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Valuation Report. 1968

Novembre

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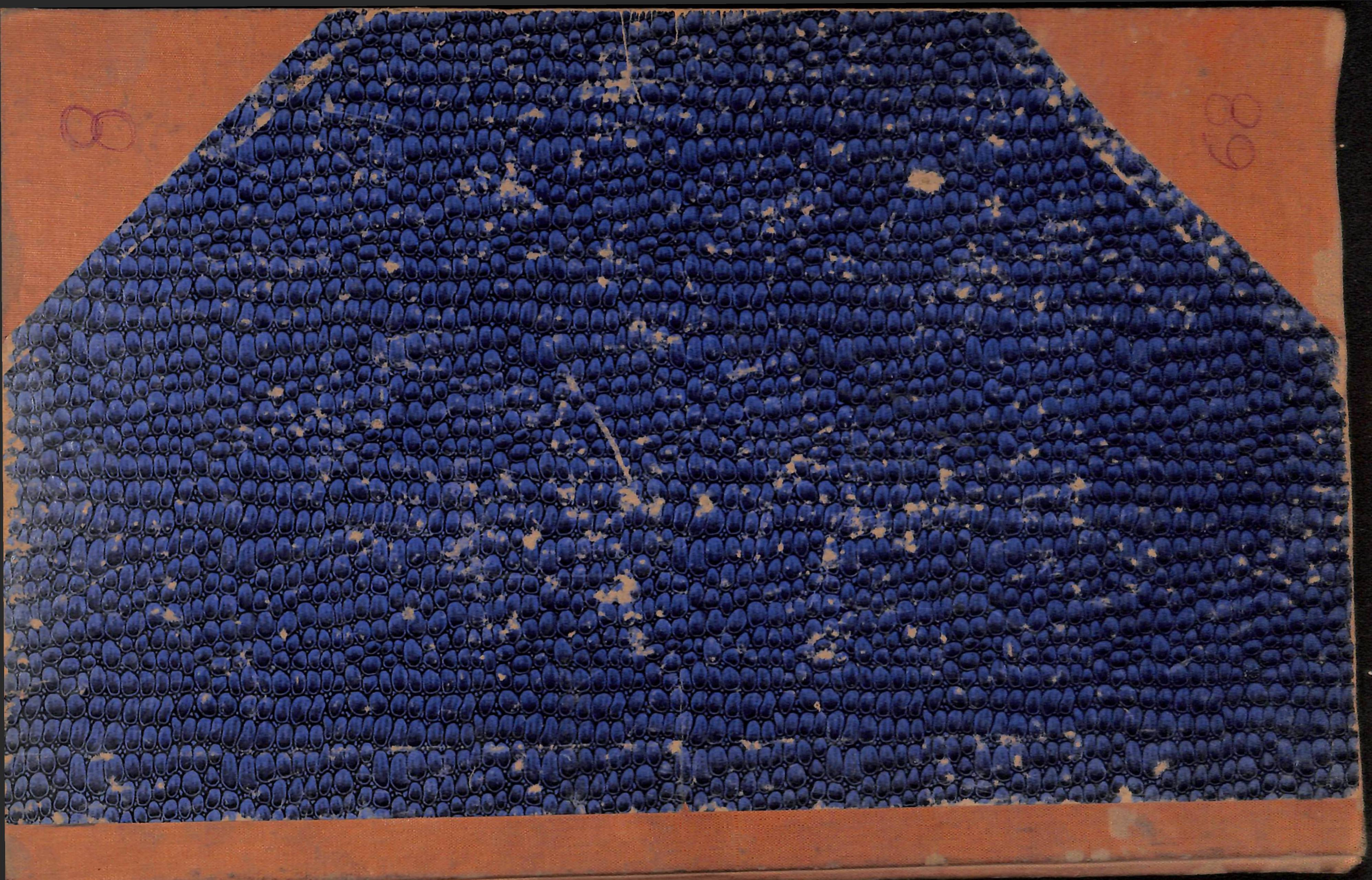

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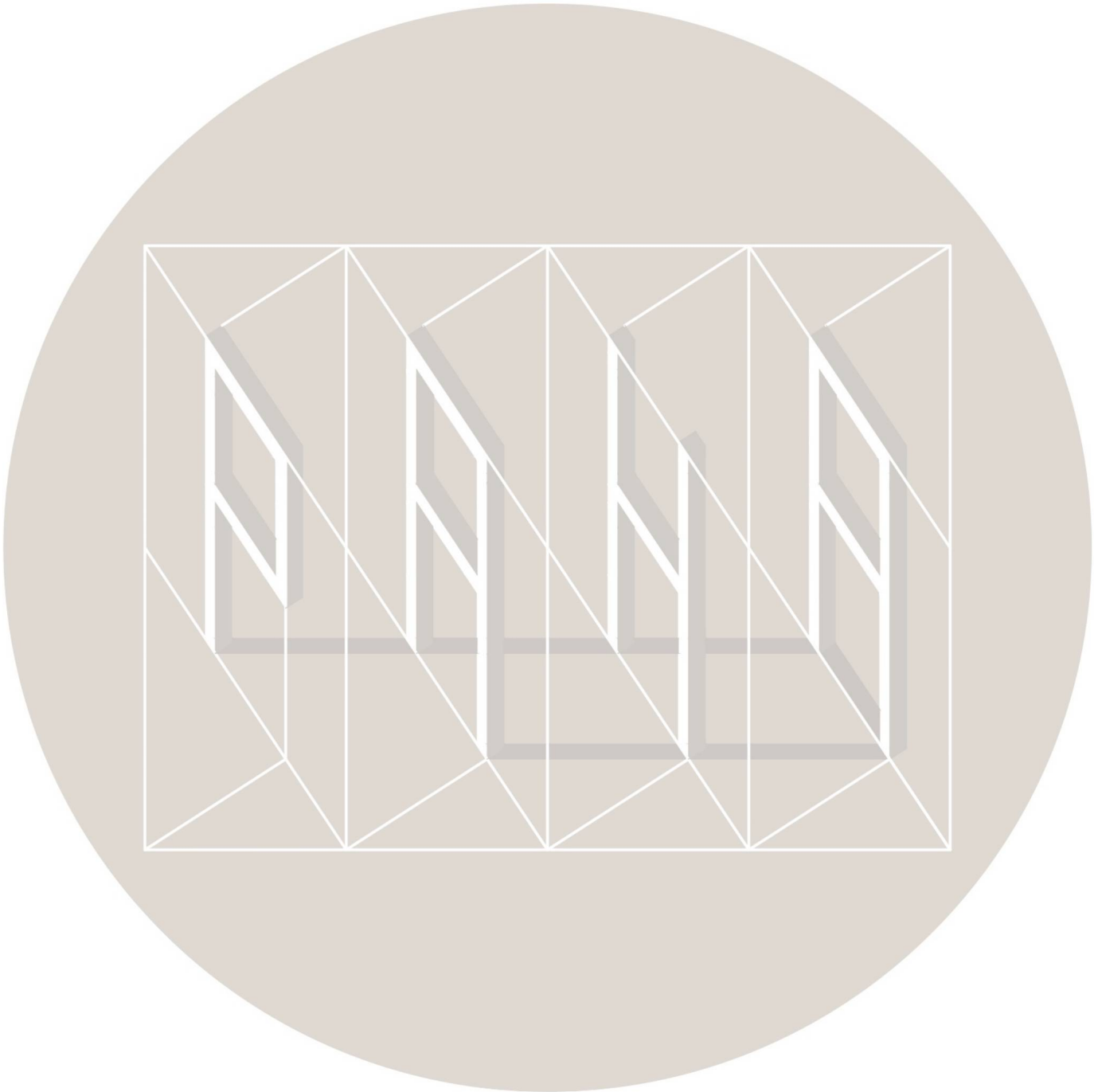

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Register No. 2

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146/1168

November 11, 1968

REPORT

1. Under instructions from Shri.Doulatram Raghunath (H.U.F.) of Sangamner, I have inspected his property at Sangamner (Dist : Ahmednagar) with a view to assess its market value.

2. The property is comprised of a plot of land and a building and bears H.No.1137, 1138 and 1139 and C.T.S.Nos. $\frac{1391}{1}$, 1391, 1858, $\frac{1392}{1}$, 1393 and $\frac{1393}{1}$ of Sangamner and is bounded as follows :

North : Road; South : Road;

West : H.No.1136(owner's) East : H.No.1140;

3. The land is of a freehold tenure and admeasures 2601 sq.ft. It has a frontage of 28 ft. on bazar road and depth of 110'-0".

4. Situation : It abuts on its front and rear on two roads and has a frontage on the road leading from Kolar to Ghoti. The property is situated in the residential part of town shere all amenities are readily available. All auxilary services are also available except independent water supply connection. The water connection is taken from owner's adjoining house bearing H.No.1156.

5. Buildings : These are terrace houses, interconnected to make one unit. This is ground and part first floor building of teakwood frame structure baving brick walls in mud-mortar. The walls are mud-plastered internally and coloure washed. The flooring is of stone-set paving and rough Shahabad. The flooring is of t.w. joist of round ballies, boarding etc. The doors are of t.w. with plain-planked shutters with old type fittings. The windows are of t.w. with planked shutters and are provided with guard bars. The wood work is oiled only. The building is covered over with C.G.I. sheet roofing on wooden members. This roof was added, I was informed, in 1953 with Municipal sanction. The staircase is of solid-core type with t.w. treads.

The whole building is used by owner except part bearing House No.1139 which is rented out at Rs.4=25 p.m.(for about 570 Sq.ft. area).

6. Built area : It cover plinth area of 2180 sq.ft. on ground floor. The area at first, floor is 990 sq.ft. The total floor area is worked out to 3170 sq.ft.

7. The building is stated to be 70 years old and is estimated to have a future life of 25 years. The depreciated cost at 4% is worked out to Rs.24,200/-, say, Rs.24,000/-. The prime cost is assessed @ Rs.12/- per sq.ft. or @ Rs.38,000 approx.

8. The Sangamner Municipality has assessed its net rateable value at Rs.382 p.a. This gives the rental of Rs.425 p.a. The rent received is Rs.4.25 p.m. or Rs. 51 p.a. Municipal taxes are Rs.111.15 p.a.

9. The rental of Rs.4.25 p.m. received for an area of about 570 sq.ft. area, is quite misleading, so far as valuation is concerned. The locality being restricted in every sense of the term, to the particular community to which the owner belongs, the municipal valuation, again, being of no use, I have resorted to the 'Land and Building Method' of valuation.

10. I value the property as under :-

a) Buildings	----	Rs.24,000/-
b) Land, 2601 sq.ft.@ Rs.2/-per sq.ft.--		Rs. 5,202/-
		Rs.29,202/-
	Say	Rs.29,000/-

(R.G.PUNDLIK)

145/1168.
Nov. 11, 1968.

R E P O R T

Under instructions from Shri.Dowlatram Raghunath (H.U.F.) of Snagamner, I have inspected his property at Sangamber, (Dist.Ahmednagar) for the purposes of assessing its present market value.

2. The property is comprised of a plot of land and a building and bears House No.1136 and C.T.S.No.$\frac{1390}{1}$ +$\frac{1390}{}$ +$\frac{1389}{C}$ of Sangamner, and is bounded as follows :-

North : Road;
South : Road;
West : Maheshwari Punch Wada;
East : H.No.1137 (Owner's Property);

3. The land is of a free-hold tenure and admeasures 1629 Sq.Ft. It has a frontage of 15'-0" on bazar Road and depth of 110'-0" (average).

4. Situation : It abuts on its front and rear on two roads and has frontage on the road leading from Kolar to Ghoti. The property is situated in residential part of town where all amenities are readily available. All auxilary services such as water supply, electricity and drainage (under ground, old type) are also available.

5. Building : This is a ground and one upper floor building of teak wood frame class having brick walls in mud mortar. The walls are mud plastered interally and colour washed. The flooring is of stone-set paving and rough Shahabad. The floor is of teak wood joists, of round ballies, boarding etc. The doors are of teak wood with plain planked shutters with old type fittings. The windows are of T.W. with planked shutters provided with guard bars. The wood work is olied only. The building is covered with flat roof with brick-set flooring on the front portion and with C.G.I. sheet on wooden members is rear portion.

...2...

The stair case is of solid core type with t.w. treads.

The building is damaged by recent earth quake. The walls in the rear portion show cracks which will have to be repaired immediately. For this capital repairs the amount of Rs.2000/- has been deducted from the total value of the property. The building is what is called a terrace building.

The whole building is wholly occupied by the owners.

6. It covers plinth area of 1600 sq.ft. on ground floor and 645 sq.ft. on first floor. The total floor area is worked out to 2245 sq.ft.

7. The building is stated to be about 60 years old and is eastimated to have a future life of 30 years. I have assessed its prime cost @ Rs.16/- per sq.ft. or @ Rs.36,000/-. The depreciated cost @ 4% is worked out to Rs.23,200/-

8. The Sangamner Municipality has assessed its net rateable value at Rs.216/- per annum. This give the rental of Rs.240/-p.a. The taxes are @ Rs.104=52 p.a.

9. The property will not tetch fair rent as it is situated in a locality predominently occupied and owned by persons belongin to the owner's own community and lettings to persons from other community is discouraged. In fact there are no such lettings at fair rentals. I have therefore valued the property on 'Land and Building Method'.

10. I assess the land @ Rs.2=50 per sq.ft. or for Rs.(1629 x 2.50) 4,072/- The full value of the property is as follows :-

Depreciated cost of construction of building		Rs.23,200=00
Value of the land		Rs. 4,072=00
		Rs.27,272=00
	Say	Rs.27,300=00
Deduct for capital repairs		Rs. 2,000=00
		Rs.25,300=00

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

(R.G.PUNDLIK.)

147/1168

Nov. 13, 1968.

REPORT

1. Under instructions from Shri.Laxminarayan Raghunath Karva, member of H.U.F. Daulatram Raghunath of Sangamner. I have inspected his property at Sangamner (Dist : Ahmednagar) 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.1140 and C.T.S.No.1394 and 1391 of Sangamner and is bounded as follows :-

North : Road; South : Road;

West : H.No.1139 (Owner's); East : H.No.1140;

3. The land is of a freehold tenure and admeasures 765 sq.ft. It has a frontage of 7' on bazar road and depth of 110'-0'', or so. The frontage is too narrow and the property has no better prospects of standing as a separate entity.

4. Situation : It abuts at its front and rear on two roads and has a frontage on the road leading from Kolar to Ghoti. The property is situated in the residential part of town where all amenities are readily available. All auxilary services are also available except independent water connection The water connection is taken from owner's adjoing house bearing H.No.1136.

5. Building :- This is ground and part first floor building, of t.w. frame structure, having brick walls in mud-mortar. The walls are mud plastered internally and colour washed. The flooring is of stone-set paving and rough Shahabad The flooring is of t.w. joist of round ballies, boarding etc. The doors are of t.w. with plain planked shutters with old type fittings. The windows are of t.w. with planked shutters, and with guards bars. The woodwork is oiled only. The building is covered with flat type roof with brick paving on top.

The whole building is used by owners.

6. Built area : It cover plinth area of 700 sq.ft. on ground floor. The area at first, floor is 217 sq.ft. The total floor area is worked out to 917 sq.ft.

7. The building is stated to be 70 years old and is estimated to have a future life of 25 years. The depreciated cost at 4% is worked out to Rs.7,000/-. The prime cost is assessed @ Rs.12/- per sq.ft. or @ Rs.11,000/-.

8. The Sangamner Municipality has assessed its net rateable value at Rs.108 p.a. This gives the rental of Rs. 120 p.a.

The Municipal taxes are Rs.23.54 p.a.

9. It is obvious to me that rental method cannot be adopted for valuation in this case as there is no rent indicative of the market value. I have therefore added the price of the building and the land together, to arrive at the value of the property, as shown below :-

a) Building	Rs.7,000/-
b) Land, 765 sq.ft.@Rs.1/-per sq.ft.	765/-
	Rs.7,765/-
or say	Rs.7,800/-

The value of Rs.7,800/- of the property is, in my opinion, fair and proper.

(R.G.PUNDLIK).

D/C (7)

98/1068.
Nov. 14, 1968.

REPORT

Under instructions from Shri.Madhav Narayan Paranjape 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 parcel of land and a few buildings standing thereupon and bears H.No.504-C (old) and 1396 (new) of Sadashiv Peth, Poona City and is bounded as follows :-

East : Gopal High School premises;
West : Khunya Murlidhar road;
North : 8'-9" (average) wide, common passage;
South : Kunte-bol.

3. The land has a frontage of about 54', for a depth of only about 23', whereafter, the land is about 47' wide. The total depth of the plot is 235'. The area of the plot as per the property Register Card Extract is 1018.4 m^2 that is 10972 sq.ft. It is of Gaothan Saramaphi tenure.

4. The property is situated in the Sadashiv Peth, where all the amenities and the auxiliarys services like water, drainag and electricity are readily available. The locality is good and the property ill be always in demand of prospective buyers - desiring to settle down in the City.

5. The buildings standing on the land are of different types, built at different times, and are described below :-

a :- This building is of ground and one upper floor, and front the main road and the Kunte bol. It has half brick walls, pointe and colour-washed, reinforced with a framework of T.W. posts and post-plates. It is covered over with C.G.I sheet roof. The doors are of plain planked shutters and the windows are of similar type some having mere, XPM filling. The flooring is of mud or rough

...2...

Shahabad. It is stated to be 40 to 50 years old and is estimated to have just about, ten years as its future life. It has thus almost lived its useful life and is occupied by tenents. It covers an area of about 3080 sq.ft.

