Erandavna, Poona.

|   |                              |                 |
|---|------------------------------|-----------------|
| -----   |                              | 57,200/-        |
| 1) Depreciated cost of buildings..  | Rs. <del>59,000/-</del>      |                 |
| ii) Gross rent as estimated ..  | Rs. 10,800/-                 |                 |
|   | <del>15,000/-</del>          |                 |
| iii) Net rateable value (40% rebate) ..                                       | Rs. 6,480/-                  |                 |
|   | <del>13,500/-</del>          |                 |
| -----   |                              |                 |
| OUTGOINGS :   |                              |                 |
| 1) Municipal taxes @ <del>2%</del> <sup>30 1/2%</sup> on Rs. 6,480/-          | Rs. 1,976/-                  |                 |
|   | <del>Rs. 13,500/-</del>      | Rs. 3,916/-P.A. |
| ii) Repairs & maintenance   | Rs. 756/-                    |                 |
| @ <del>6%</del> on Rs. <del>15,000/-</del> 10,800/- ..                        | Rs. <del>900/-</del>         | P.A.            |
| iii) Collection & management charges @ 1% on Rs. <del>15,000/-</del> 10,800/- | Rs. 108/-                    |                 |
|   | <del>150/-</del>             | P.A.            |
| iv) Insurance @ 0.19% on 9/10 of Rs. <del>59,000/-</del> 57,200/-             | Rs. 98/-                     |                 |
|   | <del>101/-</del>             | P.A.            |
|   | Rs. 5,066/-                  | P.A.            |
|   | <del>2,938/-</del>           |                 |
|   | Net annual value Rs. 9,934/- |                 |
|   | <del>7,862/-</del>           |                 |
|   | Say Rs. 7,860/-              |                 |
| -----   |                              |                 |

III.

Net annual value is capitalized on 7% ~~6%~~ and ~~4%~~ basis or @ 15.926 Years' Purchase. <sup>3 1/2%</sup> <sup>12.711</sup>

Capital value including the <sup>land</sup> ~~2nd floor~~ potential, is thus worked out to Rs. 1,49,268/-

or Say Rs. 1,00,000/-

IV.

The capital value of the property in its present condition is arrived at by deducting the estimated cost of construction of the 2nd floor, that is, Rs. (1,49,268-30,300/-) 1,18,468/-, or Say, Rs. 1,20,000/-.

(R.G.PUNDLIK.)

KSTL/

223/1168  
Dec.9,1969.

REPORT

Under instructions from Shri S.T.Kothawala, of Poona I have inspected his property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears Old S.No.101-1 Hissa No.1/4, C.T.S. No.2069 and new S.No.101-A-1-1/4-A/2 and C.T.S.No.2069-A of Yerawada Village, Dist.Poona, and is bounded as follow:-

North : C.T.S.No.2069; South : Private road  
(C.T.S.No.2069-B)

West : C.T.S.No.2073-B; East : 20' Wide Public road.

3. The land is of a leasehold tenure and admeasures 38 gunthas 14 annas or 3986 sq.ft. or thereabout. It has a frontage of about 171'-9" on T.P.Scheme road and return frontage of about 230'-0" on a private road.

4. Situation : The property is situated off Poona-Ahmednagar road, on a T.P.Scheme road and within the limits of the Town Planning Scheme of the Poona Municipal Corporation. It is approached by the T.P.Scheme road which branches off towards south, from the Poona-Nagar road, at the junction of the Kirkee road and the Poona-Nagar road. It lies at a distance of about a mile from the Fitzgerald bridge and from the Poona-Nagar road itself it is about 1 1/2 furlongs away, in the interior, as stated. The industrial area is located well over a mile away from the property under report. Water and electricity are available but there is no Municipal sewer system and a septic tank is, therefore, installed. Other amenities like school, shopping-Centre, market, nursing Home, taxi-bus-rikshow stands, Post-office, bank etc., are quite at a distance. The whole region is

still in the process of development and the buildings erected are few and far between, a large acreage of land still lying undeveloped and idle. The property has, therefore, only a very restricted market of a few buyers who might take a fancy for the same.

5. Buildings : There is one bungalow and an outhouse built on the land.

(a) Main bungalow :- It is a ground floor structure, of masonry class, with 14" brick, load-bearing, walls, plastered over and painted. The roof is of R.C.C.slabs. The flooring is of marble mosaic tiles for all the rooms. The doors are of T.W. with glazed and panelled or simply panelled shutters, polished. The windows are of standard steel sections, with guard bars and have marble cills. There are quite a few built-in cupboards. On the elevation, there is rubble masonry wall, placed for architectural treatment. The accommodation given is : a large drawing and dining room, guest bed room with attached toilet and verandah, two additional bed rooms with attached toilet and 10'-9" wide verandah, a 'patio', kitchen, store etc. The building is wholly occupied by the owner.

(b) Out -house :- It is a ground floor structure having brick masonry walls, plastered over and colour-washed. There are 5 rooms (10' x 12' each) connected by a 4' wide verandah. It has an A.C.Sheet roof.

6. The land under the buildings, has been leased out, I am informed, by Shri S.T.Kothawala (Lessor) to the present holder Shri T.T.Kothawala (Lessee) under the Indenture of Lease dated 10-12-1966 registered at the Sub-Registrar's Office, Haveli No.II, Poona at Serial No.2610, on 10-12-1966. The more important terms of the lease entered into and executed by them, are stated herebelow,

in sub-stance:-

- (i) Term of the lease : Fixed 30 years with effect from 1-4-1966.
- (ii) Rent reserved under the lease (ground rent) Rs.1,200/-p.a. payable monthly. The Poona Municipal Corporation is stated to have assessed it @ Rs.400/-p.m. for computation of its taxes.
- (iii) On expiry of the lease-period or sooner determination, the land free of any structures shall revert to the Lessor or, if he so desires, the existings buildings will be taken over and paid for by the Lessor at their demolition or broken down value, then prevailing.