B :- This building is built on the inside, leaving a courtyard of about 30' width, in the front. It is of ground and two upper floo the top floor having been only partly built. It has 14" brick wal plastered and colour-washed, doors having panelled shutters and windows having partly panelled and partly glazed or wholly glazed shutters. All woodwork is oil-painted. The flooring is generally of rough Shahabad. The ~~stories~~ stairs is of teak-wood, enclosed with T.W trell is work. On the second floor Marble Mosaic tiles form the flooring. It has C.G.I. Sheet roof, with Manglore tiled covering and teak-wood and Masonite sheet ceiling below. This building covers plinth area on 1806 sq.ft. of all the floors together, of which 1085 sq.ft. is occupied by the owner. It is stated to have been built in 1931.

c :- This is an old building partly renovated, and is of ground floor. The flowr is lower than the ground level. The flooring is of rough Shahabad. The walls are of brick, without poinihing or plaster, but only colourwashed. It has C.G.I. sheet roof. It occupies an area of 440 sq.ft.

d :- It is of ground and one upper floor, of masonry class and covered over with Manglore tiled roof. The walls are of brick masonry, plastered and colour-washed on the inside and cement pointed on the outside. The flooring is of R.S.joists, Shahabad, filling, coba etc. On the first floor there is a balcony projecti on the open space. The building is old and is not in good condition. It covers an arwa of 936 sq.ft., on the two floors together

e :- It is a single storey structure built alongside the Kunte bo Constructionnally, it is the same as the building 'a' described above.

...3...

(9)

It measures 780' sq.ft. in area. This building has also almost lived its useful life.

6. The Poona Municipal Corporation has assessed its net reteable value @ Rs.3,045/- p.a. This gives the rental of Rs.3,384 p.a. or Rs.262/- p.m., of the buildings togather.

7. All these buildings are of different type and built at different times as already stated. Out of the total area of 6262 sq.ft., of all the buildings together, the owner occupied one-third area. The tenents occuping these buildings are old tenents, paying old rents.

8. Taking into account all the facts stated above I have deducted all the outgoings togather, @ 35% of the gross rent of Rs.3,384/- p.a. This leaves the net annual value of Rs.2,200/-. I have capitalized this on 6% and 4% basis or at 11.9 Years' Purchase, taking 25 years as the average future life of all the buildings. The capitalized value of the property with buildings as they stand, is worked out to Rs.26,180/-.

9. In consideration of the fact that after the period of 25 years, bare site will be availabae for development, I have adde present value of the land deferred @ 4% for 25 years, to derive th full value of the property.

10. The land is an elongated strip with depth almost 5 times widhh. The front part abutting on the main road, will fetch higher value only up to a certain depth, whereafter, the value will climb down. The land has the benefit of 8'-9" wide common passage on the Northside and Kunte bol on the South. Taking all the advantages an disadvantages into consideration, I value the land with an area of 10972 sq.ft. @ Rs.10/- per sq.ft. or for a sum of Rs.1,09,720/-. T present value deferred as stated above, is worked out to Rs.41,156

...4...

11. The full value of the property is aggregated as shown below :-

Capitalized value :	Rs. 26,150=00
Present value of the land.	Rs.41,156=00
Total :	Rs.67,336=00
or say	Rs.67,500=00

12. The value of the owner occupied part is worked out by me to 1/3 of the full value i.e., to Rs.22,500/-.

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

(R.G.PUNDLIK.)

9/C (11)

149/1168
Nov. 14, 1968.

REPORT

Under instructions from Shri.Daulatram Raghunath (H.U.F.) of Sangamner I have inspected the property at Sangamner 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.351/B (Half portion) C.T.S.No.outof 495/C North portion of Sangamner and is bounded as follows :-

North : C.T.S. 495/B;
South : C.T.S. 495/C part;
West : Road;
East : C.T.S. 257;

3. It is of a free-hold tenure. The land admeasures 972 sq.ft. It has a frontage of 7'-9" and depth of 129'-0", approx.

4. Situation : The property is situated in backward area of the town near about " Mahar" and "Mang" wada.No.auxilary services are available neither are other amenities close by.

5. Building : This is ground floor structure only, having brick walls in mud mortor. The walls are simply mud-plastered. The flooring is of mud. The floor is of T.W. joist of round bulleys and boarding etc. The doors and windows are of T.W. with plain planked shutters.

This is a terrace house. The building is divided between two brothers. The part under valuation is purchased by the owner from one of the brothers, in 1960, in Court auction for Rs.700/- only. There is no wall dividing the properties.

6. Built area : It covers plinth area of 590 sq.ft. on ground floor. The total floor area is worked out to 590 sq.ft.

...2...

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7. The building is stated to be 40 years old.

8. The Sangamner Municipality has fixed its taxes @ Rs.6.48 p.a. and has assessed its net rateable value at Rs.32=40 p.a. This gives the rental of Rs.36/- p.a. The rent received is Rs.10/- p.m. or Rs.120/- p.a. I have considered the rent of Rs.120/- p.a.

9. I have aggregated all the outgoings @ 30% of Rs.120/- or Rs.36/- p.a. This leaves the net annual value of Rs.84/-. As the rent is received from lower grade tenent it cannot be considered very secured. I therefore capitalize it on 8% basis or @ 12.5 Years' Purchase. The capitalized value of the property has been, on this basis, worked out to Rs.1,050/- or say Rs.1,100/- which, my opinion, is fair and proper.

(R.G.PUNDLIK.)

13

148/1163
Nov. 14, 1968.

R E P O R T

Under instructions from Shri.Daulatram Raghunath (H.U.F.) of Sangamner I have inspected his immovable property at Sangamner (Dist.Ahmednagar) 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. 682 C.T.S.No. 847 + 847 of Sangamner, and is bounded as follows :-

North : Road;
South : Road;
West : C.T.S. 846;
East : C.T.S. 843 and 850;

3. The land is of a free-hold tenure and admeasures 1251 sq.ft. It has a frontage of 9'-0" on the main road and depth of 96'-0" or thereabout. The land is irregular in shape, wtih frontages at its front and rear.

4. Situation : The property is situated in what is called as Gujari bazar of the town where all the commercial activities are carried on. All the amenities are readily available near by. The auxilary services are also available. The property is well situated.

5. Building : This is ground and first floor building with t.w. frame structure having brick walls. The walls are plastered internally and coloured washed. The flooring is of stone-set and rough Shahabad. The floor is of t.w. joists, boarding etc., with R.S. beams. Doors are of t.w. with plain-planked shutters. There are no windows but only ventilators. The wood work is oiled.

The stairs is of t.w. with only t.w. treads. The building is covered over with flat roof with brick paving on top, on the front part while on therear part C.G.I. sheet roof on t.w.

roof members has been provided. At the rear side of the building sanitary units have been provided.

The whole building is rented out under registered rent-document with condition that the water taxes of Rs.42/- p.a. willbe paid by tenent. This is a terrace house.

6. Built area : It covers plinth area of 1075 sq.ft. on ground floor. The area at first, floor is 1075 sq.ft. The total floor area is worked out to 2150 sq.ft.

7. The building is stated to be built in 1939 with municipal snnction and is estimated to have a future life of 50 years. The depreciated cost at 4% is worked out to Rs.27,000/-. The prime cost is worked out @ Rs.15/- per sq.ft. or @ Rs.30,100/- or say Rs.30,000/-.

8. The Sangamner Municipality has assessed its net rateable value at Rs.1,004/- p.a. This gives the rental of Rs.1,115/- p.a. The rent received is Rs.105/- p.m. or Rs.1,260/- p.a. I have considered the rent of Rs.1,260/- p.a. The rent is the subject matter of a legal document and is therefore considered by me as well secured.

9. The usual cutgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.860/-. It is capitalized on 5 1/2% & 4% basis or @ 16.247 Years' Purchase. The capitalized value is thus worked out to Rs.14,000/- which is fair in my opinion.

(R.G.PUNDLIK.)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. Daulatram Raghunath bearing No.632 at Sangamner.

I)

i) Depreciated cost of the building	Rs.27,000=00
ii) Gross Rent	Rs. 1,260=00 P.A.
iii) Net Rateable Value	Rs. 1,134=00 P.A.

II) Outgoings :

i) Municipal taxes (273-42 paid by tenent)	Rs.	236=00 P.A.
ii) Repairs & maintenance @ 8% on Rs.1,260/-	Rs.	100=00 P.A.
iii) Collection and management charges @ 2% on Rs.1,260/-.	Rs.	25=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.27,000/-.	Rs.	46=00 P.A.
Total	Rs.	407=00
Net annual value	Rs.	853=00
Say	Rs.	860=00

III)

Net annual value to be capitalized on 5 1/2% & 4% basis for 50 years or at 16.247 Years' Purchase.

The capitalized value of the property is Rs. 14,000=00

(R.G.PUNDLIK.)

O/C

16

153/1168

Nov. 15, 1963.

R E P O R T

Under instructions from Shri.Daulatram Raghunath (H.U.F.) of Sangamner I have inspected his property at Sangamner (Dist.Ahmednagar) 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.1535, C.T.S. No.1865, Sangamner and is bounded as follows :-

North : Small lane.
South : C.T.S.No.1380;
West : C.T.S.No.1866;
East : C.T.S.No.1864;

3. The land is of a free hold, tenure and admeasures 1197 sq.ft. It has a frontage of 11'-0" on a lane and depth of 110'-0" or so.

4. Situation : The property is situated in the interior party of the town known as 'Koshti Gali'. There is no direct road but the property is accessible on its rear, by a small lane. Auxilary services are not available.

5. Building : This ground floor structure with brick masonry walls in mud-mortar. The walls are mud plastered and colour washed. There is mud flooring with C.G.I. sheet roofing on round bailies. The doors and windows are of T.W. with plain planked shutters. The building is not in a good condition.
It is rented out to tenents who runs his floor mill in the front part of the building.

6. Built area : It covers plinth area of 484 sq.ft. on ground floor.

...2...

O/C 18

155/1168
Nov. 16, 1963.

R E P O R T

Under instructions from Shri.Daulatram Raghunath (H.U.F.) of Sangamner, I have inspected his property at Sangamner (Dist.Ahmednagar) 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.1069 C.T.S.No. 1318 of Sangamner, and is bounded as follows :-

North : Road;
South : Lane;
West : C.T.S. 1070;
East : Lane;

3. The land is of a free hold tenure and admeasures 468 sq.ft. It has a frontage of 16'-0" on the road and depth of 29'-0" or thereabout.

4. Situation : The property is situated in the interior part of the bazar area. All auxilary services and amenities are availabl nearby. The property is situated in residential area.

5. Building : This is ground and one upper floor building of T.W. frame class having brick and rubble masonry walls, mud plastered and colour washed. The flooring is of rough Shahabad. The doors and windows are of T.W. with plain planked shutters and are oile only. The floor is of T.W. joists and boarding. The roof is of flat type with brick-set paving laid on T.W. ballies. The - property, I am informed, is made over as a charity to a "Poojari", from whom no rent is recovered. The poojari has to pay the water tax and light bills. Municipal assessment register shows him as 'Licensee'.

6. Built area : It covers plinth area of 312 sq.ft. on G.F. The area at first floor is 312 sq.ft. The total floor area is worke

...2..

out to 624 sq.ft.

7. The building is stated to be 50 years old and is estimated to have a future life of 25 years. The depreciated cost at 4% is worked out to Rs.5,000/-. The prime cost is worked out @ Rs.12/- per sq.ft. to Rs.7,488/- or say Rs.7,500/-.

8. The Sangamner Municipality has fixed its taxes @ Rs.8=64 p.a. and has assessed its net rateable value at Rs.64=80 p.a. This gives the rental of Rs.72/- p.a. No rent is received.

9. As procuring rent is not the object in holding the property, it is not valued on rental basis. I have assessed the market value of the property as under :-

a) building	Rs.5,000=00
b) land :468 sq.ft. @ Rs.1=50 per sq.ft.	Rs. 700=00
	Rs.5,700=00

10. As there is no rent received and in view of the charitable disposition, no rent is likely to be received. The market value is therefore assessed by me @ one-third the full value of the property, that is, @ Rs.1,900/-. The capitalized value of the full rental of Rs.72/- p.a. would still fall short of the value arrived at by me which, therefore, is, in my opinion fair and proper.

(R.G.PUNDLIK.)

151/1163
Nov. 15, 1968.

R E P O R T

Under instructions from Shri.Daulatram Raghunath of Sangamner I have inspected his immovable property at Sangamner (Dist.Ahmednagar) 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.1675 C.T.S. 2041 of Sangamner, and is bounded as follows :-

North : H.No.1673;
South : Road;
West : Lane;
East : C.T.S. 2040 (owner's);

3. It is of a free-hold tenure and admeasures 189 sq.ft. It has a frontage of 9'-0" on Lane and depth of 22'-0" or thereabout.

4. Situation : The property is situated in low class area of the town known as 'Maliwada Locality'. Auxilary services are not available. All other amenities are also not available near-by.

5. Building : The building is of brick masonry in mud-mortar. The walls are mud plastered. The flooring is of mud only. The doors and windows are of t.w. with plains planked shutters. The floor height is 8'-0". The roof is of C.G.I. sheet on round ballies. This is a ground floor structure. The building is not in a good condition.

6. Built area : It covers plinth area of 189 sq.ft. on G.F. The total floor area is worked out to 189 sq.ft.

7. The building is stated to be 50 years old and is estimated to have a future life of 15 years. The depreciated cost at 4% is worked out to Rs.545/-. The prime cost @ Rs.6/- per sq.ft.to Rs.1,134/-.

...2...

8. The Sangamner Municipality has fixed its taxes @ Rs.6=48 and has assessed its net rateable value at Rs.32.40 p.a. This gives the rental of Rs.36/- p.a. The rent received is Rs.5/- p.m. or Rs.60/- p.a.

9. I have worked out the value of the property as under :-

a) Building	:	Rs.645/-
b) Land:189 sq.ft.@Rs.1/- per sq.ft.		Rs.189/-
		Rs.734/-
	Say	Rs.800/-

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

(R.G.PUNDLIK.)

O/C 22

152/1163
Nov. 16, 1968.

R E P O R T

Under instructions from Shri.Daultaram Raghunath (H.U.F.) of Sangamner I have inspected his property at Sangamner, (Dist.Ahmednagar) 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.1675 C.T.S.No.2040 of Sangamner, and is bounded as follows :-

North : H.No.1673;
South : Lane;
West : C.T.S.2041 (owner's);
East : C.T.S.No.2039;

3. It is of a free hold tenure and admeasures 216 sq.ft. It has a frontage of 10'-0" on Lane and depth of 22'-0" or so.

4. Situation : The property is situated in low class area of the town known as 'Maliwada Locality'. Auxilary services are not available nor are all the aminaties available near by.

5. Building : The building is of brick masonry in mud-mortar. The walls are mud plastered. The flooring is of mud only. The doors and windows are of t.w. with plain planked shutters. The floor height is only 8'-0". The roof is of C.G.I. sheet on round ballies. This is a ground floor structure.
The part of the building which belongs to owner is considerd for valuation. The building is of ordinary specification and is not in a good condition.

6. Built area : It covers plinth area of 216 sq.ft. The total floor area is worked out to 216 sq.ft.

7. The building is stated to be 50 years old and is estimated to have a future life of 15 years. The depriciated cost at 4% is worked out to Rs.630/-. The prime cost is worked out @ Rs.6/- persq.ft. to Rs.1,300/-.

...2...

8. The Sangamner municipality has fixed its taxes @ Rs.4=32 and has assessed its net rateable value at Rs.21=40 p.a. This gives the rental of Rs.24/- p.a. The rent received is Rs.5/- p.m. or Rs.60/- p.a.

9. I have value the property as under :-

a) Building		Rs.630=00
b) Land : 216sq.ft.@ Rs.1/-per sq.ft.		Rs.216=00
		Rs.846=00
	Say ..	Rs.900=00

The value of the property as assessed by me is, in my opinion fair and proper.

(R.G.PUNDLIK.)

150/1168
Nov. 15, 1968.

R E P O R T

Under instructions from Shri.Daulatram Raghunath (H.U.F.) of Sangamner I have inspected his immovable property at Sangamner,(Dist:Ahmednagar) 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.2265 C.T.S.No.2315 of Sangamner and is bounded as follows :-

North : Road;
South : C.T.S.No.2683;
West : C.T.S.No.2642;
East : C.T.S.No.2715.

3. It is of a free-hold tenure. The land admeasures 1683 sq.ft. It has a frontage of 21'-0" on road and depth of 75'-0" approx.

4. Situation : The property situated near Petit High School, in a residential locality. All auxilary services and necessary amenities are available.

5. Building : This is ground and part first floor structure with load-bearing masonry walls in mud-morter. The walls are mud plastered and colour washed. The flooring is of mud. The floor is of t.w. joist of round ballies and boarding etc. The doors and windows are of t.w. with plain planked shutters while the eindows have been provided with guard bars. The building is covered overwith C.G.I. sheets on wooden members.
The stairs is of solid-core type with mud-treads.
The building is not in a good condition. It is rented out to tenents.
The property, I was informed, was purchased in auction in 1940. for Rs.2,366/-.

6. Built area : It covers plinth of 1240 sq.ft. on G.F.

...2...

The area at first, floor is 692 sq.ft. The total floor area is worked out to 1932 sq.ft.

7. The building is stated to be 60 years old and is estimated to have a future life of 15 years. The depreciated cost at 4% is worked out to Rs.7,400/-. The prime cost is worked to Rs.15,500/- @ Rs.8/- per sq.ft.

8. The Sangamner Municipality has fixed its taxes @ Rs.16i=64 and has assessed its rateable value at Rs.475.20 p.a. This gives the rental of Rs.528/- p.a. The rent received is Rs.47/- p.m. or Rs.564/- pa.

9. I do not think it proper to value the property on rental basis on rental basis as the present rent, being low, is incapable of supporting particularly the expenses on account of repairs and maintenance, looking to the present condition of the building The conomic and useful life of the building is again estimated to be only 15 years. I have therefore added the depreciates cost of the building and the land value together to arrive at the full value of the property as under :-

a) Building	Rs.7,400=00
b) Land:1683 sq.ft. @ Rs.2/- per sq.ft.	Rs.3,366=00
	Rs10,766=00
Say	Rs11,000=00

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

(R.G.PUNDLIK.)

a/c 26

156/1168

Nov, 16,1968

R E P O R T

1. Under instructions from Shri Daulatram Raghunath of Sangamner I have inspected his immovable property at Sangamner (Dist : Ahmednagar) with a view to assess its present market value.

2. The property is comprised of a plot and a building and bears H.Nos. 1088,1089 C.T.S. No. 1337 of Sangamner and is bounded as follows :-

North : Road; South : C.T.S.No.1336 A;

West C.T.S.No. 1336/1 and 1336/B East : Road;

3. It is of a freehold tenure and admeasures 540 sq.ft. It has a frontage of 21'-0" on Akola road and depth of 25'-0" on other road. It is a corner plot.

4. Situation:- The property is situated in Rajendra Chowk which is considered as shopping area of the town. Here all the business activities are carried on. All amenities are readily available nearby. All auxilary services are also available. Thus the property is well situated.

5. Building:- This is a ground, first and part second floor building and is of T.W. frame class. It has brick masonry walls, plastered over and painted. The flooring is of rough Shahbad. The doors are of T.W. with panelled shutters. The windows are of T.W. with fully panelled shutters and guard bars. All the wood work is oil painted. The floor is of T.W. joists laid on R.S. beams and filled in with rough Shahabad's slabs. The building is covered over with C.G.I. sheet roof on wooden members in rear portion and with flat roof in the front portion. The building is rented out with medical stores of the owner's firm, on the ground floor.

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6. Built area:- It covers plinth area of 315 sq.ft. on ground floor. The area at first & second floors is 315 + 230 sq.ft. respectively. The total floor area is worked out to 860 sq.ft.

7. The building is stated to be built in 1934 and is estimated to have a future life of 50 years. The depreciated cost at 4% is worked out to Rs. 11,600/-. The prime cost is worked out @ Rs. 15/- per sq.ft. to Rs. 13,000/-.

8. The Sangamner Municipality has fixed its taxes @ Rs. 131-86 and value at Rs. 599-40 p.a. This gives the rental of Rs. 666/- p.a. I have considered the rent of Rs. 1000/- 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. 643/-. It is capitalized on 6% and 4% basis or @ 15.026 Years' Purchase. The capitalized value is thus worked out to Rs. 10,000/- which, in my opinion, is fair and proper.

R. G. Pundlik.

(R.G.PUNDLIK.)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri Daulatram Raghunath bearing H.No. 1088, 1089 of Sangamner.

I)

i) Depreciated Cost of the building — Rs.11,600=00

ii) Gross Rent — Rs. 1,000=00 P.A.

II) OUTGOINGS

i) Municipal taxes..	Rs.	237=00 P.A.
ii) Repairs and maintenance @ 8% on Rs.1,000/-	Rs.	80=00 P.A.
iii) Collection and management charges @ 2% Rs.1,000/-..	Rs.	20=00 P.A.
iv) Insuance @ 0.19 % on 9/10 on Rs.11,600/-..	Rs.	20=00 P.A.
Total	Rs.	357=00 P.A.
Net annual value	Rs.	643=00

III)

Net annual value to be Capitalized on 6% and 4% basis or at 15.026 Years' Purchase.

The capitalized value of the Property is — Rs. 9,662=00

or Say — Rs.10,000=00

R. G. Pundlik.

(R.G.PUNDLIK.)

29

158/1163
Nov. 16, 1963.

R E P O R T

Under instructions from Shri.Daulatram Raghunath (H.U.F.) of Sangamner, I have value his immovable property at Ghatkopar, Bombay.

2. The property is comprised of a plot of land and a building and S.No.171 part, Hissa No.125 part, of Ghatkopar Taluka South Salsett, B.S.D. Bandra (Greater Bombay) ~~Ghatkopar~~,
It is accessible by a road and has a frontage of about 100' thereupon and depth of about 81'. It is shown to admeasure 900 sq.yds.

3. The plot of land was purchased by the present owners in 1946 @ Rs.2=50 per sq.yd. Under a registered conveyance, the owner leased the plot of land under valuation for a term of 20 years as from the ground rent reserved under the lease is Rs.70/- p.m. net, all taxes to be borne by the lessee. The lessee has constructed a substantial building on the land and he is likely to hold on to the land, not withstanding the expiry of the term. I do not think any purchaser in the open market will pay anything more than the capitalized value of the lease rent which the present is owner is entitled to.

I have considered that the present ground rent of Rs.75/- p.m. or Rs.900/- p.a. is well secured by the substantial building. I have therefore capitalized it on 5% basis or @ 20 years' Purchase. The capitalized value of the of the ground rent provided by the plot is, on this basis, worked out to Rs.18,000/-, which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

154/1168.
Nov. 16, 1968.

R E P O R T

Under instructions from Shri.Daulatram Raghunath (H.U.F.) of Sangamner, I have inspected his property at Sangamner, (Dist.Ahmednagar) 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.1353/H S.No.430 A of Sangamner and is bounded as follows :-

North S.No.430A (part)
South : S.No.430 B;
West : S.No.429;
East : S.No.435;

3. It is of a free hold, tenure. The land admeasures 24300 sq.ft. It has a frontage of 133'-0" on approach road and depth of 180'-0" .

4. Situation : The property is situated in the interior part of the town behind S.T.Stand. It is developed with good class of building belonging to good class of people, all around. There is no road leading to the property but it is approached by a small lane. All auxilary services are available.

5. Buildings : There are two buildings with open space left all around Both are of similar description. They are ground floor structures with load-bearing brick masonry walls, plastered and colour washed The flooring is of rough Shahabad. The doors and windows are of T. with plain-planked shutters. The windows have guard bars. One of the two buildings is covered over with C.G.I. sheet roofing on wooden T.W. round purlins, while other is covered over with C.G.I. roofing on steel trusses and angle-iron purlins. Part of the land under valuation, was acquired by the Government for 'Police Lines' in 1963, @ Rs.4,500/- per acre.

The property is presently rented out to 'Remand Home' (Semi-Government Institute.).

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6) Built area : Both buildings together cover plinth area of 3500 sq.ft.

7. One building was built in 1939 and the other in 1954. They are estimated to have a future life of 35 years, average. The depreciated cost at 4% is worked out to Rs.23,500/-. 35 The prime cost is worked out @ Rs.8/- per sq.ft. to Rs.2,80,00/-.

8. The Sangamner Municipality has assessed its taxes @ Rs.276=48 p.a. and value at Rs.1,134/- p.a. This gives the rental of Rs.1,260/- p.a. The rent received is Rs.105/- p.m. or Rs.1,260/- p.a. I have considered the rent of Rs.1,260/- p.a.

9. The usual cutgoings are deducted as shown in the accopanying statement marked Appendix. The net annual value is worked out to Rs.842/-. It is capitalized on 6% & 4% basis or 13.59 Years' Purchase. The capitalized value is thus worked out to Rs.11,500/-. I have considered that half the area of the land, that is say 12,000 sq.ft. goes with the two buildings and half the area is available as surplus. I have added the value of land as shown in the Appendix. The value of Rs.18.100/- so arrived at by me is, in my opinion, fair and proper.

(R.G.PUNDLIK.)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri. Daulatram Raghunath bearing

H.No. 1353 H. of Sangamner.

I)

i) Depreciated cost of the building	Rs.23,500=00
ii) Gross Rent	Rs. 1,260=00
iii) -	

II) Outgoings:

i) Municipal taxes (actual)	Rs. 276=48 P.A
ii) Repairs & maintenance @ 6% on Rs.1,260/-	Rs. 75=60 P.A
iii) Collection and management charges @ 2% on Rs.1,260/-.	Rs. 25=20 P.A
iv) Insurance @ 0.19% on 9/10 of Rs.23,500/-	Rs. 40=19 P.A
Total	Rs. 417=47 P.A
Say	Rs. 418=00 P.A
Net annual value	Rs. 842=00

III)

Net annual value to be capitalized on on 5% & 4% basis or at 15.729 Years' Purchase.

a) Capitalized value of the property is	Rs.13,243=00
or say	Rs.13,500=00
b) Present value of 12000 sq.ft. of land valued @ Rs.0=30 per sq.ft. deferred for 35 years @ 4% .	Rs. 910=00
c) Add, value of 12,300 sq.ft. of surplus land valued @ Rs.0=30 sq.ft.	Rs. 3,690=00
	Rs.18,100=00

(R.G.PUNDLIK.)

159/1168
Nov. 16, 1968.

R E P O R T

Under instructions from Shri.Daulatram Raghunath (H.U.F.) of Sangamner I have inspected his property at Sangamner (Dist.Ahmednagar) with a view to assess its present market value.

2. The property is comprised of open plot of land which bears H.No. 1722, C.T.S.No.2066/C of Sangamner, and is bounded as follows :-

North : H.No.1721;
South : H.No.1723;
West : H.No.1716,1717;
East : Road;

3. It is of a free.hold tenure and admeasures 234 sq.ft. It has a frontage of 9'-0" on the road and depth of 25'-0" or so.

4. Situation : The open plot is situated in undeveloped part of the town known as 'Mali Wada'. No services are available neither are all amenities available neadily.

5. The plot has a small frontage and the area of the plot is also very small. Hence it cannot be advantageously developed independantly. Moreover, I am informed that the plot was sold in July 1968 for Rs.700/- by the owner which I would accept as its market value.

(R.G.PUNDLIK.)

O/C 34

157/1163
Nov. 16 1963.

R E P O R T

Under instructions from Shri.Daulatram Raghunath, (H.U.F.) of Sangamner I have inspected his property at Sangamner (Dist.Ahmednagar) with a view to assess its present market value.

2. The propetty is comprised of a plot of land and a building and bears H.No.1154, 1276 C.T.S.No.1408, 1551 of Sangamne and is bounded as follows :-

North : Road;

South : Road;

West : C.T.S. 1407;

East : C.T.S. 1411;

3. The land is of a free-hold tenure and admeasures 6966 sq. ft. It has a frontage of 43'-0" on bazar road and depth of 160'-0"

4. Situation : It abutts on two roads and has frontage on the road leading from kolar to Ghoti. The property is situated in residential part of the town where all the amenities are readily available. All auxilary services are also available.

5. Building : This is a ground and one upper floor building of T.W. frame class having brick masonry walls in mud-mortor. The walls are mud plastered and colour washed internally. They are pointed externally. The flooring is of rough Shahabad and mud. The floor is of T.W. joists, boarding etc. The doors are of T.W. with plain-planked shutters. The windows are of T.W. without shutters and are provided with guard bars. The stairs is of solid-core masonry type with Shahabad treads. The building is covered over with C.C.I sheet on T.W. roof members. The terrace is finished with brick paving. There is in addition, basement of 30' x 12'.
The building is rented out to tenents.

...2...

6. Area : It covers plinth area of 6500 sq.ft. on G.F. The area at first, floor is 3300 sq.ft. The total floor area is worked out to 9800 sq.ft. The area of basement is 360 sq.ft.

7. The building is stated to be 60 years old and is estimated to have a future life of 20 years. The depreciated cost at 4% is worked out to Rs.56,000/-. I have worked out the prime cost @ Rs.10/- per sq.ft. or ± to Rs.98,000/-.

8. The Sangamner Municipality has assessed its taxes @ Rs.401=20 p.a. and has assessed its net rateable value at Rs.1701/- p.a. This gives the rental of Rs.1,890/- p.a. The rent received is Rs.125/- p.m. or Rs.1,500/- p.a. I have considered the rent of Rs.1,890/- p.a. and have deducted 30% towards all outgoings to leave Rs.1,323/- as the net annual value. Capitalizing it on 6% & 4% basis or @ 10.686 Years' Purchase, The capitalized value is worked out to Rs.14,200/-. To this I have added present value of land deferred @ 4% for 20 years land value @ Rs.3=50 per sq.ft, which present value is worked out to Rs.11,215/. The full value of the property is aggregated by me to Rs.25,415/- or say 25,500/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

O/C 35

161/1168.
Nov. 16, 1968.

REPORT

Smt Tehmina Pallonji

Under the instructions from Shri Godrej Pallonji Joshi and ~~Smt.~~ Shri Godrej ~~Tehmina~~ Pallonji Joshi of Bombay 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 and Plot No.45, Koregaon Park Area of Poona and is bounded as follows:-

North : Plot No.46;

South : Public Road;

West : Public Road;

East : Municipal land-Nala.

3. The land is shown to admeasure 5996 sq.yds. or 53964 sq.ft. The ultimate ownership of the land vests in the Government. The present owners enjoy right of occupancy of the land, in perpetuity, subject to the payment of the land revenue and the Local Fund cess, from year to year. The original lessee, Shri B.P.Lalcaca purchased the occupanc rights in 1921 and constructed the existing buildings. The present owners purchased the occupancy rights in perpetuity together with the existing buildings, for a consideration of Rs.1,50,000/-, in January 1948. The land slopes towards the nala on the east side and for construction of a new structure, either the land must be filled in or the structure raised.

4. Situation : The property is situated in the high class locality where large and sizeable properties are owned by people of status and substance. In the Koregaon Park itself plots are generally over an acre in area, one-fourth of which could be built over with one main bungalow

and other out-houses, and therefore call for substantial investment. The Koregaon Park Area including the property under valuation, falls within the limits of the Poona Municipal Corporation, where all the auxiliary services are readily available. Other amenities like school, shops, nursing home, bank, post-office, taxi and rickshaw stands etc. are not all within easy reach. The property under report will have a restricted market of prospective buyers willing to invest substantially therefor#=

5. Buildings:

There are : (a) main bungalow; (b) attached outhouse; (c) Servants' quarters.

(a) Main bungalow:

It is a masonry class structure with 18" thick coursed rubble - khandky - masonry walls, plastered over and painted from inside and pointed from out side. It is of ground and partly built first floor. The floor is of teak wood joists, boarding, coba and flooring above. The flooring for the living, dining and 2 bed rooms and the ground floor is of decorative coloured tiles, which ~~is~~ has sunk at places. The flooring for the main verandahs (front and rear) is of similar type and is also sunk. The verandah on the South side has polished Tandur flooring which is badly damaged and is also sunk. The T.W. floor joists over this verandah are decoryed. All the principal rooms have decorative suspended ceiling. The sanitary units attached to bed rooms have polished Tandur flooring. The flooring on the first floor is all of China mosaic. The doors are of teak wood with panelled, venitioned and glazed shutters with glazed ventilators. The windows are of similar type and have decorative grille. On the first floor there are 2 spacious bed-rooms with attached santiary units. The building is covered over with Manglore tiled roof on T.W. roof members with main rooms having

decorative suspended ceiling. The main stairs is of teak wood but is in a damaged condition. The servants' stairs in the rear is also in a damaged condition with 3 steps missing. The other servants' stairs is of solid core type with winding steps which lead to the rear verandah on first floor covered over with T.W. lean-to roof which is decayed. I have deducted Rs.8,000/- for capital repairs, which, if effected, will only make the building live its estimated future life.

The front porch has dressed stone masonry supports. The floor is strengthemid by M.S. beams.

(b) Attached out-house:

This appears to have been built as a ktichen wing. It has stone masonry walls, pointed, colour washed from inside. The flooring is of rough Shahabad. It has 3 rooms and a verandah and is covered over with a Manglore tiled roof. The condition of this structure is also not satisfactor

(c) Servants' Quarters:

These consist of single rooms and also garages whic are not in occupation obviously because of the dilapidated condition of the structure. It has, in my opinion, no market value.

The main bungalow and the attached out-house are in the occupation of the owners.

6) Built Area:

(a) Main bungalow:-

It covers plinth area of 5530 sq.ft. on ground floo The area at first floor is 2092 sq.ft. The total floor area for valuation purposes is worked out to about 6600 sq.ft., considering part areas of verandah etc.

(a) Attached outhouse:

It covers plinth area of 1140 sq.ft.

7. (a) main bungalow:

The buildings are stated to be about 45 years old and is estimated tohave a future life of 30 yearsx only if the capital repairs are effected. The depeciated cost at 4% is worked out to Rs.1,16,000/-. The prime cost is worked out @ Rs.24/- per sq.ft. to Rs.1,58,400/- or say Rs.1,58,000/-.

(b) The drepreciated and prime costs of the out-house are worked out, respectively, to Rs.10,000/- and Rs.13,700/-(@ Rs.12/- per sq.ft).

8. The Poona Municipal Corporation has assessed its net rateable value Rs.2,820/- p.a. This gives the rental of Rs.3,133/-p.a. I have considered the rent of Rs.600/-p.m. or Rs.7,200/- as fair rent for valuation.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.4,346/-. It is capitalized on 7% and 4% basis or @ 11.386 Years' Purchase. It is capitalize @ higher rate of the market for such a property. The capitalized value is worked out to Rs.50,000/-. I have added to it the present value of the land as shown in the Appendix and have deducted Rs.8,000/- for capital repairs which, only if effected will permit the building to produce the rental estimated. The full value of the property assessed @ Rs.84,000/- is, in my opinion, fair and proper.

(R.G.PUNDLIK.)

APPENDIX

Statement on rental valuation of property of Smt Tehmina Pallonji Joshi and Shri Godrej Pallonji Joshi ~~and Anr~~. bearing Plot No.45, Koregaon Park, Poona.

I)

i) Depreciated cost of the buildings..	Rs.	1,26,000=00
ii) Gross Rent..	Rs.	7,200=00 P.A.
iii) Net Rateable Value..	Rs.	6,480=00 P.A.

II) OUTGOINGS

i) Municipal and other taxes @ 28 1/2 % on Rs.6,480/-..	Rs.	1,847=00 P.A.
ii) Repairs and 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.1,26,000/-..	Rs.	215=00 P.A.
	Rs.	2,854=00 P.A.
Net annual value	Rs.	4,346=00

III)

Net annual value is capitalized on 7% and 4% basis for 30 years or at 11.386 Years' Purchase.