7. The interests of the Lessee in the property under valuation are thus restricted to the residual period of about 27 years of the fixed full value of the property less capitalized value of period of 30 years. The interest of the Lessor, in other words, are the capitalized value of the rental of Rs.1,200/- p.a. for 27 years plus present value of the land deferred for 27 years less broken down value of the structures.

8. Built area :- (a) Main bungalow: It covers plinth of 34 20 sq.ft.  
(b) Outhouse : It covers plinth area of 1423 sq.ft.

9. (a) Main bungalow:- The building is stated to be built in 1966 and its future life is restricted by the lease period though it is estimated to have a future life of 70 years. The depreciation, being negligible, is disregarded. The prime cost of the building is worked out at Rs.26/- per sq.ft. to Rs.75,400/-.
- (b) Outhouse:- It is stated to be built in 1966 and its cost is estimated at Rs.15/- per sq.ft. to give prime cost of Rs.21,300/-, depreciation having

been neglected. Its future life is likewise restricted.

10. The Poona Municipal Corporation has assessed its net rateable value at Rs.4,320/- p.a. This gives the rental of Rs.4,800/-p.a. I have considered the rent of Rs.7,200/-p.a. as fair rent for the valuation of the buildings and (3 x 4850 sq.ft.) 14550 sq.ft. or say 15000 sq.ft. of land going with them.

11. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.5,200/- which is restricted to the residual period of 27 years as per terms of the lease. It is capitalized on 7% and 4% basis or at 10.96 years' Purchase. The capitalized value is thus worked out to Rs.60,992/- or say Rs.61,000/-.

12. The terms of the lease require the Lessee ~~to~~ to remove his structures on expiry of the fixed period of 30 years of the lease, or, to be content with only their demolition value, if so desired by the lessor. This is indeed a coercive condition on the lessee and he would not be inclined to built any more structures on the surplus land of (39485-15000) 24485 sq.ft. This surplus land would, in effect, lie idle for the lease period and would thereafter vest in the lessor,. He would, therefore, claim reversionary value of the entire land of 39485 sq.ft.

I have therefore, not added any value of the surplus land to the lessee's interests.

13. The present value of the demolition value of the structure at the expiry of the lease period is assessed by me @ Rs.2,500/-, which sum is added to the interests of the lessee.

14. The lessee's interests are thus aggregated to Rs.(61,000+5,000) 66,000/-.

15. The Lessor's interests are worked out as under :-

(i) Ground rent reserved under the lease for the fixed period of 30 years as from 1-4-1966, the residual period having been approximated to 27 years, during which period the ground rent of Rs.1,200/- will be received by the lessor. I have allowed outgoings @ 10% p.a., in the form of collection charges, non-agricultural taxes etc. to arrive @ Rs.(1,200-120) 1080/- p.a. as the net rental. I have capitalized this annuity restricted to 27 years on 6% basis of @ 13.211 Years' Purchase. The capitalized value is thus worked out to Rs.(1080x13.211) 14,268/-.

(ii) I have assessed the value of the entire land admeasuring 39485 sq.ft. which will revert to the lessor. I would not consider the rental of 1200/- p.a. as fair rental for the land as, firstly, it is fixed by and between near relatives, to wit, father and son, and, secondly, the lease term and other conditions are of covercive nature. I value the land @ Rs.0=75 per sq.ft.considering its large area, interior situation as well as its potentiality after the lease period. This value worked out Rs.29,613/-, would be available after the expiry of the residual lease period. I have ascertained the present value @ 4% of the amount of Rs.29,613/- to Rs.10,364/-.

16. The lessor's interests are thus shown as under :-

|                                    |             |
|------------------------------------|-------------|
| i) Capitalized value of the rental | Rs.14,268/- |
| ii) Present value of the land      | Rs.10,364/- |
|                                    | -----       |
| Total                              | Rs.24,632/- |
|                                    | -----       |
| of say                             | Rs.24,600/- |
|                                    | -----       |

17. The ~~lessor's~~ <sup>lessee's</sup> interests aggregate to Rs. 63,500/-  
 as shown under :-

|                                       |                     |
|---------------------------------------|---------------------|
| i) Capitalized value of the property. | Rs. 61,000/-        |
| ii) Demolition value.                 | Rs. 2,500/-         |
| Total                                 | <u>Rs. 63,500/-</u> |

The values so derived by me are, in my opinion, fair and proper.

R. G. Pundlik

(R.G.Pundlik).

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APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY, of

Shri T.T. Kothawala <sup>(Lessee)</sup> ~~(Lessor)~~ # Bearing C.T.S.No.  
2069-A, Yeravda, Poona 4.

I)

i) Cost of the building (75400+21300/-) Rs. 96,700/-  
ii) Estimated Gross Rent Rs. 600/-p.m. or Rs. 7,200/-p.a.  
iii) Net Rateable Value Rs. 6,480/-p.a.

II) CUTGOINGS

i) Municipal taxes @ 20 1/2% on  
Rs. 6480=00. Rs. 1,328/-p.a.  
ii) Repairs & Maintenance @ 5%  
on Rs. 7200=00 Rs. 360/-p.a.  
iii) Management charges @ 2% on  
Rs. 7200=00 Rs. 144/-p.a.  
iv) Insurance @ 0.19% on 9/10  
of Rs. 96,700=00. Rs. 165/-p.a.  
Total Rs. 1,997/-p.a.  
Say Rs. 2,000/-p.a.  
Net annual value Rs. 5,200/-p.a.

III)

Net annual value restricted to  
27 years is capitalized on 7%  
and 4% basis or at 10.960 Years'  
Purchase. Rs. 60,992/-  
or say Rs. 61,000/-

R. G. Pundlik  
(R.G.PUNDLIK)

R E P O R T

Under instructions from Shri S.T.Kothawala, of Poona I have inspected his property at Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears Old S.No.101-1 Hissa No.1/4, C.T.S. No.2069 and new S.No.101-A-1-1/4-A/2 and C.T.S.No.2069-A of Yerawada Village, Dist.Poona, and is bounded as follow:-

North : C.T.S.No.2069; South : Private road  
(C.T.S.No.2069-B)

West : C.T.S.No.2073-B; East : 20' Wide Public road.