The capitalized value of the property is..	Rs.	49,983=00
or Say	Rs.	50,000=00
Add present value of 53964 sq.ft. of land valued @ Rs.2=50 per sq.ft., deferred @ 4% for 30 years, Rs.41,552, ofx say	Rs.	42,000=00
	Rs.	92,000=00
Deduct for capital repairs..	Rs.	84,000=00

(R.G.PUNDLIK.)

41

160/1168
Nov. 17, 1968.

REPORT

Under instructions from Shri.Daulatram Raghunath (H.U.F.) of Sangamner, I have inspected his property at Sangamner, (Dist.Ahmednagar) with a view to assess its present market value.

2. The property is comprised of open plot of land which bears H.No.1682/C, 1682, and 1684 and C.T.S.No.2048/A,2049 and 2050 of Sangamner, and is bounded as follows.

North : C.T.S. 2047;
South : C.T.S. 2051;
West : C.T.S. 2059;
East : Road;

3. It is of a free hold tenure. The land admeasures 1953 sq.ft. It has a frontage of 24'-0" on road and depth of 80'-0" .

4. Situation : The open plot is situated in the interior part of the town known as Mali Wada. The area around is developed by socially lower class people. Auxilary services are not available. As the plot is located in the interior part there is no regular access to it and is approached by a small lane.

5. I value the open plot of land @ Rs.2/50 per sq.ft. or for a sum of Rs.1,953/- or say, Rs.4,882/- or say Rs.5,000/-, which value, in my opinion is fair and proper.

R. G. Pundlik.

(R.G.PUNDLIK.)

O/C 42

162/1163
Nov. 17, 1968.

R E P O R T

Under instructions from Smt.Shubhada Devadatta Pathak of Poona, I have inspected her immovable property at Poona with view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears C.T.S.No.1194/19 S.No.193 of Bhamburda (Shivajinagar), F.P.Nos. 551 & 552 part, Sub-plot No.19-B of T.P.S., Poona No.I, and is bounded as follows :-

North : Plot No.18;
South : Sub-plot No.19-A;
West : Plot No.10;
East : 25 Wide road;

3. The land is of a free hold tenure and admeasures 5545 sq.ft. It has a frontage of 48'-6" on a 25' wide Colony road and depth of about 114'-4". This plot of land is jointly and commonly held by the owner and one Smt.Lalita Rajaram Kulkarni, both of whom have built, attached type though otherwise independant structures. The structure built by Smt.Subhada Devadatta Pathak and the part of the land going with it, are the subject matter of this report. The open plot of land was purchased in 1960 @ Rs.1=75 per sq.ft., as undeveloped site.

4. Situation : The property is situated on a 25' wide Colony road that branches off from the Ghole Road. The whole area is fully developed with buildings belonging to good class of people. All the auxilary services are readily available. Other amenities like school, shoping centre, nursing home, taxi and rickshaw stand, bank, post-office etc. are also available. The property is well situated.

5. Building : It has ground and 2 upper floors. It is of load bearing class with brick masonry walls. The walls are plastered over internally and externally and colour washed. The flooring is of marble mosaic tiles with skirting.

...2...

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The sanitary units have similar flooring for floor and dado. The ceiling floor is of R.C.C. and so is the roof slab. Doors are of flush commercial variety, oil painted. Windows are of T.W. with partly glazed and partly and panelled shutters with decorative grille. They are also oil painted. The windows have polished Tandur cills.

The Staircase is of RCC with polished Tandur treads and plain risers, though the top flight has I.P.S. finished treads. The terrace has China mosaic topping.

The accommodation given is a living room, 2 bed rooms and a kitchen with attached sanitary unit, from floor to floor. The first floor is in the occupation of the owner while the ground and second floors are let out to students.

6. Built area : It covers plinth area of 1030 sq.ft. on ground floor The area at first, second floors is 1030 + 1030 sq.ft.,respectively. The total floor area is worked out to 3090 sq.ft.

7. The building is stated to be built in 1967 and is estimated to have a future life of 70 years. The deprecation, being negligible is disregarded. I assess the cost of construction @ Rs.28/- per s.q.ft. or @ Rs.86,520/- or say Rs.87,000/-.

8. The Poona Municipal Corporation has assessed it net rateable value for both the owners' structures @ Rs.6,870/-. As the other owner's structure already existed (built in 1964) when the structure under valuation was built, the P.M.C. had assessed its net rateable value at Rs.1,190/- p.a. The net rateable value is thus worked out to Rs.(6870-1190) 5,680/- p.a. This gives the rental of Rs.6,311/-. The rent received is Rs.6,400/- p.a. for the two floors rented. I have considered the rent of Rs.9,400/- 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.5,900/-. It is capitalized on 6% basis or @ 16 2/3 Years' Purchase. The capitalized value is thus worked out to Rs.98,500/-

which, in my opinion, is fair and proper. As the owner's building is valued on rental basis independantly and as apart from the other owner's (Smt.Kulkarni's) structure, the value of the land going with it is considered reflected in the capitalized value. No other consideration on the question of land need be ~~considered~~ made .

(R.G.PUNDLIK.)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of Smt. Shubhada Devadatta Pathak bearing Plot No.19-B of Bhanburde (Shivajinagar), Poona.

I)

i) Depreciate cost of the building	Rs.87,000=00
ii) Gross Rent	Rs. 9,400=00 P.A.
iii) Net Rateable Value	Rs. 8,460=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 28% on Rs.8,400/-	Rs. 2,369=00 P.A.
ii) Repairs & maintenance @ 6% on Rs.9,400/-	Rs. 564=00 P.A.
iii) Collection and management charges @ 3% on Rs.9,400/-	Rs. 282=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.87,000/-	Rs. 149=00 P.A.
v) Sinking fund @ 4% on 9/10 of Rs.87,000/-	Rs. 172=00 P.A.
Total	Rs. 3,536=00 P.A.
Say	Rs. 3,500=00 P.A.
Net annual value	Rs. 5,900=00 P.A.

III)

Net annual value is capitalized on 6% basis or at 16 2/3 Years' Purchase.

The capitalized value of the property is Rs.98,334/- or say Rs.98,500/-.

The value of the owner occupied part of the building is assessed @ Rs.33,000/-.

(R.G.PUNDLIK.)

O/C 46

163/1168
Nov. 13, 1968.

REPORT

Under instructions from Shri.Shankar Ramchandra Panhale 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 S.No.390/2523 and H.No.134, Main Street or Mahatma Gandhi Road, Camp, Poona and is bounded as follows :-

North : H.No.133;
South : H.No.135;
West : M.Gandhi Road;
East : Lane;

3. The ownership of the land ultimately vests in the Government and is leased to the present owner under, 'Old Grant' as per the General Land Register of the Poona Cantonment. It is of a lease-hold tenure. It admeasures 1637 sq.ft. It has a frontage of 19'-3" on M.G. road and depth of 81'-0" or so.

4. Situation : The property is situated in the Poona Camp area and has frontage on the most busy shopping centre. This part of the Camp area is very much active with commercial activities. All auxilary services and amenities are available. The property is well situated.

5. Building : This is ground and two upper floor building having 18" thick brick load-bearing walls which are plastered and colour washed. The flooring is of rough Shahabad. There are R.S. joists on R.S. beams which form the floor. The front door is of folding type. The remaining doors are of T.W. with panelled shutters. The windows have ventioned shutters. The first floor has floor of T.W joists and boarding.

...2...

The building is covered over with C.G.I.sheet roof on steel roof members. There is one sanitary unit. The staircase is of T.W. There is baleony facing M.G. road.

6. Built area : It covers plinth area of 1530 sq.ft. on ground floor. The area at first and second floors is 1530 + 466 sq.ft. respectively. The total floor area is worked out to ~~3526~~ 3526 sq.ft.

7. The building is stated to be built in about 1933 and is estimated to have a future life of 50 years. The depreciated cost at 4% is worked out to Rs.57,000/-. The prime cost is worked out @ Rs. 18/- per sq.ft. to Rs.63,468/- say Rs.64,000/-.

8. The Poona Cantonment has assessed its net rateable value at Rs.4,044/- p.a. This gives the rental of Rs.4,493/- p.a. The rent received is Rs.4,200/- p.a. I have considered the rent of Rs.4,493/- 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.3,356/- It is capitalized on 6% & 4% basis or @ 15.026 Years' Purchase. The capitalized value is thus worked out to Rs.51,000/- 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.Shankar Ramchandra Panhale bearing S.No.390/2523 and H.No.134, M.G.Road,Camp-Poona.

I)

i) Depreciated cost of the building	Rs.57,000=00
ii) Gross Rent	Rs. 4,493=00
iii) Net Rateable Value	Rs. 4,044=00

II) OUTGOINGS

i) Cantonment taxes (actual)	Rs. 727=00 P.A.
ii) Repairs & maintenance @ 5% on Rs.4,493/-	Rs. 224=00 P.A.
iii) Collection and management charges @ 2% on Rs.4,493/-	Rs. 89=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.57,000/-	Rs. 97=00 P.A.
	Rs. 1,137=00 P.A.
Net annual value	Rs. 3,356=00

III)

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

The capitalized value of the property is Rs.50,427=00

or say Rs.51,000=00

(R.G.PUNDLIK)

Spare copy 49

163/1168
Nov. 18, 1968.

REPORT

Under instructions from Shri.Shankar Ramchandra Panhale 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 S.No.390/2523 and H.No.134, Main Street or Mahatma Gandhi Road, Camp, Poona and is bounded as follows :-

North : H.No.133;
South : H.No.135;
West : M.Gandhi Road;
East : Lane;

3. The ownership of the land ultimately vests in the Government and is leased to the present owner under, 'Old Grant' as per the General Land Register of the Poona Cantonment. It is of a lease-hold tenure. It admeasures 1637 sq.ft. It has a frontage of 19'-3" on M.G. road and depth of 81'-0" or so.

4. Situation : The property is situated in the Poona Camp area and has frontage on the most busy shopping centre. This part of the Camp area is very much active with commercial activities. All auxilary services and amenities are available. The property is well situated.

5. Building : This is ground and two upper floor building having 18" thick brick load-bearing walls which are plastered and colour washed. The flooring is of rough Shahabad. There are R.S. joists on R.S. beams which form the floor. The front door is of folding type. The remaining doors are of T.W. with panelled shutters. The windows have ventioned shutters. The first floor has floor of T.W joists and boarding.

...2...

The building is covered over with C.G.I.sheet roof on steel roof members. There is one sanitary unit. The staircase is of T.W. There is balcony facing M.G. road.

6. Built area : It covers plinth area of 1530 sq.ft. on ground floor. The area at first and second floors is 1530 + 466 sq.ft. respectively. The total floor area is worked out to 3526 sq.ft.

7. The building is stated to be built in about 1933 and is estimated to have a future life of 50 years. The depreciated cost at 4% is worked out to Rs.57,000/-. The prime cost is worked out @ Rs. 18/- per sq.ft. to Rs.63,468/- say Rs.64,000/-.

8. The Poona Cantonment has assessed its net rateable value at Rs.4,044/- p.a. This gives the rental of Rs.4,493/- p.a. The rent received is Rs.4,200/- p.a. I have considered the rent of Rs.4,493/- 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.3,356/- It is capitalized on 6% & 4% basis or @ 15.026 Years' Purchase. The capitalized value is thus worked out to Rs.51,000/- 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.Shankar Ramchandra Panhale bearing S.No.390/2523 and H.No.134, M.G.Road,Camp-Poona.

I)

i) Depreciated cost of the building	Rs.57,000=00
ii) Gross Rent	Rs. 4,493=00
iii) Net Rateable Value	Rs. 4,044=00

II) OUTGOINGS

i) Cantonment taxes (actual)	Rs. 727=00 P.A.
ii) Repairs & maintenance @ 5% on Rs.4,493/-	Rs. 224=00 P.A.
iii) Collection and management charges @ 2% on Rs.4,493/-	Rs. 89=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.57,000/-	Rs. 97=00 P.A.
	Rs. 1,137=00 P.A.
Net annual value	Rs. 3,356=00

III)

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

The capitalized value of the property is Rs.50,427=00

or say Rs.51,000=00

(R.G.PUNDLIK)

104/1163

Dec. 13, 1963.

REPORT

Under instructions from Shri.Shankar Ramchandra Panhale 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 S.No.290/2818 and H.No.128, Main Street or Mahatma Gandhi Road, Camp, Poona and is bounded as follows :-

North : H.No.127;
South : H.No.129;
West : Main Street;
East : Lane;

3. The land is owned by the Government and is leased to the owner, lessee, under 'Old Grant', as per the General Land Register of the Poona Cantonment. It is of a lease-hold tenure and admeasures 1789 sq.ft. It has a frontage of 18'-9" on the M.G. road and depth of 62'-9" or thereabout.

4. Situation :- The property is situated in the Poona Camp area which is a highly commercial area; All business activities are carried on in this area which can boast of a well-known shopping centre. All amenities are available and so are all the auxiliary services. The property is well situated.

5. Building :- This has ground and one upper floor with an attic floor above having brick masonry load bearing walls plastered and colour washed. It is an old type structure. The flooring is of rough Shahabad. Doors and Windows are of T.W. with panelled shutters, which are oil painted. The ceiling floor is of T.W. joists and boarding. Rear walls of ground floor and first floor are only white washed. The building is covered over with C.G.I. sheet roof on wooden members, with patai below. The sanitary unit has galvanised tandoor flooring.

Spare copy
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164/1168
Nov. 18, 1968.

R E P O R T

Under instructions from Shri.Shankar Ramchandra Panhale 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 S.No.390/2518 and H.No.128, Main Street or Mahatma Gandhi Road, Camp, Poona and is bounded as follows :-

North : H.No.127;
South : H.No.129;
West : Main Street;
East : Lane;

3. The land is owned by the Government and is leased to the owner, lessee, under 'Old Grant', as per the General Land Register of the Poona Cantonment. It is thus of a lease-hold tenure and admeasures 1229 sq.ft. It has a frontage of 19'-9" on the M.G. road and depth of 62'-9" or thereabout.

4. Situation :- The property is situated in the Poona Camp area which is a highly commercial area; All business activities are carried on in this area which can boast of a well-known shopping centre. All amenities are available and so are all the auxilary services. The property is well situated.

5. Building : This has ground and one upper floor with an attic floor above having brick masonry load bearing walls plastered and colour washed. It is an old type structure. The flooring is of rough Shahabad. Doors and Windows are of T.W.with panelled shutters, which are oil painted. The ceiling floor is of T.W. joists and boarding. Rear walls of ground floor and first floor are only white washed. The building is covered over with C.G.I. sheet roof on wooden members, with patai below, The sanitary unit has polished Tandoor flooring.

6) Built Area :- It covers plinth area of 1176 sq.ft. on ground. The area at first, floor is 1206 sq.ft. The total floor area is worked out to 2382 sq.ft.

7. The building is stated to be 40 years old and is estimated to have a future life of 40 years. The depriciated cost at 4% is worked out to Rs.35,700/-. The prime cost is worked out @ Rs.18/- per sq.ft. to Rs.42,876/- or say Rs.43,000/-.

8. The Poona Cantonment has assessed its net rateable value at Rs.2,028/- p.a. This gives the rental of Rs.2,253/- p.a. The rent received is Rs.125/- p.m. or Rs.1,500/- p.a. I have considered the rent of Rs.2,253/- p.a. for this valuation.

9. The usual outgoings are duducted as shown in the accompanying statement makked Appendix. The net annual value is worked out to Rs.1,600/- It is capitalized on 6% & 4% basis or @ 14.18 Years' Purchase. The capitalized value is thus worked out to Rs.22,700/-. I have added to this 40 years as shown in the Appendix. The full value of the property aggregated to Rs.28,000/- is, in my opinion, fair and proper.

(R.G.PUNDLIK.)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri.Shankar Ramchandra Panhale,Poona bearing S.Nos.390/2518 and 128 Main Street,Mahatma Gandhi Road,Poona.

I)

i) Depreciated cost of the building	Rs.35,700=00
ii) Gross Rent	Rs. 2,253=00 P.A.
iii) Net Rateable Value	Rs. 2,028=00 P.A.

II) OUTGOINGS

i) Cantonment taxes (actual)	Rs. 365=00 P.A.
ii) Repairs & maintenance @ 8% on Rs.2,253/-	Rs. 180=00 P.A.
iii) Collection and management charges @ 2% on Rs.2,253/--	Rs. 45=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.35,700/-	Rs. 61=00 P.A.
Total	Rs. 651=00 P.A.
Net annual value	Rs. 1,602=00
or say	Rs. 1,600=00

III)

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

The capitalized value of the property is	Rs.22,688=00
or say	Rs.22,700=00
Add present value of 1229 sq.ft. of land valued @ Rs.20/- per sq.ft.deferred @ 4% for 40 years.	Rs. 5,162=00
	Rs.27,862=00
or say	Rs.28,000=00

(R.G.PUNDLIK)

O/C 575

164/1168
Nov. 18, 1963.

REPORT

Under instructions from Shri.Shankar Ramchandra Panhale 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 S.No.390/2518 and H.No.128, Main Street or Mahatma Gandhi Road, Camp, Poona and is bounded as follows :-

North : H.No.127;
South : H.No.129;
West : Main Street;
East : Lane;

3. The land is owned by the Government and is leased to the owner, lessee, under 'Old Grant', as per the General Land Register of the Poona Cantonment. It is of a lease-hold tenure and admeasures 1229 sq.ft. It has a frontage of 19'-9" on the M.G. road and depth of 62'-9" or thereabout.

4. Situation :- The property is situated in the Poona Camp area which is a highly commercial area; All business activities are carried on in this area which can boast of a well-known shopping centre. All amenities are available and so are all the auxilary services. The property is well situated.

5. Building : This has ground and one upper floor with an attic floor above having brick masonry load bearing walls plastered and colour washed. It is an old type structure. The flooring is of rough Shahabad. Doors and Windows are of T.W.with panelled shutters, which are oil painted. The ceiling floor is of T.W. joists and boarding. Rear walls of ground floor and first floor are only white washed. The building is covered over with C.G.I. sheet roof on wooden members, with patai below, The sanitary unit has polished Tandoor flooring.

6) Built Area :- It covers plinth area of 1176 sq.ft. on ground. The area at first, floor is 1206 sq.ft. The total floor area is worked out to 2382 sq.ft.

7. The building is stated to be 40 years old and is estimated to have a future life of 40 years. The depriciated cost at 4% is worked out to Rs.35,700/-. The prime cost is worked out @ Rs.18/ per sq.ft. to Rs.42,876/- or say Rs.43,000/-.

8. The Poona Cantonment has assessed its net rateable value at Rs.2,028/- p.a. This gives the rental of Rs.2,253/- p.a. The rent received is Rs.125/- p.m. or Rs.1,500/- p.a. I have considered the rent of Rs.2,253/- p.a. for this valuation.

9. The usual outgoings are duducted as shown in the accompanying statement makked Appendix. The net annual value is worked out to Rs.1,600/- It is capitalized on 6% & 4% basis or @ 14.18 Years' Purchase. The capitalized value is thus worked out to Rs.22,700/-. I have added to this 40 years as shown in the Appendix. The full value of the property aggregated to Rs.28,000 is, in my opinion, fair and proper.

(R.G.PUNDLIK.)

O/C 57

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri.Shankar Ramchandra Panhale,Poona bearing S.Nos.390/2518 and 128 Main Street,Mahatma Gandhi Road,Poona.

I)

i) Depreciated cost of the building	Rs.35,700=00
ii) Gross Rent	Rs. 2,253=00 P.A.
iii) Net Rateable Value	Rs. 2,028=00 P.A.

II) OUTGOINGS

i) Cantonment taxes (actual)	Rs.	365=00 P.A.
ii) Repairs & maintenance @ 8% on Rs.2,253/-	Rs.	180=00 P.A.
iii) Collection and management charges @ 2% on Rs.2,253/--	Rs.	45=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.35,700/-	Rs.	61=00 P.A.
Total	Rs.	651=00 P.A.
Net annual value	Rs.	1,602=00
or say	Rs.	1,600=00

III)

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

The capitalized value of the property is Rs.22,688=00

or say Rs.22,700=00

Add present value of 1229 sq.ft. of land valued @ Rs.20/- per sq.ft.deferred @ 4% for 40 years. Rs. 5,162=00

Rs.27,862=00

or say Rs.28,000=00

(R.G.PUNDLIK)

O/C 58

165/1168
Nov. 18, 1968.

REPORT

Under instructions from Shri.Shankar Ramchandra Panhale 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 S.Nos.390/2460 & 390/2461, and H.No.193 & 194 Mahatama Gandhi Road of Poona Camp and is bounded as follows

North : H.No.195;
South : H.No.192;
West : H.No.1292 and Lane;
East : Main Street (Mahatma Gandhi Road);

3. The land is owned by the Government and is leased to the owner-Holder-under 'Old Grant' as per the General Land Register of the Poona Cantonment. It is thus a Lease-hold tenure. It admeasures 1395 sq.ft. It has a frontage of 32'-9" on M.G. road and depth of 43'-0".

The property was purchased for Rs.12,999/- in Sept.1943.

4. Situation :- The property is situated in the Poona Camp area on the Main Street which is the well-known commercial locality. It has frontage on the Main Street or M.G. Road which is a very busy thoroughfare. All amenities and all the auxiliary services are readily available. The property is well situated, though not in the heart of the shooping centre.

5. Building :- It is a ground and one upper floor building with R.C. frame and brick partition walls which are plastered and colour washed. The ground floor has rough Shahabad flooring while first floor has I.P.S. flooring. There are folding shutters for shops on ground floor. The doors on first floor are of T.W. with decorative and plain panelled shutters and with glazed ventilator

...2...

Windows are of T.W. with panelled and glazed shutters and with glazed ventilators. It has R.C.C. slab floor and ~~roofs and~~ slabs . The stairs is of R.C.C. with I.P.S. finished treads and risers. The sanitary unit has polished Tandoor flooring. There a of the shops having dressed stones steps.

6. Built area : It covers plinth area of 1050 sq.ft. ground floor . The area at first and second floors is 1050 + 1050 sq.ft. The total floor area is worked out to 3150 sq.ft.

7. The building is stated to be built in about 1948 and is estimate to have a future life of 55 years. The depreciated cost 4% is worked out to Rs.58,800/-. The prime cost rate is worked out @ Rs.20/- per sq.ft. to Rs.63,000/-.

8. The Poona Cantonment has assessed its net rateable value at Rs.3,480/- p.a. This gives the rental of Rs.3,867/- p.a. The rent received is Rs.600/- p.m. or Rs.7,200/- p.a. I have considered th rent of Rs.7,200/- p.a. Deducting 1/3 of gross rental for out-goings, the net annual value is worked out to Rs.4,800/-. I have capitalized it on 6% basis or @ 16 2/3 Years' Purchase.

The capitalized value is thus worked out to Rs.80,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

Spare copy 60

165/1168
Nov. 18, 1968.

R E P O R T

Under instructions from Shri.Shankar Ramchandra Panhale 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 S.Nos.390/2460 & 390/2461, and H.No.193 & 194 Mahatama Gandhi Road of Poona Camp and is bounded as follows

North : H.No.195;
South : H.No.192;
West : H.No.1292 and Lane;
East : Main Street (Mahatma Gandhi Road);

3. The land is owned by the Government and is leased to the owner-Holder-under 'Old Grant' as per the General Land Register of the Poona Cantonment. It is thus a Lease-hold tenure. It admeasures 1395 sq.ft. It has a frontage of 32'-9" on M.G. road and depth of 43'-0".

The property was purchased for Rs.12,999/- in Sept.1943.

4. Situation :- The property is situated in the Poona Camp area on the Main Street which is the well-known commercial locality. It has frontage on the Main Street or M.G. Road which is a very busy though fare. All amenities and all the auxiliary services are readily available. The property is well situated, though not in the heart of the shooping centre.

5. Building :- It is a ground and one upper floor building with R.C. frame and brick partition walls which are plastered and colour washed. The ground floor has rough Shahabad flooring while first floor has I.P.S. flooring. There are folding shutters for shops on ground floor. The doors on first floor area of T.W. with decorative and plain panelled shutters and with glazed ventilator

...2...

Windows are of T.W. with panelled and glazed shutters and with glazed ventilators. It has R.C.C. slab floor and ~~roofs and~~ slabs . The stairs is of R .C.C. with I.P.S. finished treads and risers. The sanitary unit has polished Tandoor flooring. There a of the shops having dressed stones steps.

6. Built area : It covers plinth area of 1050 sq.ft. ground floor . The area at first and second floors is 1050 + 1050 sq.ft. The total floor area is worked out to 3150 sq.ft.

7. The building is stated to be built in about 1948 and is estimate to have a future life of 55 years. The depreciated cost 4% is worked out to Rs.58,800/-. The prime cost rate is worked out @ Rs.20/- per sq.ft. to Rs.63,000/-.

8. The Poona Cantonment has assessed its net rateable value at Rs.3,480/- p.a. This gives the rental of Rs.3,867/- p.a. The ren received is Rs.600/- p.m. or Rs.7,200/- p.a. I have considered t rent of Rs.7,200/- p.a. Deducting 1/3 of gross rental for out-goings, the net annual value is worked out to Rs.4,800/-. I have capitalized it on 6% basis or @ 16 2/3 Years' Purchase.

The capitalized value is thus worked out to Rs.80,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

O/C 62

R E P O R T

1. Under instructions from Shri. Shankar Ramchandra Panhale 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 H.No.49, Raviwar Peth,(New) and 8, Ganj Peth (Old) of Poona City and is bounded as follows :-

North : H.No.7 Ganj Peth South : H.No.9, Ganj Peth;

West : Lane; East : Ganesh Peth Road;

3. It is of a Gaothan Saramaphi tenure. The land admeasures 3816 sq.ft. It has a frontage of 32'-4" on Ganesh Peth and depth of 115'-6" or so.

4. Situation : The property is situated in the crowded part of the City where all types of business and commercial activities are carried on. All the amenities and auxiliary services are readily available.

5. Building : The building is of ground and one upper floor and has load bearing brick walls with T.W.frame. The flooring is of rough Shahabad. The doors are of T.W.with panelled shutters. The windows are of T.W. with glazed and panelled shutters. All wood work is oil-painted. The ceiling floor is of T.W. joist and boarding. The building is covered over by C.G.I.sheet on collar beam trusse There is T.W.staircase with treads only. The W.Cs. are built in the rear. In addition there is one shed of temporary construction with C.G.I. roof on T.W.post and post-plates. The courtyard in the rear is paved with rough Shahabad and there is a high compound wall. The cost of the shed is assessed @ a Lump sum of Rs.500/-. The property is purchased, I was informed, in 1949 as

it is built up, @ Rs.23,500/-. The building is rented out to tenents.

6. Built area : It covers plinth area of 857 sq.ft. on ground floor. The area at first floor is 857 sq.ft. The total floor area is worked out to 1714 sq.ft.

7. The building is stated to be about 60 years old and is estimated to have a future life of 20 years. The depreciated cost at 4% is worked out to Rs.11,700/-. The prime cost is worked out @ Rs.12/- per sq.ft. or to Rs.20,568/- or say Rs.20,600.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.495/- p.a. This gives the rental of Rs.550/- p.a. The rent received is Rs.52/- p.m. or Rs.624/- p.a. I have considered the rent of Rs.624/- p.a.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. Shankar Ramchandra Panhale bearing H.No.8, Ganj Peth, (Old), of Poona.

I)

i) Depreciated Cost of the building		Rs.11,700/-
ii) Gross Rent Rs.52/- p.m.	or	Rs. 624/- P.A.
iii) Net Rateable Value		Rs. 562/- P.A.

II) OUTGOINGS

i) Municipal taxes @ 20% on Rs.562/-	Rs.	112/- P.A.
ii) Repairs & maintenance @ 10% on Rs.624/-	Rs.	62/- P.A.
iii) Collection and management charges @ 3% on Rs.624/-	Rs.	19/- P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.11700/-	Rs.	20/- P.A.
Total	Rs.	213/- P.A.
Net annual value	Rs.	411/-

III)

Net annual value is capitalized on 6% & 4% basis or at 10.686 Years' Purchase.

a) The capitalized value of the property is	Rs. 4,391/-
b) Add for present value of 3816 sq.ft. of land valued @ Rs.10/- per sq.ft. worked out to	Rs.17,400/-
c) Add value of the shed @ a lump sum of	Rs. 500/-
	Rs.22,291/-
Say	Rs.22,300/-

(R.G.PUNDLIK)

166/1168

Nov. 20, 1968.

R E P O R T

1. Under instructions from Smt.Laxmibai Madhwaraj Shingre 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 a building bears H.No.23/2 Kasba Peth (Old), 741/2 Budhwar Peth (new), of Poona City and is bounded as follows :

North : H.No.23/1; South : Kasardevi Road;

West : H.No.22; East : Lane (small);

3. The land is of a Gaothan Saramaphi tenure and admeasure 5015 sq.ft. It has a frontage of 52'-2" on Kasardevi road and depth of 95'-5" or thereabout.

4. Situation : The property is situated in the Kasaba Peth where mixed class of people are living. All the amenities and all auxiliary services are easily available. However, it is located on a side lane leading to 'Phadake-Houd.'

5. Building : This is ground and one upper floor building of T.W.frame structure with brick masonry walls in lime morter. The walls are built with old type of bricks, and are lime and, at places, mud plastered internally and pointed externally, with colour wash. The flooring is of mud only. The building is covere over with country tiled roof on wooden members. The floor is of T.W. joists and boarding. There is false ceiling provided in the passages where the wood-work is damaged. In the open chowk there is stone-set and rough Shahabad flooring. The staircase is of solid-core type with rough Shahabad treads. There is one common sanitary unit located in the rear. The building is rented out to tenents and is not in a good condition.

6. Built area : It covers plinth area of 3640 sq.ft. on ground floor. The area at first floor is also 3640 sq.ft. The total floor area is worked out to 7280 sq.ft.

7. The building is stated to be 50 years old and is estimated

to have a future life of 30 years. The depreciated cost at 4% is worked out to Rs.52,800/-. The prime cost is worked out @ Rs.10/- per sq.ft. to 72,800/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1665/- p.a. This gives the rental of Rs. 1850/- p.a. The rent received is Rs.144/- p.m. or Rs.1728/- p.a I have considered the rent of Rs.1850/- 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.1,120/- It is capitalized on 6% & 4% basis, or @ 12.848 Years' Purchase. The capitalized value is thus worked out to Rs.14,500/-. To this is added the present value of the land as detailed in the Appendix. The full value is aggregated to Rs.30,000/- which in my opinion, is fair and proper.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Smt. Laxmibai Madhwaraj Shingre, bearing H.No.23/2 Kasba Peth (Old), 741/2 Budhwar Peth (New), Poona.

I)

i) Depreciated Cost of the building	Rs.52,800/-
ii) Gross Rent	Rs. 1,850/- P.A.
iii) Net Rateable Value	Rs. 1,665/- P.A.

II) OUTGOINGS

i) Municipal taxes @ 22% on Rs.1,665/-	Rs. 366/- P.A.
ii) Repairs & maintenance @ 10% on Rs.1850	185/- P.A.
iii) Collection and management charges @ 5% on Rs.1,850/-	Rs. 93/- P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.52,000/-	Rs. 90/- P.A.
Total	Rs. 734/- P.A.
Say	Rs. 730/- P.A.
Net annual value	Rs. 1,120/- P.A.

III)

Net annual value is capitalized on 6% & 4% basis or at 12.848 Years' Purchase.

The capitalized value of the property is

Rs.14,448/- or say Rs.14,500/-

Add, present value of 5015 sq.ft. of land valued @ Rs.10/- per sq.ft., deferred @ 4% for 30 years. Rs.15,500/-

Rs.30,000/-

(R.G.PUNDLIK)

68

169/1168

Nov. 20, 1968

R E P O R T

1. Under instructions from Shri. V.R.Shingre of Poona I have inspected his 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 H.No.420, of Gurwar Peth, Poona City and is bounded as follows :

North : Lane; South : Road;

West : H.No.421; East : H.No.420;

3. It is of a gaothan tenure and admeasures 2079 sq.ft. It has a frontage of 40'-0" on the road and depth of 51'-0" or thereabout.

This is an open plot of land rented out to a tenent who has to pay all the taxes. The plot is situated in the are which is developed by Lower Class of people. All amenities ar available, though not very near. All auxiliary services are readily available. The owner is getting Rs.21/- per month, as the net ground rent. The lease was given as from the year 1939 and is to run for a term of Five years, under a register ed document. The lessee, it is learnt, has no vacated the la and the matter is being disputed in the court presently. The ground rent having been fixed in 1939 is discarded for the present valuation. I value the open plot of land @ Rs.8/- p.sft. or for a sum of Rs.16632/- or say Rs.16,600/- which in my opinion is fair and proper.

(R.G.PUNDLIK)

&

171/1168
Nov. 20, 1968

REPORT

1. Under instructions from Shri. V.R.Shingre, 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 H.No.450, Budhwar Peth of Poona City and is bounded as follows :-

North : Lane; South : Lane;

West : H.No.449; East : H.No.451 part;

3. It is of a gaothan tenure. The land admeasures 3199 sq.f It has a frontage of 40'-0" on Lane and depth of 81'-0" or so.

4. Situation :- The property is situated in Tapakir Galli, a residential part of the City; It is located inside the narrow Galli which is not accessible by any four-wheeled vehicle. However, all amenities and auxiliary services are available.

5. Building :- This is a ground, and two upper floor structure, with a basement below. It is built to two wings, with open chowk in between, on ground floor and connecting passage on upper floors. It is an R.C.C. frame structure with 14" and 9" brick walls, plastered and oil painted or colour washed. The flooring is of rough Shahabad and I.P.S. The doors are of T.W. with panelled shutters and glazed ventilators for main doors. The windows are of T.W. with partly panelled and partly galzed shutters. The ceiling floor is of R.C.C.shed. The building is covered over with A.C.Sheet roofing on T.W.trusses. The basement has R.C.C.columns, beams and slab with 2'-0" thick external stone walls. It has I.P.S. flooring and glazed ventilaters havin XPM filling. The staircase is of R.C.C. having rough Shahabad treads. There is common sanitary unit located in the rear portio The owner has a printing press of his Firm in the basement and ground floors and his residence in front portion of the first floor. Remaining part of the building is let out.

6. Built area :- It covers plinth area of 2240 sq.ft. on ground floor. The area at first and second floor is 2570+570 sq.ft. respectively. The total floor area is worked out to 7630 sq.ft. including W.C. & stairs. In addition, the area of the basement is about 2240 sft.

7. The building is stated to be built in 1947-48 and is estimated to have a future life of 60 Years. The depreciated cost at 4% is worked out to Rs.1,15,600/- The prime cost is worke out @ Rs.15/- per sq.ft. to Rs.1,22,000/- including that of the basement.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.4980/- p.a. This gives the rental of Rs. 5533/- p.a. The rent received is Rs.490/- p.m. or Rs.5880/- p.a I have considered the rent of Rs.7,320/- for valuation purposes

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.4,900/-, It is capitalized on 6% & 4% basis or @ 15.6 Years' Purchase. The capitalized value is thus worked out to Rs.77,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. V.R.Shingre, 450, Budhwar Peth, Poona City.