3. The land is of a leasehold tenure and admeasures 38 gunthas 14 annas or 3986 sq.ft. or thereabout. It has a frontage of about 171'-9" on T.P.Scheme road and return frontage of about 230'-0" on a private road.

4. Situation : The property is situated off Poona-Ahmednagar road, on a T.P.Scheme road and within the limits of the Town Planning Scheme of the Poona Municipal Corporation. It is approached by the T.P.Scheme road which branches off towards south, from the Poona-Nagar road, at the junction of the Kirkee road and the Poona-Nagar road. It lies at a distance of about a mile from the Fitzgerald bridge and from the Poona-Nagar road itself it is about 1 1/2 furlongs away, in the interior, as stated. The industrial area is located well over a mile away from the property under report. Water and electricity are available but there is no Municipal cover system and a septic tank is, therefore, installed. Other amenities like school, shopping-Centre, market, nursing Home, taxi-bus-rikshow stands, Post-office, bank etc., are quite at a distance. The whole region is

still in the process of development and the buildings erected are few and far between, a large acreage of land still lying undeveloped and idle. The property has, therefore, only a very restricted market of a few buyers who might take a fancy for the same.

5. Buildings : There is one bungalow and one outhouse built on the land.

(a) Main bungalow :- It is a ground floor structure, of masonry class, with 14" brick, load-bearing, walls, plastered over and painted. The roof is of R.C.C. slab. The flooring is of marble mosaic tiles for all the rooms. The doors are of T.W. with glazed and panelled or simply panelled shutters, polished. The windows are of standard steel sections, with guard bars and have marble cills. There are quite a few built-in cupboards. On the elevation, there is rubble masonry wall, placed for architectural treatment. The accommodation given is : a large drawing and dining room, guest bed room with attached toilet and verandah, two additional bed rooms with attached toilet and 10'-9" wide verandah, a 'patio', kitchen, store etc. The building is wholly occupied by the owner.

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in sub-stance:-

- (i) Term of the lease : Fixed 30 years with effect from 1-4-1966.
- (ii) Rent reserved under the lease (ground rent) Rs.1,200/-p.a. payable monthly. The Poona Municipal Corporation is stated to have assessed it @ Rs.400/-p.m. for computation of its taxes.
- (iii) On expiry of the lease-period or sooner determination, the land free of any structures shall revert to the Lessor or, if he so desires, the existing buildings will be taken over and paid for by the Lessor at their demolition or broken down value, then prevailing.

7. The interests of the Lessee in the property under valuation are thus restricted to the residual period of about 27 years of the fixed full value of the property less capitalized value of period of 30 years. The interest of the Lessor, in other words, are the capitalized value of the rental of Rs.1,200/- p.a. for 27 years plus present value of the land deferred for 27 years less broken down value of the structures.

8. Built area :- (a) Main bungalow: It covers plinth of 34 20 sq.ft.  
(b) Outhouse : It covers plinth area of 1428 sq.ft.

9. (a) Main bungalow:- The building is stated to be built in 1966 and its future life is restricted by the lease period though it is estimated to have a future life of 70 years. The depreciation, being negligible, is disregarded. The prime cost of the building is worked out at Rs.26/- per sq.ft. to Rs.75,400/-.
- (b) Outhouse:- It is stated to be built in 1966 and its cost is estimated at Rs.15/- per sq.ft. to give prime cost of Rs.21,300/-, depreciation having

been neglected. Its future life is likewise restricted.

10. The Poona Municipal Corporation has assessed its net rateable value at Rs.4,320/- p.a. This gives the rental of Rs.4,800/-p.a. I have considered the rent of Rs.7,200/-p.a. as faire rent for the valuation of the buildings and (3 x 4850 sq.ft.) 14550 sq.ft. or say 15000 sq.ft. of land going with them.

11. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.5,200/- which is restricted to the residual period of 27 years as per terms of the lease. It is capitalized on 7% and 4% basis or at 10.96 years' Purchase. The capitalized value is thus worked out to Rs.60,992/- or say Rs.61,000/-.

12. The terms of the lease require the Lessee period to remove his structures on expiry of the fixed period of 30 years of the lease, or, to be content with only their demolition value, if so desired by the lessor. This is indeed a coercive condition on the lessee and he would not be inclined to built any more structures on the surplus land of (39485-15000) 24485 sq.ft. This surplus land would, in effect, lie idle for the lease period and would thereafter vest in the lessor,. He would, therefore, claim reversionary value of the entire land of 39485 sq.ft.

I have therefore, not added any value of the surplus land to the lessee's interests.

13. The present value of the demolition value of the structure at the expiry of the lease period is assessed by me @ Rs.2,500/-, which sum is added to the interests of the lessee.

257

14. The lessee's interests are thus aggregated to Rs.(61,000+5,000) 66,000/-.

15. The Lessor's interests are worked out as under :-

(i) Ground rent reserved under the lease for the fixed period of 30 years as from 1-4-1966, the residual period having been approximated to 27 years, during which period the ground rent of Rs.1,200/- will be received by the lessor. I have allowed outgoings @ 10% p.a., in the form of collection charges, non-agricultural taxes etc. to arrive @ Rs.(1,200-120) 1080/- p.a. as the net rental. I have capitalized this annuity restricted to 27 years on 6% basis of @ 13.211 Years' Purchase. The capitalized value is thus worked out to Rs.(1080x13.211) 14,268/-.

(ii) I have assessed the value of the entire land admeasuring 39485 sq.ft. which will revert to the lessor. I would not consider the rental of 1200/- p.a. as fair rental for the land as, firstly, it is fixed by and between near relatives, to wit, father and son, and, secondly, the lease term and other conditions are of covercive nature. I value the land @ Rs.0=75 per sq.ft.considering its large area, interior situation as well as its potentiality after the lease period. This value worked out Rs.29,613/-, would be available after the expiry of the residual lease period. I have ascertained the present value @ 4% of the amount of Rs.29,613/- to Rs.10,364/-.

16. The lessor's interests are thus shown as under :-

|                                    |             |
|------------------------------------|-------------|
| i) Capitalized value of the rental | Rs.14,268/- |
| ii) Present value of the land      | Rs.10,364/- |
|                                    | -----       |
| Total                              | Rs.24,632/- |
|                                    | -----       |
| of say                             | Rs.24,600/- |
|                                    | -----       |

257

17. The lessor's interests aggregate to Rs.63,500/-  
as shown under :-

|  |              |
|--|--------------|
| i) Capitalized value of the<br>property. | Rs. 61,000/- |
| ii) Demolition value.                    | Rs. 2,500/-  |
|  | -----        |
| Total                                    | Rs. 63,500/- |
|  | -----        |

The values so derived by me are, in my opinion,  
fair and proper.

(R.G.Pundlik).

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APPEND IX

STATEMENT ON RENTAL VALUATION OF PROPERTY, of  
Shri S.T.Kothawala(Lessor)                      Bearing C.T.S.No.  
2069-A, Yeravda, Poona4.

-----

I)

- |   |                 |
|---|-----------------|
| i) Cost of the building(75400+21300/-)  | Rs.96,700/-     |
| ii) Estimated Gross Rent Rs.600/-p.m.or | Rs. 7,200/-p.a. |
| iii) Net Rateable Value                 | Rs. 6,480/-p.a. |
- 

II) CUTGOINGS

- |   |                 |
|---|-----------------|
| i) Municipal taxes @ 20 1/2% on<br>Rs.6480=00.    | Rs. 1,329/-p.a. |
| ii) Repairs & Maintenance @ 5%<br>on Rs.7200=00   | Rs. 360/-p.a.   |
| iii) Management charges @ 2% on<br>Rs.7200=00     | Rs. 144/-p.a.   |
| iv) Insurance @ 0.19% on 9/10<br>of Rs.96,700=00. | Rs. 165/-p.a.   |
| Total   | Rs. 1,997/-p.a. |
| Say   | Rs. 2,000/-p.a. |
| Net annual value                                  | Rs. 5,200/-p.a. |
- 

III)

- Net annual value restricted to  
27 years is capitalized on 7%  
and 4% basis or at 10.960 Years'  
Purchase.
- |        |             |
|--------|-------------|
|        | Rs.60,992/- |
| or say | Rs.61,000/- |
- 

(R.G.PUNDLIK)

o/c 1+1

260

223/1153  
Dec. 9, 1969.

of development and the buildings erected are tax and tax

REPORT

between, a large surplus of land still lying undeveloped and 102a. Under instructions from Shri S. T. Kothawala, of Poona-I have inspected his property at Poona with a view to assess its present market value.

2. Building The property is comprised of a plot of land and a building and bears old S.No. 101-1 Hissa No. 1/4, C.T.S. No. 2069 and new S.No. 101-A-1-1/4-A/2 and C.T.S. No. 2069-A of Yeravade Village, Dist. Poona, and is bounded as follows:-

North : C.T.S. No. 2069; South : Private road (C.T.S. No. 2069-B)  
West : C.T.S. No. 2073-B; East : 20' wide Public road.

3. The land is of a leasehold tenure and admeasures 38 guntas 14 annas or 3936 sq. ft. or thereabout. It has a frontage of about 171'-9" on T.P. Scheme road and return frontage of about 230'-0" on a private road.

4. Situation : The property is situated off Poona-Ahmednagar road, on a T.P. Scheme road and within the limits of the Town Planning Scheme of the Poona Municipal Corporation. It is approached by the T.P. Scheme road which branches off towards south, from the Poona-Nagar road, at the junction of the Kirkee road and the Poona-Nagar road. It lies at a distance of about a mile from the Fitzgerald bridge and from the Poona-Nagar road itself it is about 1 1/2 furlongs away, in the interior, as stated. The industrial area is located well over a mile away from the property under report.

Water and electricity are available but there is no Municipal sewer system and a septic tank is, therefore, installed. Other amenities like school, shopping-centre, market, nursing home, taxi-bus-rickshaw stands, post-office, bank etc., are quite at a distance. The whole region is still in the process

of development and the buildings erected are few and far between, a large acreage of land still lying undeveloped and idle. The property has, therefore, only a very restricted market of a few buyers who might take a fancy for the same.

5. Buildings :- There is one bungalow and an outhouse built on the land.

(a) Main bungalow :- It is a ground floor structure, of masonry class, with 14" brick, load-bearing, walls, plastered over and painted. The roof is of R.C.C. slab. The flooring is of marble mosaic tiles for all the rooms. The doors are of T.W. with glazed and panelled or simply panelled shutters, polished. The windows are of standard steel sections, with guard bars and have marble cills. There are quite a few built-in cupboards. On the elevation, there is rubble masonry wall, placed for architectural treatment. The accommodation given is : a large drawing and dining room, guest bed room with attached toilet and verandah, two additional bed rooms with attached toilet and 10'-9" wide verandah, a 'patio', kitchen, store etc. The building is wholly occupied by the owner.

(b) Out-house :- It is a ground floor structure having brick masonry walls, plastered over and colour-washed. There are 5 rooms (10'x12' each) connected by a 4' wide verandah. It has an A.C. sheet roof.

6. The land under the buildings, has been leased out, I am informed, by Shri S.T. Kothawala (Lessor) to the present holder Shri T.T. Kothawala (Lessee) under the Indenture of Lease dated 10-12-1966 registered at the Sub-Registrar's Office, Haveli No. II, Poona at Serial No. 2610, on 10-12-1966. The more important terms of the lease entered into and executed by them, are stated herebelow, in substance:-

- (i) Term of the lease : Fixed 30 years with effect from 1-4-1966.
- (ii) Rent reserved under the lease (ground rent) Rs.1,200/-p.a. payable monthly. The Poona Municipal Corporation is stated to have assessed it @ Rs.400/- p.a. for computation of its taxes.
- (iii) On expiry of the lease-period or sooner determination, the land free of any structures shall revert to the Lessor or, if he so desires, the existings buildings will be taken over and paid for by the Lessor at their demolition or bronken down value, then previling.