I)		
i) Depreciated cost of the building		Rs.1,30,000/-
ii) Gross Rent		Rs. 7,320/- p.a.
iii) Net Rateable Value		Rs. 6,588/- p.a.
II)		
i) Municipal taxes @ 26% on Rs.6,588/-		Rs. 1,723/- p.a.
ii) Repairs & maintenance @ 5% on Rs.7,320/-		Rs. 366/- p.a.
iii) Collection and management charges @ 2% on Rs.7,320/-		Rs. 146/- p.a.
iv) Insurance @ 0.19% on 9/10 of Rs.1,15,600/-		Rs. 197/- p.a.
	Total	Rs. 2,422/-
	Say	Rs. 2,420/-
	Net annual value	Rs. 4,900/-
III)		
Net annual value is capitalized on 6% & 4% basis or at 16.6 Years' Purchase		Rs. 77,000/-
The capitalized value of the property is worked out to Rs.76,440/-	or say	Rs. 77,000/-

(R.G.PUNDLIK)

168/1168

Nov. 20, 1968.

R E P O R T

1. Under instructions from Smt.Laxmibai Madhwaraj Shingre of Poona I have inspected her 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.511, Budhwar Peth of Poona City and is bounded as follows :

North : H.No.452; South : H.No.509;

West : H.No.510; East : Lane (Tapkir Galli);

3. It is of a gaothan saramaphi tenure admiasures 4356 sq.ft. It has a frontage of 25'-0" on Tapakir Galli and depth of 70'-0" or thereabout.

4. Situation : The property is situated in Tapakir Galli, a residential part of the City. The property is located in the narrow Tapkir Galli by reason of which it is not accessible by any four-wheeled vehicle. However all the amenities are available nearby. All auxiliary services are also available.

5. Building : This is a ground, first and part second floor structure. In addition there is one shed of only ground floor.

The building is of T.W.frame class structure with brick masonry walls, plastered and painted or colour-washed. The flooring is rough Shahabad. The doors and windows are of T.W. with plain-planked shutters, having old-type fittings. The floor is of T.W. joists and boardings coba etc. On the first and second floors, in part, there are thick, external brick wasIls with rough Shahabad flooring and T.W.ceiling on round ballies, beams and boarding.The remaining part of first floor, which was added afterwards, is of same constructi except for the ceiling, which is of M.S.joists with Shahabad filling etc. There is balcony running lenghhwise.

SHED :- This is of semi-permanent construction having brick walls with trellis above, plastered and colour washed. It has rough Shahabad flooring. The doors and windows have plain planked shutters. The roof is of A.C.Sheets on wooden roof members.

6. Built area :- a) Building :-

It covers plinth area of 2340 sq.ft. on ground floor. The area at first and second floors is 2340+1920 sq.ft., respectively. The total floor area is worked out to 6600 sq.ft.

b) Shed :- Plinth is worked out to 780 sq.ft.

7. (a) Building :- The building is stated to be built in 1925 with additions made in 1930 and 1940, and is estimated to have an average future life of 27 Years. The depreciated cost at 4% is worked out to Rs.69,300/-. The prime cost @ Rs.15/- per sq.ft. is worked out to Rs.99,000/-.

(b) Shed :- It is stated to be 35 years old and is estimated to have a future life of 15 years. The depreciated and prime cost @ 4% is worked out to Rs.2,840/- and Rs.5,460/-, respectively.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1425/- p.a. This gives the rental of Rs.1583/- p.a. The rent received is Rs.68/- p.m. or Rs.816/- p.a. I have considered the rent of Rs.1583/- 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.1,032/-. It is capitalized on 6% & 4% basis or 12.309 Years' Purchase. The capitalized value is thus worked out to Rs.12,700/-. To this I have added the present value of land as shown worked out in the Appendix and also the depreciated value of the Shed. The full value of the property is aggregated to Rs.26,300/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Smt. Laxmibai Madhwaraj Shigre bearing No. 511, Budhwar Peth, Poona.

I)

i) Depreciated Cost of the building	Rs. 69,300/-
ii) Gross Rent	Rs. 1,583/-P.A.
iii) Net Rateable Value	Rs. 1,425/-P.A.

II) OUTGOINGS

i) Municipal taxes @ 22% on Rs.1,425/-,	Rs. 308/-P.A.
ii) Repairs & maintenance @ 6% on Rs. 1,583/-.	Rs. 94/-P.A.
iii) Collection and management charges @ 2% on Rs. 1,583/-.	Rs. 31/-P.A.
iv) Insurance @ 0,19% on 9/10 of Rs. 69,300/-.	Rs. 118/-P.A.
Total	Rs. 551/-P.A.
Net Annual Value	Rs. 1,032/-

III)

Net annual value is capitalized on 6% & 24% or at 12.309 Years' Purchase

a) The capitalized value of the property is Rs. 12,693/-
or Say Rs. 12,700/-

b) Add, present value of 4,356 sq.ft. of land valued @ Rs. 7/- per sq.ft. deferred @ 4% for 27 years. Rs. 10,700/-

c) Add, depreciated cost of the shee t Rs. 2,840/-

Rs.26,240/-

say Rs. 26,300/-

(R.G.PUNDLIK.)

75

167/1168

Nov. 20, 1968.

REPORT

1. Under instructions from Shri. N.M.Shingre 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.509 C & D of Budhwar Peth of Poona City and is bounded as follows :

North : H.No.509 A/B; South : Tapakir Galli;

West : H.No.508 (part); East : H.No.511 (Owner's)

3. It is of a Gaothan Saramaphi tenure and admeasures 1944 Sq.ft. It has a frontage of 30'-0" on Tapakir Galli and depth of 65'-0" or so.

4. Situation :- The property is situated in what is called 'Tapakir Galli', a residential part of the City. The Galli being too narrow, the property is not accessible by any four-wheeled vehicle. However, all the amenities are available and so are all the aumiliary services.

5. Building :- This is a very old building with thick brick load-bearing walls, mud plastered and colour washed. The flooring is of rough Shahabad. The doors and windows are of T.W. with plain-planked shutters. The floor is of T.W.joists and boarding. The roof is of C.G.I.sheets on wooden roof members. There is one W.C. and a bath room, located in a corner.

The building is of ground and part upper floor and is wholly rented out.

6. Built area : It covers plinth area of 1145 sq.ft. ground floo The area at first floor is 1145 sq.ft. The total floor area is worked out to 2290 sq.ft.

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. N.M.Shingre, bearing No.509 C & D of Budhwar Peth, Poona City.

I)

i) Depreciated Cost of the building	Rs.16,500/-
ii) Gross Rent	Rs. 1,378/-P.
iii) Net Rateable Value	Rs. 1,240/-P.

II) OUTGOINGS

i) Municipal taxes @ 22% on Rs.1,240/-	Rs.	272/-P.
ii) Repairs & maintenance @ 8% on Rs.1,378/-	Rs.	110/-P.
iii) Collection and management charges @ 3% on Rs.1,378/-	Rs.	40/-P.
iv) Insurance @ 0.19% on 9/10 of Rs.16,500/-	Rs.	28/-P.
Total	Rs.	450/-P.
Net annual value	Rs.	928/-

III)

Net annual value is capitalized on 6% & 4% or at 12.848 Years' Purchase

The capitalized value of the property is	Rs.11,971/-
or Say	Rs.12,000/-
Add, present value of 1944 sq.ft. of land valued @ Rs.7/- per sq.ft. deferred @ 4% for 30 years.	Rs. 4,200/-
	Rs.16,200/-

R. G. Pundlik

(R. G. PUNDLIK)

78

178/1163
November 20,1963.

R E P O R T

Under instructions from Sarvashri Narsinha Madhvaraj Shingre, Smt. Laxmibai Madhvaraj Shingre, Shri Gopalkrishna Madhvaraj Shingre, Shri Vandhvaraj Vyanktesh Shingre and Shri Damodav Vandhvaraj Shingre 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 buildings which bears H.No.208/MP1, 208/MP2, 208/MP3, 208/MP4 and 208/MP5 of Mangalwar Peth, C.T.S. No.208 F.P.No.2, T.P.S., Poona No.II, and is bounded by follows:-

North : CTS No.209 (owner's);
South : F.P.No.4;
West : Road from Gadital;
East : CTS No.207 (owner's).

3. It is a Government Khalsa tenure. The land admeasures 32955 sft. It has a frontage of 125'-0" on road from Gadital and a depth of 226'-0".

4. Situation:

The property is situated in a residential area near railway goods yard and is developed by buildings occupied by lower class of people. All amenities are not available nearby. All auxiliary services are, however, available.

5. Valuation :

There are 5 different buildings of different types. The whole property with these buildings has been partitioned and shared by the owners named above resulting in sub-division of buildings built in as separate entities. For the purpose of valuation, buildings (A) and (B) are valued together as

they are of the same describation. Buildings (C), (D) and (E) are similarly valued together. Then according to the partition, the area of buildings awarded to and enjoyed by each of the co-parceners, is worked out and the value apportioned, as shown in the accompanying statement.

6. The Poona Municipal Corporation has assessed its net reteable value at Rs.4,850/- (MP1)
Rs.4,100/- (MP2)
Rs.5,515/- (MP3)
Rs.1,640/- (MP4)
Rs.5,435/- (MP5)

Rs.21,540/-

This gives the rental of Rs.23,933/- The total rent received is Rs.24,480/-, which is considered for this valuation.

7) PART I

Valuation of Buildings (A) and (B)

(i) Building :

(a) Building (A):- There are two buildings of which the front building (A) is built facing the road. It is a ground and one upper floor building of stone loadbearing walls, plastered and colour washed. The flooring is of rough Shahabad and I.P.S. The doors and windows are of T.W.with plain-planked shutters. Window are similar and have, glazed ventilators and guard bars. The floor is of R.C.C. slab withbeam placed resting on stone masonry piers. The roof is of Manglore tiles laid on roughly squared T.W.roof members. There is common sanitary unit of 2 W.C.and one bath room. The staircase is of R.C.C. There is front balcony 4'-0" wide having T.W.posts and post-plates.The buildings are let out wholly.There are shops on Ground floor, in Building (A) and remaining floors are residences.

(b) Building (B) :- It is a ground and one upper floor

building having brick masonry loading bearing walls and piers pointed and colour washed, externally and plastered and colour washed internally. It has doors with plain-planked shutters. The windows are of T.W. with plain-planked shutters and ventilato The floor is of rough Shahabad. The ceiling floor is of T.W. boarding. There is Manglore tiled roof on wooden roof members. There is front balcony on old R.S.Joists with concrete filling in. The balcony has bean to roof of C.G.I. Sheets. There is one common sanitary unit of 2 wcs. and one bath room.

ii) Plinth area:

Building (A):- It covers plinth area of 2660' sft. on each of the ground and 1st floors. Its prime cost is worked out @ Rs.18/- per sq.ft. to Rs.95,700/

Building (B):- It covers plinth area of 2576.0' sft. each of the ground and 1st floors. Its prime cost is workedout @ Rs.15/- per sq.ft. to Rs.77,300/-.

The total floor area of the two building is worked out to 10472' sft.

iii) The buildings are stated to be 15 years old and the estimated to have an average future life of 50 years. The depreciated cost of the buildings @ 4% is worked out Rs.1,61,200/-.

iv) The actual rent received for both the building is Rs.873+800=1673/- p.m. on which valuation is based.

APPENDIX (PART I)

Statement on Rental Valuation of Property of Buildings (A) and B.

I)

i) Depreciated cost of the buildings..	Rs.	1,61,200=00
ii) Gross Rent Rs.1,673 p.m.	Rs.	20,076=00 P.A.
iii) Net Reteable Value	Rs.	18,069=00 P.A.

II) OUTGOING

i) Municipal taxes @ 30% on Rs.18,069/-..	Rs.	5,421=00 P.A.
ii) Repairs & maintenance @ 8% on Rs.20,076/-..	Rs.	1,606=00 P.A.
iii) Collection and management charges @ 5% on Rs.20,076/-..	Rs.	1,004=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.1,61,200/-..	Rs.	276=00 P.A.
Total	Rs.	8,307=00 P.A.
Say	Rs.	8,300=00 P.A.
Net annual value	Rs.	11,776=00 P.A.

III)

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

The capitalized value of the property is..	Rs.	1,76,640=00
or Say	Rs.	1,77,000=00

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9. **PART-II**

Valuation of Buildings (C), (D) and (E)

i) Building :-

(a) Building (C) :-

It is a ground floor building of semi-permanent construction. It has brick masonry walls, cement pointed and colour washed. It has rough Shahabad flooring. The doors and windows are of plain-planked shutters. The building is covered over with A.C. Sheet roofing on wooden round ballies. There is one common W.C.provided. The building has plinth area of 1600 sft. It is stated to be built in about 1940 and is estimated to have future life of 15 years.

The depreciated cost @ 4% is worked out to Rs.7,000/- the prime cost being assessed @ Rs.8/- sft. or @ Rs.12,800/-.

(b) Building : (D) :-

This is ground floor structure of temporary construction. It is a 'Kutcha' shed not in a good condition. It has brick walls in mud morter, only pointed. It has rough Shahabad flooring, broken at places. It has C.G.I. Sheet roof on round wooden ballies. The windows are provided with ventilators. The shed has plinth area of 1260 sft. and is stated to be built in about 1940 and is estimated to have future life of 10 years.

The depreciated cost @ 4% is worked out to Rs.3,180/- The prime cost being worked out @ Rs.6/- per sft. or @ Rs.7,560/-.

=

(c) Building (E) :-

This is also a shed of temporary type and is in a delapidated condition. It has brick walls 4'-0" high with 6'-0" high 1xPM' fitting above. There is P.C.C. floor broken at places. It has C.G.I. roof on roughly squared T.W.frame work.

The plinth area of the shed is 2046 sft.

The shed is stated to be built in 1958 and is estimated to have future life of 10 years. The depreciated cost @ 4% is worked out to Rs.7,300/-. The prime cost being Rs.6/-p.sft. or Rs.12,300/- total.

ii) The actual rent received is Rs.159+190+208 = Rs.557 p.m. on which the valuation is based.

(R.G.PUNDLIK)

APPENDIX (PART II)

Statement on Rental valuation of property of Buildings (C), (D) and (E).

I)

i) Depreciated Cost of the Buildings	Rs. 17,480=00
ii) Gross Rent Rs.557/- p.m.	Rs. 6,684=00 P.A.
iii) Net Rateable value	Rs. 6,016=00 P.A.

II) OUTGOING

i) Municipal taxes @ 26% on Rs.6,016/-	Rs. 1,564=00 P.A.
ii) Repairs & Maintenance @ 10% on Rs.6,684/-	Rs. 668=00 P.A.
iii) Collection and management charges @ 5% on Rs.6,684/-	Rs. 334=00 P.A.
iv) Insurance @ 9.19% on 9/10 of Rs.17,480/-	Rs. 30=00 P.A.
Total	Rs. 2,596=00 P.A.
Net annual Value	Rs. 4,088=00

III)

Net annual value is capitalized on 6% and 4% basis or at 7.9 years purchase considering average future life of 12 years.

(a) Capitalized value of the property is..	Rs. 32,295=00
(b) Add present value of (32955-land going with buildings (A) and (B) =15700) 17255 sq.ft. valued @Rs.3/- per sq.ft. deferred for 12 years @ 4%, worked out to	Rs. 32,332=00
	Rs. 64,627=00
Say	Rs. 64,000=00

(R.G.PUNDLIK.)

KSTI/

APPENDIX (PART II)

Statement on Rental valuation of property of Buildings (C), (D) and (E).

I)

i) Depreciated Cost of the Buildings	Rs. 17,480=00
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Net annual Value	Rs. 4,088=00

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	Rs. 64,627=00
Say	Rs. 64,000=00

(R.G.PUNDLIK.)

KSTI/

10. Apportionment: *The full value of the property is approtioned amongst the co-shares, as per their respective shares,as, shown here, under:-*

Name	H.No.	Area Part I	Area Part II	Plinth area rate Part I Rs.	Plinth area rate Part II Rs.	Total value Part I Rs.	Total value Part II Rs.	Total of value Rs.
Shri N.M.Shingre,	208/MP1	2660	-	Rs. 1,77,000/- / 10472 SF = Rs. 16.95 per SF.	Rs. 64,600/- / 4906 SF per SF	45,000/-	-	45,000/-
Shri L.M.Shingre	208/MP2	2660	-			45,000/-		45,000/-
Shri G.M.Shingre	208/MP3	2576	1600			43,500/-	21,000/-	64,500/-
Shri M.V.Shingre	208/MP4	-	1260			-	16,600/-	16,000/-
Shri D.M.Shingre	208/MP5	2576	2046			45,500/-	27,000/-	70,500/-
		10,472	4906			1,77,000/-	64,600/-	2,41,600/-

(R.G.PUNDLIK.)

178/1163
November 20,1968.

R E P O R T

Under instructions from Sarvashri Narsinha Madhvaraj Shingre, Smt. Laxmibai Madhvaraj Shingre, Shri Gopalkrishna Madhvaraj Shingre, Shri Mandhvaraj Vyanktesh Shingre and Shri Damodar Mandhvaraj Shingre 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 buildings which bears H.No.208/MP1, 208/MP2, 208/MP3, 208/MP4 and 208/MP5 of Mangalwar Peth, C.T.S. No.208 F.P.No.2, T.P.S., Poona No.II, and is bounded by follows:-

North : CTS No.209 (owner's);
South : F.P.No.4;
West : Road from Gadital;
East : CTS No.207 (owner's).

3. It is a Government Khalsa tenure. The land admeasures 32955 sft. It has a frontage of 125'-0" on road from Gadital and a depth of 226'-0".

4. Situation:

The property is situated in a residential area near railway goods yard and is developed by buildings occupied by lower class of people. All amenities are not available nearby. All auxiliary services are, however, available.