7. The interests of the Lessee in the property under valuation are thus restricted to the residual period of about 27 years of the fixed full value of the property less capitalized value of period of 30 years. The interests of the Lessor, in other words, are the capitalized value of the rental of Rs.1,200/-p.a. for 27 years plus present value of the land deferred for 27 years less broken down value of the structures.

8. Built area :- (a) Main bungalow :- It covers plinth of 34 20 sq.ft.  
 (b) Outhouse :- It covers plinth area of 1428 sq.ft.

9. (a) Main bungalow :- The building is stated to be built in 1966 and its future life is restricted by the lease period though it is estimated to have a future life of 70 years. The depreciation, being negligible, is disregarded. The prime cost of the building is worked out at Rs.26/- per sq.ft. to Rs.75,400/-.

(b) uthouse :- It is stated to be built in 1966 and its cost is estimated at Rs.15/-per sq.ft. to give price cost of Rs.21,300/-, depreciation having

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14. The lessee's interests are thus aggregated to Rs.(61,000 + 5,000) 66,000/-.

15. The Lessor's interests are worked out as under:-

(i) Ground rent reserved under the lease for the fixed period of 30 years as from 1-4-1966, the residual period having been approximated to 27 years, during which period the ground rent of Rs.1,200/- will be received by the lessor. I have allowed outgoings @ 10% p.a., in the form of collection charges, non-agricultural taxes etc. to arrive @ Rs.(1,200-120) 1080/- p.a. as the net rental. I have capitalized this annuity restricted to 27 years on 6% basis or @ 13.211 Years' Purchase. The capitalized value is thus worked out to Rs.(1080 x 13.211) 14,263/-.

(ii) I have assessed the value of the entire land admeasuring 39485 sq.ft. which will revert to the lessor. I would not consider the rental of 1200/- p.a. as fair rental for the land as, firstly, it is fixed by and between near relatives, to wit, father and son, and, secondly, the lease term and other conditions are of coercive nature. I value the land @ Rs.0=75 per sq.ft. considering its large area, interior situation as well as its potentiality after the lease period. This value worked out Rs.29,613/-, would be available after the expiry of the residual lease period. I have ascertained the present value @ 4% of the amount of Rs.29,613/- to Rs.10,364/-.

16. The lessor's interests are thus shown as under:-

|                                    |              |
|------------------------------------|--------------|
| i) Capitalized value of the rental | Rs.14,263/-  |
| ii) Present value of the land      | Rs. 10,364/- |
|                                    | -----        |
| Total                              | Rs. 24,632/- |
|                                    | -----        |
| of Say                             | Rs. 24,600/- |
|                                    | -----        |

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17. The lessor's interests aggregate to Rs.63,500/- as shown under:-

i) Capitalized value of the property. Rs. 61,000/-

ii) Demolition value. Rs. 2,500/-

Total Rs. 63,500/-

The values so derived by me are, in my opinion, fair and proper.

(R.G.PUNDLIK.)

KSTI/12.12.69

(R.G.PUNDLIK.)

267/75

118/1269.  
Dec. 22, 1969.

Report

Under instructions from Sarvashri S.B. Shivarkar and V.B. Shivarkar of Poona I have inspected their immovable property at Poona, with a view to assess its present market value.

2. The property is comprised of a plot of land and buildings standing thereupon and bears city survey No.583 of Shaniwar Peth and No.21 of Narayan Peth, Poona City. It is bounded as follows:

East : C.S.No.583;      West : C.S.No.584;  
North: C.S.No.578;      South: Public Road.

3. A plot of land has a frontage of 25' on a public (Narayan Peth) road and a depth of about 73'. It is of a Gaathan tenure and, as per the Extract from the Property Registrar Card, admeasures about 1728 sq.ft. It has a shopping facility and is subject to 'Regularline' of the street, as the it is proposed to be widened by the Poona Municipal Corporation.

4. The property is situated opposite the "Kosari Wada", in the Shaniwar, (Narayan) Peth, which is the Gaathan part of the City and falls within the limits of the P.M. Corporation. The locality is thickly populated and is crowded with houses, in many cases, built touching one another.

All the amenities and the auxiliary services are readily available. The property will claim the attention of those purchasers who are interested in settling down in the Gaathan part of the City.

5. I am informed that this property is a subject

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matter of partition deed and is to pass into the ownership of Shri S.B. Shivarkar and Shri V.B. Shivarkar. The buildings fronting the road and on the rear side together with the land, are to vest in them. The buildings will be shared by them while the rear open courtyard is to be jointly held. These two owners, besides, are given the right of using, for a period of four years, the lavatory unit of two W.C.s and one bathroom, forming part of, the property adjoining on the East side and bearing No.582 of Shaniwar Peth (No.10 of Narayan Peth) Poona City.

I am instructed to assess the present market value of these two parts of the property under report, under partition as aforesaid, and to base my valuation considering these two parts as separate and independent entities.

For the purposes of proper and better understanding I have marked these two parts of the property in the following manner.

|     | <u>Property description</u> |                    | <u>Ownership.</u>  |
|-----|-----------------------------|--------------------|--|
|     | 583/2                       |                    |  |
| (A) | Part fronting the road.     | area<br>465 sq.ft. | )<br>)<br>) Shri S.B.<br>) Shivarkar.                                |
|     | 583/2                       |                    |  |
|     | Rear Building               | area<br>264 sq.ft. | )<br>)<br>) Shivarkar.   |
| (B) | 583/3                       |                    |  |
|     | Part fronting the road      | area<br>465 sq.ft. | )<br>)<br>) Shri V.B.<br>) Shivarkar.                                |
|     | 583/3                       |                    |  |
|     | Rear Building               | area<br>264 sq.ft. | )<br>)<br>) Shivarkar.   |
| (C) | Rear open courtyard         | area<br>270 sq.ft. | )<br>)<br>) Shri S.B.<br>) Shivarkar.<br>) Shri V.B.<br>) Shivarkar. |

ing  
tion.

Property (A) : 583/2, Fronting road.

6. The building standing on the land and fronting the road is of ground floor and, in part, of two upper-floors. There is a shop at the front (on the ground floor) and residence at the rear, part of which is owner occupied and part let out to tenants. The first floor is fully let out while the second floor is fully owner-occupied.

7. The building is of masonry class, having brick masonry walls plastered and colour washed. It is stated to be about forty years old. It has only ground floor parts at the front and rear, of which the front part falls within the road widening line. The flooring is of rough Shahabad on the ground and First Floors while on the second floor, it is of mud finish. The doors are of Teak wood, with panelled or plain-planked Shutters. The windows are of similar type and have W.I. guard bars. The ceiling floors are of T.W. with T.W. joists, boarding etc. The front and the rear parts of only ground floor have C.G.I. lean-to type roof supported on roughly squared T.W. roof members. The second floor walls are of brick and mud plastered and colourwashed. The wood-work is oil painted or oiled. The shop area has false ceiling while the second floor also has false ceiling. The building has C.G.I sheet roof. It measures about 37'-4" x 12'-6" (as partitioned).

Property (B) : 582/3, Fronting road.

8. This property being a part of one and the same building is of the same description as the property marked (A) and described hereabove. The building measures 37'-2" (avg.) x 12'-6" (as partitioned).

270/75

Property (A) 582/2, rear building:

9. It is a building built touching the rear or Northern boundary of the property, and has ground and one upper floor. It is of masonry class with brick masonry walls, plastered and colour washed. The ceiling floor is of T.W. joists and boarding etc. There is an attic floor underneath the C.G.I. sheet roof. The flooring on the ground floor is of mud while that on the first floor is of rough Shahabad. The staircase leading to the upper floor is common between this and the building described herebelow, is of solid-core with T.W. treads. This part of building measures about 22'x11'-6". The ground floor is let out to tenant while first floor is self occupied.

Property (B): 582/3, rear building:

10. This building is of similar description except that on the ground floor the flooring is of rough Shahbad. Both the floors of this buildings are let-out to tenants. This remaining part of the building measures 21'-8" x 13'-0"

(C) the courtyard:

11. This is held in common by the 2 owners and is paved with stoneset flooring.

12. The Poona Municipal Corporation has assessed the net rateable value of the whole property under report, now sought to be partitioned, @ Rs.1360/- p.a. This gives the rental of Rs.1512/-p.a. or Rs. 126/- p.m. The total rent realised is Rs. <sup>and</sup> (A) 583/2, Buildings front/rear = Rs.38/- plus (B) 583/3, Buildings front <sup>and</sup> rear = Rs.51/- = 39/- p.m. In my opinion, the rental assessed by the P.M.C.

is on the lower side and I have assessed the same as fair rent as shown below:-

|                                     |                |
|-------------------------------------|----------------|
| (A) 583/2, Part Fronting the road - | Rs. 125/- p.m. |
| (B) 583/3, Part Fronting the road - | Rs. 125/- p.m. |
|                                     | -----          |
| Total                               | Rs. 250/- p.m. |

13. The gross rent of the whole of the front building, now under partition, is thus assessed @ Rs.250/- p.m., that is, Rs.3,000/-p.a. I have considered all the outgoings like Municipal taxes, repairs and maintenance, collection and management charges and fire insurance and have allowed a total deduction @ 40%, looking, amongst other things, to the age and condition of the building, of the gross rental of Rs.3,000/-p.a. I have thus arrived at the net annual value of Rs.(3,000-1200) 1,800/-.

14. The rental of the property is subject to :  
 (a) The future life of the building which is, therefore, restricted in point of time; (b) the road-widening, in as much as, the front part is covered by it. (c) the need to build a new lavatory unit after 4 years whereafter the right to use the lavatory unit forming part of the adjoining property (C.S.No.582 of Shaniwar Peth) will get extinguished.

15. Taking all these factors into account, I have capitalized the net annual value of Rs.1,800/- on 7% and 4% basis for 30 years or @ 11.386 Years' Purchase. On this basis the capital value of the whole of the front building which includes: (A) 583/2, plus (B) 583/3, is worked out to Rs.20,495/-, or say, Rs.20,500/-.

16. The annuity of Rs.1,800/- is considered restricted

to 30 years, being the future life of the building. I have, therefore, added the present value of about 1000 sq.ft. of the frontage land going with the front building. I have worked out the present value @ 4% to Rs.6,166/- or say Rs.6,200/-, the frontage land having been valued @Rs.20/- per sq.ft.

17. The full value of the front part of the property is, on this basis, aggregated to Rs.(20,500 + 6,200) 26,700/-.

(A) 583/2. Building at rear:

18. The building has already been described in para 9 hereabove. The ground floor of the building has been let-out to a tenant, who pays rent of Rs.10/- p.m. while the first floor is self occupied. The attic floor though it cannot be used a living space is considered useful as a storage space. I have estimated the rent of the self occupied portion @ Rs.80/- p.m., the total rent thus being totalled to Rs.90/- p.m. or Rs.1,080/- p.a. Deducting outgoings @ 40% the net annual value is worked out to Rs.648/-. The building is estimated to have a future life of 30 years. The net annual value is capitalised on 6% and 4% basis or @ 12.848 Years' Purchase to derive the capital value of Rs.8090/- or say Rs.8100/- which is restricted to the future life of 30 years of the building. I have, therefore, added thereto, half the value of land, on the basis that, half the area of the remaining land, i.e. (1728 less 1000) 728/2 or 364 sq.ft. goes with this building. Assessing the value of land @ Rs.12/- per sq.ft. the value of the land is worked to Rs.4,368/- the present value @ 4% is worked out to Rs.1,354/-. The full value of this part of property is aggregated to Rs.9,454/- or say Rs.9500/-.