5. Valuation :

There are 5 different buildings of different types. The whole property with these buildings has been partitioned and shared by the owners named above resulting in sub-division of buildings built in as separate entities. For the purpose of valuation, buildings (A) and (B) are valued together as

they are of the same describation. Buildings (C), (D) and (E) are similarly valued together. Then according to the partition, the area of buildings awarded to and enjoyed by each of the co-parceners, is worked out and the value apportioned, as shown in the accompanying statement.

6. The Poona Municipal Corporation has assessed its net reteable value at Rs.4,850/- (MP1)
Rs.4,100/- (MP2)
Rs.5,515/- (MP3)
Rs.1,640/- (MP4)
Rs.5,435/- (MP5)

Rs.21,540/-

This gives the rental of Rs.23,933/- The total rent received is Rs.24,480/-, which is considered for this valuation.

7) PART I

Valuation of Buildings (A) and (B)

(i) Building :

(a) Building (A):- There are two buildings of which the front building (A) is built facing the road. It is a ground and one upper floor building of stone loadbearing walls, plastered and colour washed. The flooring is of rough Shahabad and I.P.S. The doors and windows are of T.W.with plain-planked shutters. Window are similar and have, glazed ventilators and guard bars. The floor is of R.C.C. slab withbeam placed resting on stone masonry piers. The roof is of Manglore tiles laid on roughly squared T.W.roof members. There is common sanitary unit of 2 W.C.and one bath room. The staircase is of R.C.C. There is front balcony 4'-0" wide having T.W.posts and post-plates. The buildings are let out wholly.There are shops on Ground floor, in Building (A) and remaining floors are residences.

(b) Building (B) :- It is a ground and one upper floor

building having brick masonry loading bearing walls and piers pointed and colour washed, externally and plastered and colour washed internally. It has doors with plain-planked shutters. The windows are of T.W. with plain-planked shutters and ventilato The floor is of rough Shahabad. The ceiling floor is of T.W. boarding. There is Manglore tiled roof on wooden roof members. There is front balcony on old R.S.Joists with concrete filling in. The balcony has bean to roof of C.G.I. Sheets. There is one common sanitary unit of 2 wccs. and one bath room.

ii) Plinth area:

Building (A):- It covers plinth area of 2660' sft. on each of the ground and 1st floors. Its prime cost is worked out @ Rs.18/- per sq.ft. to Rs.95,700/

Building (B):- It covers plinth area of 2576.0' sft. each of the ground and 1st floors. Its prime cost is workedout @ Rs.15/- per sq.ft. to Rs.77,300/-.

The total floor area of the two building is worked out to 10472' sft.

iii) The buildings are stated to be 15 years old and the estimated to have an average future life of 50 years. The depreciated cost of the buildings @ 4% is worked out Rs.1,61,200/-.

iv)The actual rent received for both the building is Rs.873+800=1673/- p.m. on which valuation is based.

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The total floor area of the two building is worked out to 10472' sft.

iii) The buildings are stated to be 15 years old and the estimated to have an average future life of 50 years. The depreciated cost of the buildings @ 4% is worked out Rs.1,61,200/-.

iv)The actual rent received for both the building is Rs.873+800=1673/- p.m. on which valuation is based.

APPENDIX (PART I)

Statement on Rental Valuation of Property of Buildings (A) and B.

I)

i) Depreciated cost of the buildings..	Rs.	1,61,200=00
ii) Gross Rent Rs.1,673 p.m.	Rs.	20,076=00 P.A.
iii) Net Retesble Value	Rs.	18,069=00 P.A.

II) OUTGOING

i) Municipal taxes @ 30% on Rs.18,069/-..	Rs.	5,421=00 P.A.
ii) Repairs & maintenance @ 8% on Rs.20,076/-..	Rs.	1,606=00 P.A.
iii) Collection and management charges @ 5% on Rs.20,076/-..	Rs.	1,004=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.1,61,200/-..	Rs.	276=00 P.A.
Total	Rs.	8,307=00 P.A.
Say	Rs.	8,300=00 P.A.
Net annual value	Rs.	11,776=00 P.A.

III)

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

The capitalized value of the property is..	Rs.	1,76,640=00
or Say	Rs.	1,77,000=00

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9. PART-II

Valuation of Buildings (C), (D) and (E)

i) Building :-

(a) Building (C) :-

It is a ground floor building of semi-permanent construction. It has brick masonry walls, cement pointed and colour washed. It has rough Shahabad flooring. The doors and windows are of plain-planked shutters. The building is covered over with A.C. Sheet roofing on wooden round ballies. There is one common W.C.provided. The building has plinth area of 1600 sft. It is stated to be built in about 1940 and is estimated to have future life of 15 years.

The depreciated cost @ 4% is worked out to Rs.7,000/- the prime cost being assessed @ Rs.8/- sft. or @ Rs.12,800/-.

(b) Building : (D) :-

This is ground floor structure of temporary construction. It is a 'Kutcha' shed not in a good condition. It has brick walls in mud morter, only pointed. It has rough Shahabad flooring, broken at places. It has C.G.I. Sheet roof on round wooden ballies. The windows are provided with ventilators. The shed has plinth area of 1260 sft. and is stated to be built in about 1940 and is estimated to have future life of 10 years.

The depreciated cost @ 4% is worked out to Rs.3,180/- The prime cost being worked out @ Rs.6/- per sft. or @ Rs.7,560/-.

=

(c) Building (E) :-

This is also a shed of temporary type and is in a delapidated condition. It has brick walls 4'-0" high with 6'-0" high 1xPM' fitting above. There is P.C.C. floor broken at places. It has C.G.I. roof on roughly squared T.W.frame work.

The plinth area of the shed is 2046 sft.

The shed is stated to be built in 1958 and is estimated to have future life of 10 years. The depreciated cost @ 4% is worked out to Rs.7,300/-. The prime cost being Rs.6/-p.sft. or Rs.12,300/- total.

ii) The actual rent received is Rs.159+190+208 = Rs.55' p.m. on which the valuation is based.

(R.G.PUNDLIK)

APPENDIX (PART II)

Statement on Rental valuation of property of Buildings (C), (D) and (E).

I)

i) Depreciated Cost of the Buildings	Rs. 17,480=00
ii) Gross Rent Rs.557/- p.m.	Rs. 6,684=00 P.A.
iii) Net Rateable value	Rs. 6,016=00 P.A.

II) OUTGOING

i) Municipal taxes @ 26% on Rs.6,016/-	Rs. 1,564=00 P.A.
ii) Repairs & Maintenance @ 10% on Rs.6,684/-	Rs. 668=00 P.A.
iii) Collection and management charges @ 5% on Rs.6,684/-	Rs. 334=00 P.A.
iv) Insurance @ 9.19% on 9/10 of Rs.17,480/-	Rs. 30=00 P.A.
Total	Rs. 2,596=00 P.A.
Net annual Value	Rs. 4,088=00

III)

Net annual value is capitalized on 6% and 4% basis or at 7.9 years purchase considering average future life of 12 years.

(a) Capitalized value of the property is..	Rs. 32,295=00
(b) Add present value of (32955-land going with buildings (A) and (B) =15700) 17255 sq.ft. valued @Rs.3/- per sq.ft. deferred for 12 years @ 4%, worked out to	Rs. 32,332=00
	Rs. 64,627=00
Say	Rs. 64,000=00

(R.G.FUNDLIK.)

KSTI/

10. Apportionment: The full value of the property is approtioned amongst the co-shares, as per their respective shares,as, shown here, under:-

Name	H.No.	Area Part I	Area Part II	Plinth area rate Part I Rs.	Plinth area rate Part II Rs.	Total value Part I Rs.	Total value Part II Rs.	Total of value Rs.
Shri N.M.Shingre,	208/MP1	2660	-	Rs. 1,77,000/- / 10472 SF = Rs. 16.95 per SF.	Rs. 64,600/- / 4906 SF per SF	45,000/-	-	45,000/-
Shri L.M.Shingre	208/MP2	2660	-			45,000/-		45,000/-
Shri G.M.Shingre	208/MP3	2576	1600			43,500/-	21,000/-	64,500/-
Shri M.V.Shingre	208/MP4	-	1260			-	16,600/-	16,000/-
Shri D.M.Shingre	208/MP5	2576	2046			45,500/-	27,000/-	70,500/-
		10,472	4906			1,77,000/-	64,600/-	2,41,600/-

(R.G.PUNDLIK.)

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Shri N.M.Shingre,	208/MP1	2660	-	Rs.1,77,000/- / 10472 SF Rs. 16.95 per SF.	Rs.64,600/- / 4906 SF per SF	45,000/-	-	45,000/-
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(R.G.PUNDLIK.)

178/1163
November 20, 1963.

R E P O R T

Under instructions from Sarvashri Narsinha Madhvaraj Shingre, Smt. Laxmibai Madhvaraj Shingre, Shri Gopalkrishna Madhvaraj Shingre, Shri Mandhvaraj Vyanktesh Shingre and Shri Damodav Mandhvaraj Shingre 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 buildings which bears H.No. 203/MP1, 203/MP2, 203/MP3, 203/MP4 and 203/MP5 of Mangalwar Peth, C.T.S.No.203 F.P.No.2, T.P.S., Poona No.II, and is bounded by follows:-

North : CTS No.209 (owner's);

South : F.P.No. 4;

West : Road from Gadital;

East : CTS No.207 (owner's).

3. It is of a Government Khalsa tenure. The land admeasures 32955 sft. It has a frontage of 125'-0" on road from Gadital and a depth of 226'-0".

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The property is situated in a residential area near railway goods yard and is developed by buildings occupied by lower class of people. All amenities are not available nearby. All auxiliary services are, however, available.

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Rs.5,435/- (MP5)

Rs.21,540/-

This gives the rental of Rs.23,933/- The total rent received is Rs.24,480/-, which is considered for this valuation.

7) PART I

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(a) Building (A):- There are two buildings of which the front building (A) is built facing the road. It is a ground and one upper floor building of stone loadbearing walls, plastered and colour washed. The flooring is of rough Shahabad and I.P.S. The doors and windows are of T.W. with plain-planked shutters. Window are similar and have,glazed ventilators and guard bars. The floor is of R.C.C. slab with beam plac resting on stone masonry piers. The roof is of Manglor tiles laid on roughly squared T.W. roof memebrs. There is common sanitary unit of 2 W.C. and one bath room. The staircase is of R.C.C. There is front balcony 4'-0" wide having T.W.posts and post-plates. The buildings are let out wholly. There are shops on Ground floor, in Building (A) and remaining floors are residences.

(b) Building (B) :- It is a ground and one upper floor building having brick masonry loading bearing walls an

piers pointed and colour washed, externally and plastered and colour washed internally. It has doors with plain-planked shutters. The windows are of T.W. with plain-planked shutters and ventilators. The floor is of rough Shahabad. The ceiling floor is of T.W. boarding. There is Manglore tiled roof on wooden roof memebers. There is front balcony on old R.S.Joists with concrete filling in. The balcony has lean-to roof of C.G.I. Sheets. There is one common sanitary unit of 2 w.cs. and one bath room.

(ii) Plinth area:

Building (A):- It covers plinth area of 2660'sft on each of the ground and 1st floors. Its prime cost is worked out @ Rs.18/- per sq.ft. to Rs.95,700

Building (B):- It covers plinth area of 2576.0'sft. each of the ground and 1st floors. Its prime cost is workedout @ Rs.15/- per sq.ft. to Rs.77,300/-.

The total floor area of the two building is worked out to 10472'sft.

(iii) The buildings are stated to be 15 years old and are estimated to have an average future life of 50 years The depreciated cost of the buildings @ 4% is worked out Rs.1,61,200/-.

(iv) The actual rent received for both the building is Rs.873+800=1673/-p.m. on which valuation is based.

piers pointed and colour washed, externally and plastered and colour washed internally. It has doors with plain-planked shutters. The windows are of T.W. with plain-planked shutters and ventilators. The floor is of rough Shahabad. The ceiling floor is of T.W. boarding. There is Manglore tiled roof on wooden roof memebers. There is front balcony on old R.S.Joists with concrete filling in. The balcony has lean-to roof of C.G.I. Sheets. There is one common sanitary unit of 2 w.cs. and one bath room.

(ii) Plinth area:

Building (A):- It covers plinth area of 2660'sft 6n each of the ground and 1st floors. Its prime cost is worked out @ Rs.18/- per sq.ft. to Rs.95,700

Building (B):- It covers plinth area of 2676.0'sft. each of the ground and 1st floors. Its prime cost is workedout @ Rs.15/- per sq.ft. to Rs.77,300/-.

The total floor area of the two building is worked out to 10472'sft.

(iii) The buildings are stated to be 15 years old and are estimated to have an average future life of 50 years The depreciated cost of the buildings @ 4% is worked out Rs.1,61,200/-.

(iv) The actual rent received for both the building is Rs.873+800=1673/-p.m. on which valuation is based.

APPENDIX (PART I)

Statement on Rental Valuation of Property of Buildings (A) and B.

I)

i) Depreciated cost of the buildings	Rs.	1,61,200=00
ii) Gross Rent Rs.1,673 p.m.	Rs.	20,076=00 P.A.
iii) Net Reteable Value	Rs.	18,069=00 P.A.

II) OUTGOING

i) Municipal taxes @ 30% on Rs.18,069/-..	Rs.	5,421=00 P.A.
ii) Repairs & maintenance @ 8% on Rs.20,076/-..	Rs.	1,606=00 P.A.
iii) Collection and management charges @ 5% onRs.20,076/-..	Rs.	1,004=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs. 1,61,200/-..	Rs.	276=00 P.A.
Total	Rs.	8,307=00 P.A.
Say	Rs.	8,300=00 P.A.
Net annual value	Rs.	11,776=00 P.A.

III)

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

The capitalized value of the property is..	Rs.	1,76,640=00
or say	Rs.	1,77,000=00

P A R T II

9. Valuation of Buildings (C), (D) and (E)

i) Building :-

(a) Building (C) :-

It is a ground floor building of semi-permanent construction. It has brick masonry walls, cement pointed and colour washed. It has rough Shahabad flooring. The doors and windows are of plain-planked shutters.The building is covered over with A.C. Sheet roofing on wooden round ballies. There is one common W.C.provided. The building has plinth area of 1600 sft. It is stated to be built in about 1940 and is estimated to have future life of 15 years.

The depreciated cost @ 4% is worked out to Rs.7,000/- the prime cost being assessed @ Rs.8/- sft. or @ Rs.12,800/-.

(b) Building : (D):-

This is ground floor structure of temporary construction. It is a 'Kutcha' shed not in a good condition. It has brick walls in mud morter, only pointed. It has rough Shahabad flooring, broken at places. It has C.G.I. Sheet roof on round wooden ballies. The windows are provided with ventilators. The shed has plinth area of 1260'sftt and is stated to be built in about 1940 and is estimated to have future life of 10 years.

The depreciated cost @ 4% is worked out to Rs.3,130/- The prime cost being worked out @ Rs.6/- per sft. or @ Rs.7,560/-.

(c) Building (E) :-

This is also a shed of temporary type and is in a delapidated condition. It has brick walls 4'-0" high with 6'-0" high 1xPM' fitting above. There is P.C.C. floor broken at places. It has C.G.I.roof on roughly squared T.W.frame work.

The plinth area of the shed is 2046 sft.

The shed is stated to be built in 1958 and is estimated to have future life of 10 years. The depreciated cost @ 4% is worked out to Rs.7,300/- The prime cost being Rs.6/-.p.sft. or Rs.12,300/- total.

ii) The actual rent received is Rs.159+190+208=Rs.557/- p.m. on which the valuation is based.

(R.G.PUNDLIK.)

KSTI/

APPENDIX (PART II)

Statement on Rental valuation of property of Buildings (C), (D) and (E).

I)

i) Depreciated Cost of the Buildings	Rs.	17,480=00
ii) Gross Rent Rs.567/-p.m.	Rs.	6,684=00 P.A.
iii) Net Rateable value..	Rs.	6,016=00 P.A.

II) OUTGOING

i) Municipal taxes @ 26% on Rs.6,016/-..	Rs.	1,564=00 P.A.
ii) Repairs & Maintaeance @ 10% on Rs.6,684/-..	Rs.	668=00 P.A.
iii) Collection and management charges @ 5% on Rs.6,684/-..	Rs.	334=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.17,480/-..	Rs.	30=00 P.A.
Total	Rs.	2,596=00 P.A.
Net annual value	Rs.	4,088=00

III)

Net annual value is capitalized on 6% and 4% basis or at 7.9 Years Purchase considering average future life of 12 years.

(a) Capitalized value of the property is	Rs.	32,295=00
(b) Add present value of (32955-land going with buildings (A) & (B) =15700) 17255 sq.ft. valued @ Rs.3/- per sq.ft. deferred for 12 years @ 4%, worked out to	Rs.	32,332=00
	Rs.	64,627=00
Say	Rs.	64,000=00

(R.G.PUNDLIK.)

10. Apportionment: The full value of the property is apportioned amongst the co-shares, as per thieir respective shares, as, shown here,under:-

Name	H.No.	Area Part I	Area Part II	Plinth area rate Part I Rs.	Plinth area rate Part II Rs.	Total value Part I Rs.	Total value Part II Rs.	Total of value Rs.
Shri N.M.Shingre,	208/MP1	2660	-	Rs.1,77,000/- 10472SF Rs. 16.95 per SF.	Rs.64,600/- 4906 SF Rs. 13.17 per SF	45,000/-	-	45,000/-
Shri.LM.Shingre	208/MP2	2660	-			45,000/-		45,000/-
Shri G.M.Shingre	208/MP3	2576	1600			43,500/-	21,000/-	64,500/-
Shri M.V.Shingre	208/MP4	-	1260			-	16,600/-	16,600/-
Shri D.M.Shingre	208/MP5	2576	2046			45,500/-	27,000/-	70,500/-
		10,472	4906			1,77,000/-	64,600/-	2,41,600/-

(R.G.PUNDLIK.)