(B) 583/3, rear building:

18. The other building is already described in para 10 hereabove. This building has been wholly let-out to tenants who together pay a rent of Rs.23/-p.m. or Rs.276/-p.a. Deducting all outgoings, @ 40%, the net annual value, is worked out to Rs.166/-p.a. Capitalizing this on 6% and 4% basis or @ 12.848 Years' Purchase to derive the capital value Rs.2,133/-. Adding present value of the land, as shown ~~out~~ worked out to Rs.1354/-. The full value of the property is aggregated to Rs.3,487/- or say Rs.3,500/-.

19. The aggregate value of the properties is worked out as shown below.

(A) 583/2, Front and rear buildings  
owned by Shri S.B.Shivarkar

|            |                           |       |             |
|------------|---------------------------|-------|-------------|
| Front part | Rs. $\frac{26,700}{2}$ /- | or    | Rs.13,350/- |
| Rear part  | Rs. -                     |       | Rs. 9,500/- |
|            |                           |       | -----       |
|            |                           | Total | Rs.22,850/- |
|            |                           |       | -----       |

(B) 583/3, Front and rear buildings  
owned by Shri V.B.Shivarkar

|            |                           |    |             |
|------------|---------------------------|----|-------------|
| Front part | Rs. $\frac{26,700}{2}$ /- | or | Rs.13,350/- |
| Rear part  |                           |    | Rs. 3,500/- |
|            |                           |    | -----       |
|            |                           |    | Rs.16,850/- |

20. I have considered that the property will be tenantable only when the lavatory unit is added after 4 years. I have considered that the present value of the cost of construction of the lavatory unit @ Rs.1,700/- This cost will be shared by the two owners. In consideration of this fact, the value of property has been derived as shown below :

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- | Shri S.B.Shivarkar (Rs.22,850/- Rs.850/-) = Rs.22,000/-.
- | Shri V.B.Shivarkar (Rs.16,850/- Rs.850/-) = Rs.16,000/-.

21. The valuation made by me in my opinion is fair and proper.

(R.G.PUNDLIK.)

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118/1269.

Dec.22,1969.

R E P O R T

Under instructions from Sarvashri V.B.Shiwarkar and S.B.Shiwarkar of Poona I have inspected their immovable property at Poona, with a view to assess its present market value.

2. The property is comprised of a plot of land and buildings standing there upon and beats city survey No.583 of Shaniwar Peth and No. 21 of Narayan Peth, Poona City. It is bounded as follows :

East : C.S./No.583;                      West:C.S.No.584;  
North: C.S.No.578;                      South: Public Road.

3. A plot of land has a frontage of 25' on a public (Narayan Peth) road and a depth of about 73'. It is of a Gaathan tenure and, as per the Extract from the Property Registrar Card, admeasures about 1723 sq.ft. It has a shopping facility and is subject to ' Regular line' of the street, as the it is proposed to be widened by the Poona Municipal Corporation.

4. The property is situated opposite the " Kesari Wada", in the Shaniwar,(Narayan) Peth, which is the Gaathan part of the City and falls within the limits of the P.M.Corporation. The locality is thickly populated and is crowded with houses, in many cases, built touching one another.

All the amenities and the auxiliary services are readily available. The property will claim the attention of those purchasers who are interested in settling down in the Goathan part of the City.

5. I am informed that this property is a subject

matter of partition deed and is to pass into the ownership of Shri S.B.Shiwarkar and Shri V.B.Shiwarkar. The buildings fronting the road and on the rearside together with the land, are to vest in them. The buildings will be shared by them while the rear open courtyard is to be jointly held. These two owners, besides, are given the right of using, for a period of four years, the lavatory unit of two W.C.s and one bathroom, forming part of, the property adjoining on the East side and bearing No.582 of Shaniwar Peth (No.10 of Narayan Peth) Poona City.

I am instructed to assess the present market value of these two parts of the property under report, under partition as aforesaid, and to base my valuation considering these two parts as separate and independent entities.

For the purposes of proper and better understanding I have marked these two parts of the property in the following manner.

| <u>Property description.</u> | <u>Ownership</u>                                   |
|------------------------------|--|
| 583/2                        |  |
| (A) Part fronting the road   | area )   |
|                              | 465 sq.ft. )                                       |
| 583/2                        | area )   |
| Rear Building.               | 264 sq.ft. )                                       |
|                              | Shri V.B.<br>Shivarkar.                            |
| (B) 583/3                    |  |
| Part fronting the road       | area )   |
|                              | 465 sq.ft. )                                       |
| 583/3                        | area )   |
| Rear Building                | 264 sq.ft. )                                       |
|                              | Shri S.B.<br>Shivarkar.                            |
| (C) Rear open courtyard      | area )   |
|                              | 270 sq.ft. )                                       |
|                              | Shri V.B.<br>Shivarkar.<br>Shri S.B.<br>Shivarkar. |

(B) 583/3, rear building :

18. The other building is already described in part 10 hereabove. This building has been wholly let-out to tenants who together pay a rent of Rs. 23/- P.M. or Rs.276/- p.a. Deducting all outgoings, @ 40%, the net annual value , is worked out to Rs.166/-p.a. Capitalizing this on 6% and 4% basis or @ 12,848 Years' Purchase to derive the capital value Rs. 2,133/-. Adding present value of the land, as shown worked out to Rs.1354/-. The full value of the property is aggregated to Rs.3,487/- or say Rs.3,500/-.

19. The aggregate value of the properties is worked out as shown below.

(A) 582/2, front and rear building  
owned by Shri V.B.Shivarkar.

|                                      |                 |
|--------------------------------------|-----------------|
| Front part Rs. $\frac{26,700}{2}$ /- | or Rs. 13,350/- |
| Rear part Rs. -                      | Rs. 9,500/-     |
| Total :                              | Rs. 22,850/-    |

(B) 583/3, Front and rear buildings  
owned by Shri S.B.Shivarkar.

|  |              |
|--|--------------|
| Front part Rs. $\frac{26,700}{2}$ /-or | Rs. 13,350/- |
| Rear part                              | Rs. 3,500/-  |
|  | Rs. 16,850/- |

20. I have considered that the property will be tenantable only when the lavatory unit is added after 4 years. I have considered that the present value of the cost of construction of the lavatory unit @ Rs.1,700/- This cost will be shared by the two owners. In consideration of this fact, the value of property has been derived as shown below :

Shri V.B.Shivarkar (Rs. 22,850/- Rs. 850/-) = Rs.22,000/-.

Shri S.B.Shivarkar (Rs.16,850/- Rs.850/-) = Rs.16,000/-.

21. The valuation made by me in my opinion is fair and proper.



(R.G.PUNDLIK).

R E P O R T

I am instructed by Sarvashri P.M. Bodas and S.V.Jathar to value their immovable property at Poona which I have already inspected for the purpose.

2. The property is comprised of an open parcel of land bearing the following description :-

Village Parvati, Poona.

| Survey Hissa No. | Cultivable area<br>A.G. | Pot-Kharab area<br>A.G. | Assessment<br>Rs. Ps. | Remarks   |
|------------------|-------------------------|-------------------------|-----------------------|---|
| 113              | 3-30                    | 0-34                    | 2-37                  | With Ganpati temple. Frontage on Sinhagad Road. |

3. I am instructed to value part of the land admeasuring 1 acres 28 gunthas containing the Ganpati Temple.

4. The land forms part of the contiguous land bearing S.No.112 belonging to the owners. It falls within the Town Planning Scheme and obviously within the limits of the Poona Municipal Corporation. They are over 2 miles away from the more developed part of the City, though, the building activity is spreading along the Khandakwasla or Sinhgad road, towards the land under report.

5. The land forms a narrow belt falling between the hills on the east and the Sinhgad road on the west, on which the land enjoys a frontage. On its east and along the foot of the hills, runs a canal, with its embankment rising to a level of about 20ft. above the average level of the land under report. The land is thus uneven, part of it remaining marshy during monsoon. The rate of assessment works out to Rs.0.62 per acre which indicates poor quality of soil as agricultural land and, further, it is described as 'fallow' in the 7/12 Extract from the Record or Rights.

6. In the Development Plan of the Poona Municipal Corporation, the land under valuation has been reserved for a 'Garden'. This factor has undoubtedly affected adversely the value of the land in as much as no prudent purchaser will come forward to purchase it with a free mind.

7. Another factor having bearing on the value on the value of the land, is that any building proposed on the land is to be set-back by soft from the centre of the Sinhgad road, it being a Major District Road.

8. Another factor is the area of 1 acre, 28 gunthas, which, when compared with the minimum permissible area of about 6000 sq.ft. of a building plot, is large and should fetch lesser price.

9. Considering, therefore, the size, shape, level, situation and restrictive elements referred to above, I value the area of 1 acre and 28 gunthas of the land @ 2,000/- per acre or for a sum of Rs.3,400/-, which, in my opinion, is fair and proper.



(H.G.PUNDLIK.)

R E P O R T

I am instructed by Sarvashri P.M.Bodas and S.V.Jathar to value their immovable property at Poona which I have already inspected for the purpose.

2. The property is comprised of an open parcel of land bearing the following description :-

Village Parvati, Poona.

| Survey No. | Hissa | Cultivable area | Pot-kharab area | Assessment | Remarks   |
|------------|-------|-----------------|-----------------|------------|---|
|            |       | Ag.             | Ag.             | Rs. Ps.    |   |
| 113        |       | 3-30            | 0-34            | 2-37       | With Ganpati temple. Frontage on Sinhagad Road. |

3. I am instructed to value part of the land admeasuring 1 acre ~~containing the Ganpati temple~~ <sup>MP</sup>

4. The land forms part of the contiguous land bearing S.No.112 belonging to the owners. It falls within the Town Planning Scheme and obviously within the limits of the Poona Municipal Corporation. They are over 2 miles away from the more developed part of the City, though, the building activity is spreading along the Khandakwasla or Sinhgad road, towards the land under report.

5. The land forms a narrow belt falling between the hills on the east and the Sinhgad road on the west, on which the land enjoys a frontage. On its east and along the foot of the hills, runs a canal, with its embankment rising to a level of about 20ft. above ~~the~~ <sup>it</sup> the average level of the land under report. The land is thus uneven, part of/remaining marshy during monsoon. The rate of assessment works out to Re.0.62 per acre which indicates poor quality of soil as agricultural land and, further, it is described as 'fallow' in the 7/12

Extract from the Record or Right.

6. In the Development Plan of the Poona Municipal Corporation, the land under valuation has been reserved for a 'Garden'. This factor has undoubtedly affected adversely the value of the land in as much as no prudent purchaser will come forward to purchase it with a free mind.

7. Another factor having bearing on the value on the value of the land, is that any building <sup>o</sup>proposed on the land is to be set-back by 80ft. from the centre of the Sinhagad road, it being a Major District Road.

8. Another factor is the area of One acre, which, when compared with the minimum permissible area of about 6000 sq.ft. of a building plot, is large and should fetch lesser price.

9. Considering, therefore, the size, shape, level, situation and restrictive elements referred to above, I value the area of 1 acre of the land @ Rs.2,000/- per acre or for a sum of Rs.2,000/- which, in my opinion, is fair and proper.

*R. G. Pundlik.*  
(R.G.PUNDLIK.)

6. In the development plan of the Home... Corporation, the land under valuation was used for... a 'Garden'. This factor has... the value of the land in as much as no... some forward to purchase it with a...

7. Another factor having bearing on the value of the land, is that any building proposed on the land is to be... in to be... at being a factor...

8. Another factor is the area of the... concerned with the... of a building... in large and...

9. Considering... the area of 1... of 25,000... in...

E. A. P. 1911