178/1163
November 20, 1968.

REPORT

Under instructions from Sarvashri Narsinha Madhvaraj Shingre, Smt. Laxmibai Madhvaraj Shingre, Shri Gopalkrishna Madhvaraj Shingre, Shri Madhvaraj Vyanktesh Shingre and Shri Damodav Madhvaraj Shingre 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 buildings which bears H.No. 203/MP1, 203/MP2, 203/MP3, 203/MP4 and 203/MP5 of Mangalwar Peth, C.T.S.No.203 F.P.No.2, T.P.S., Poona No.II, and is bounded by follows:-

North : CTS No.209 (owner's);
South : F.P.No. 4;
West : Road from Gadital;
East : CTS No.207 (owner's).

3. It is of a Government Khalsa tenure. The land admeasures 32955 sft. It has a frontage of 125'-0" on road from Gadital and a depth of 226'-0".

4. Situation :

The property is situated in a residential area near railway goods yard and is developed by buildings occupied by lower class of people. All amenities are not available nearby. All auxiliary services are, however, available.

5. Valuation :

There are 5 differant buildings of different type The whole property with these buildings has been partitioned and shared by the owners named above resulting in sub-divisio of buildings built in as separate entities. For the purpose of valuation, buildings (A) and (B) are valued together as

they are of the same describtion. Buildings (C), (D) and (E) are similarly valued together. Then according to the partition, the area of buildings awarded to and enjoyed by each of the co-parceners, is worked out and the value apportioned, as shown in the accompanying statement.

6. The Poona Municipal Corporation has assessed its net reteable value at Rs.4,850/- (MP1)
Rs.4,100/- (MP2)
Rs.5,515/- (MP3)
Rs.1,640/- (MP4)
Rs.5,435/- (MP5)

Rs.21,540/-

This gives the rental of Rs.23,933/- The total rent received is Rs.24,480/-, which is considered for this valuation.

7) PART I

Valuation of Buildings (A) and (B)

(i) Building :

(a) Building (A):- There are two buildings of which the front building (A) is built facing the road. It is a ground and one upper floor building of stone loadbearing walls, plastered and colour washed. The flooring is of rough Shahabad and I.P.S. The doors and windows are of T.W. with plain-planked shutters. Window are similar and have,glazed ventilators and guard bars. The floor is of R.C.C. slab with beam plac resting on stone masonry piers. The roof is of Manglor tiles laid on roughly squared T.W. roof memebrs. There is common sanitary unit of 2 W.C. and one bath room. The staircase is of R.C.C. There is front balcony 4'-0" wide having T.W.posts and post-plates. The buildings are let out wholly. There are shops on Ground floor, in Building (A) and remaining floors are residences.

(b) Building (B) :- It is a ground and one upper floor building having brick masonry loading bearing walls an

piers pointed and colour washed, externally and plastered and colour washed internally. It has doors with plain-planked shutters. The windows are of T.W. with plain-planked shutters and ventilators. The floor is of rough Shahabad. The ceiling floor is of T.W. boarding. There is Manglore tiled roof on wooden roof memebers. There is front balcony on old R.S.Joists with concrete filling in. The balcony has lean-to roof of C.G.I. Sheets. There is one common sanitary unit of 2 w.cs. and one bath room.

(ii) Plinth area:

Building (A):- It covers plinth area of 2660'sft on each of the ground and 1st floors. Its prime cost is worked out @ Rs.18/- per sq.ft. to Rs.95,700

Building (B):- It covers plinth area of 2576.0'sft. each of the ground and 1st floors. Its prime cost is workedout @ Rs.15/- per sq.ft. to Rs.77,300/-.

The total floor area of the two building is worked out to 10472'sft.

(iii) The buildings are stated to be 15 years old and are estimated to have an average future life of 50 years The depreciated cost of the buildings @ 4% is worked out Rs.1,61,200/-.

(iv) The actual rent received for both the building is Rs.873+800=1673/-p.m. on which valuation is based.

APPENDIX (PART I)

Statement on Rental Valuation of Property of Buildings (A) and B.

I)

i) Depreciated cost of the buildings	Rs.	1,61,200=00
ii) Gross Rent Rs.1,673 p.m.	Rs.	20,076=00 P.A.
iii) Net Reteable Value	Rs.	18,069=00 P.A.

II) OUTGOING

i) Municipal taxes @ 30% on Rs.18,069/-..	Rs.	5,421=00 P.A.
ii) Repairs & maintenance @ 8% on Rs.20,076/-..	Rs.	1,606=00 P.A.
iii) Collection and management charges @ 5% onRs.20,076/-..	Rs.	1,004=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs. 1,61,200/-..	Rs.	276=00 P.A.
Total	Rs.	8,307=00 P.A.
Say	Rs.	8,300=00 P.A.
Net annual value	Rs.	11,776=00 P.A.

III)

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

The capitalized value of the property is..	Rs.	1,76,640=00
or say	Rs.	1,77,000=00

P A R T II

9. Valuation of Buildings (C), (D) and (E)

i) Building :-

(a) Building (C) :-

It is a ground floor building of semi-permanent construction. It has brick masonry walls, cement pointed and colour washed. It has rough Shahabad flooring. The doors and windows are of plain-planked shutters. The building is covered over with A.C. Sheet roofing on wooden round ballies. There is one common W.C. provided. The building has plinth area of 1600 sft. It is stated to be built in about 1940 and is estimated to have future life of 15 years.

The depreciated cost @ 4% is worked out to Rs.7,000/- the prime cost being assessed @ Rs.8/- sft. or @ Rs.12,800/-.

(b) Building : (D):-

This is ground floor structure of temporary construction. It is a 'Kutcha' shed not in a good condition. It has brick walls in mud morter, only pointed. It has rough Shahabad flooring, broken at places. It has C.G.I. Sheet roof on round wooden ballies. The windows are provided with ventilators. The shed has plinth area of 1260'sftt and is stated to be built in about 1940 and is estimated to have future life of 10 years.

The depreciated cost @ 4% is worked out to Rs.3,180/- The prime cost being worked out @ Rs.6/- per sft. or @ Rs.7,560/-.

(c) Building (E) :-

This is also a shed of temporary type and is in a delapidated condition. It has brick walls 4'-0" high with 6'-0" high 1xPM' fitting above. There is P.C.C. floor broken at places. It has C.G.I.roof on roughly squared T.W.frame work.

The plinth area of the shed is 2046 sft.

The shed is stated to be built in 1958 and is estimated to have future life of 10 years. The depreciated cost @ 4% is worked out to Rs.7,300/- The prime cost being Rs.6/-.p.sft. or Rs.12,300/- total.

ii) The actual rent received is Rs.159+190+208=Rs.557/- p.m. on which the valuation is based.

(R.G.PUNDLIK.)

KSTI/

APPENDIX (PART II)

Statement on Rental valuation of property of Buildings (C), (D) and (E).

I)

i) Depreciated Cost of the Buildings	Rs.	17,480=00
ii) Gross Remt Rs.557/-p.m.	Rs.	6,684=00 P.A.
iii) Net Rateable value..	Rs.	6,016=00 P.A.

II) OUTGOING

i) Municipal taxes @ 26% on Rs.6,016/-..	Rs.	1,564=00 P.A.
ii) Repairs & Maintaeance @ 10% on Rs.6,684/-..	Rs.	668=00 P.A.
iii) Collection and management charges @ 5% on Rs.6,684/-..	Rs.	334=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.17,480/-..	Rs.	30=00 P.A.
Total	Rs.	2,596=00 P.A.
Net annual value	Rs.	4,088=00

III)

Net annual value is capitalized on 6% and 4% basis or at 7.9 Years Purchase considering average future life of 12 years.

(a) Capitalized value of the property is	Rs.	32,295=00
(b) Add present value of (32955-land going with buildings (A) & (B) =15700) 17255 sq.ft. valued @ Rs.3/- per sq.ft. deferred for 12 years @ 4%, worked out to	Rs.	32,332=00
	Rs.	64,627=00
Say	Rs.	64,000=00

(R.G.PUNDLIK.)

10. Apportionment: The full value of the property is apportioned amongst the co-shares, as per thieir respective shares, as, shown here,under:-

Name	H.No.	Area Part I	Area Part II	Plinth area rate Part I Rs.	Plinth area rate Part II Rs.	Total value Part I Rs.	Total value Part II Rs.	Total ofvalu Rs.
Shri N.M.Shingre,	208/MP1	2660	-	Rs.1,77,000/- 10472SF Rs. 16.95 per SF.	Rs.64,600/- 4906 SF Rs. 13.17 per SF	45,000/-	-	45,000/
Shri.LM.Shingre	208/MP2	2660	-			45,000/-		45,000/
Shri G.M.Shingre	208/MP3	2576	1600			43,500/-	21,000/-	64,500/
Shri M.V.Shingre	208/MP4	-	1260			-	16,600/-	16,600/
Shri D.M.Shingre	208/MP5	2576	2046			45,500/-	27,000/-	70,500/
		10,472	4906			1,77,000/-	64,600/-	2,41,600

(R.G.PUNDLIK.)

10. Apportionment: The full value of the property is apportioned amongst the co-shares, as per thieir respective shares, as, shown here,under:-

Name	H.No.	Area Part I	Area Part II	Plinth area rate Part I Rs.	Plinth area rate Part II Rs.	Total value Part I Rs.	Total value Part II Rs.	Total of valu Rs.
Shri N.M.Shingre,	208/MP1	2660	-	Rs.1,77,000/- 10472SF Rs. 16.95 per SF.	Rs.64,600/- 4906 SF Rs. 13.17 per SF	45,000/-	-	45,000/
Shri.LM.Shingre	208/MP2	2660	-			45,000/-		45,000/
Shri G.M.Shingre	208/MP3	2576	1600			43,500/-	21,000/-	64,500/
Shri M.V.Shingre	208/MP4	-	1260			-	16,600/-	16,600/
Shri D.M.Shingre	208/MP5	2576	2046			45,500/-	27,000/-	70,500/
		10,472	4906			1,77,000/-	64,600/-	2,41,600

(R.G.PUNDLIK.)

177/1168
Nov. 20, 1968.

R E P O R T

Under instructions from Shri.Shrikrishna Madhuwaraj Shingre 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 H.No.209, Mangalwar Peth, F.P.No.2, of T.P.S. Poona II, and is bounded as follows :-

North : Wellesely road;
South : C.T.S. 208 (owner's);
West : Road from Gadital;
East : C.T.S. 207 (Owner's);

3. It is of a Khalasa tenure. The land admeasures 23917 sq.ft. and is of a pentangular shape. It has a frontage of 150'-0" on Wellesely road and depth of 160'-0" or so.

4. Situation :- The property is situated near Railway goods yard which is quite a busy through fore with considerable commercial activities going in the neighbourhood. It has frontage on the Wellesely road. All amenities are available. All auxiliary services are also available.

5. Buildings: There are 2 chawal type building attached to main building.

Main building and chawl :- This is a load-bearing structure with 15" brick masonry walls, lime plastered and colour washed. There is rough Shahabad flooring. The doors and windows have plain planked shutters with old type of fittings. The roof is of Manglore tiles on wooden roof members.

Chawal building :- It is of similar construction, except for the roof which is of country tiles on wooden round ballies. There is common sanitary unit with 3 w.c.s. and washing places. The buildings are rentedout. In addition, part of the open area in the front, is also rented out.

...2...

6) Built area :- It covers plinth area of 5665 sq.ft. on ground floor.

7) The building is stated to be about 40 years old and is estimated to have a future life of 25 years. The depreciated cost at 4% is worked out to Rs.57,500/-. The prime cost is worked out @ Rs.15/- per sq.ft. to Rs.84,975/- or say Rs.85,000/-.

8) The Poona Municipal Corporation has assessed its net rateable value at Rs.3,435/- p.a. This gives the rental of Rs.3,817/- p.a The rent received is Rs.545/- p.m. or Rs.6,540/- p.a. I have considered the rent of Rs.6,540/- 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.3,980/-. It is capitalized on 7% and 4% basis or 10.637 purchase. The capitalized value is thus worked out to Rs.43,300/ To this the present value of the land, as shown in appendix is added to give full value of the property Rs.70,000/- 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.Shrikrishna Madhuwaraj Shingre, Poona, bearing H.No.209,Mangalwar Peth, Poona 2.

I)

i) Depreciated cost of the building	Rs.47,400=00
ii) Gross Rent	Rs. 6,540=00 P.A.
iii) Net Rateable Value	Rs. 5,886=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 28 1/2% on Rs.5,886/-	Rs. 1,677=00 P.A.
ii) Repairs & maintenance @ 10% onRs.6,540/-	Rs. 654=00 P.A.
iii) Collection and management charges @ 2% on Rs.6,540/-	Rs. 131=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.57,500/-	Rs. 98=00 P.A.
Total	Rs. 2,560=00
Net annual value	Rs. 3,980=00

III) Net annual value is capitalized on 7% & 4% or at 10.637 Years' Purchase.

The capitalized calue of the property is	Rs.43,300=00
Add present value of 23,917 sq.ft. of land value @ Rs.3/- per sq.ft., deferred for 25 years @ 4%, worked out to	Rs.26,900=00
	Rs.70,200=00
Say	Rs.70,000=00

(R.G.PUNDLIK.)

176/1168
Nov. 20, 1968

R E P O R T

1. Under instructions from Shri. Vasudeo Madhvraj Shingr 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 H.No.207 Mangalwar Peth F.P.No.2 of T.P.S. Poona No.II, and is bounded as follows :

North : Wellesley Road; South : F.P.No. 4;

West : C.T.S.No.203 (owner's) East : F.P.No.3;

3. It is of a "Khalasa" tenure. The land admeasures 17892 sq.ft. It has a frontage of 40'-0" on Wellesley Road and depth of about 212'-0".

4. Situation :- The property is situated near railway inside the Wellesley Road, which is a very busy thoroughfare. It has no direct frontage on the Wellesley Road but is approached by a 15'-0" wide road. It is located about 125'-0" away from Wellesley Road. All amenities are available. Auxiliary service are also available.

5. Buildings :- There are different sheds built over the land, as described below :-

Sheds :- (A) and (B) :-

These are ground floor structures built of semi-permanent construction. These are being used as workshops. The plinth height is only 1'-6". The sheds are of brick masonry walls with piers in between. The walls are pointed. The floor is of rough Shahabad, which is badly damaged at places. It is covered over with manglore tiled roof on T.W.round ballies and M.S.trusses. There are no windows and doors are of T.W. with panelled shutters. Average height of the sheds is 14-0". The sheds, it is stated, have been built in about 1961 and are estimated to have a future life of 35 years. The total built up area of the sheds comes to (1750 + 1700) 3450 S.ft. The depreciated cost @ 4% is worked out to Rs.26,000/- the pri

cost being Rs.28,000/- @ Rs.8/- per sq.ft.

Shed C :-

This is also a ground floor structure with 18" thick brick masonry walls in lime morter and lime plastered and white washed. The flooring is of rough Shahabad. The doors are of T.W.with panelled shutters. The shed is covered over with country tiles roof with wooden members. This roof is not in good condition. The front verandah has trellis work on 3'-0" high brick walls.

The shed, it is stated to have been built in 1948 and is estimated to have future life of 20'-0" years. The total built up area is worked out to 3450 Sft. The depreciated cost @ 4% is worked out to Rs.17,000/-.

The prime cost being worked @ Rs.7/- per Sft. to Rs.24,150 or Say Rs.24,200/-.

Shed D :- This is also a ground floor structure. I am informed that the open plot of land only, is rented out, upon which the tenent has built this shed. The rent received Rs.80/- p.m.

In addition to the structures mentioned above there are few very old structures which are not worth any value, since they are in very much delapidated condition.

Thus the total depreciated cost all the shade comes as under :-

Shade A & B	---	Rs.26,000/-
Shade C	---	Rs.17,000/-
Total		Rs.43,000/-

6. The Poona Municipal Corporation has assessed its net rateable value at Rs.7550/- p.a. This gives the rental of Rs.6390/- p.a. The rent received is Rs.878/- p.m. or Rs.10536/- p.a. I have considered the rent of Rs.10536/- p.a. I have deducted 33% towards outgoings to lease about Rs.7,000/- as net annual value. I have capitalized it on 6% & 4% basis or @ Rs.12.86 Years' Purchase. The capitalized value is worked

@ Rs.89,950/- or say Rs.90,000/-. To this I have added the present value of 17892 sq.ft. valued @ Rs.3/- per sq.ft., deferred for an average period of 30 years @ 4%. This is worked out to Rs.16,500/-. The full value is aggregated to Rs.1,06,500/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

115

175/1168

Nov. 20, 1968

REPORT

1. Under instructions from Sarvashri V.M.Shingre and B.M.Shingre, of Poona I have inspected their 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 H.No.206, Mangalwar Peth, F.P.No.2, Poona No.II, and is bounded as follows :-

North : Wellesley Road; South : C.T.S.No.20 (Owner's)

West : C.T.S.No.209(Owner's) East : F.P.No.3;

3. It is of a Khalasa tenure. The land admeasures 8000'-0" sq.ft. It has a frontage of 100'-0" on Wellesley Road and depth of about 80'-0"

4. Situation :- The property is situated near railway goods yard on the Wellesley Road which is a busy thoroughfare. There are many commercial establishments located on the road. All amenities are available and so are the auxiliary services.

5. This is open plot rented out to M/S Caltex Company who have their own petrol pump and service station placed on it. The ground rent is paid at the rate of Rs.200/- per month. All the, municipal taxes are to be paid by tenent, so that the rent is net rent received by the owners. The rent paid by such institutions as Caltex Co., is generally considered as well assured and secured. The lease is also considered likely to be renewed from period to period. I have therefore, capitalized the ground rent on 6% basis or @ 16-2/3 Years' Purchase. The capitalized value is worked out to Rs.40,000/- which, in my opinion, fair and proper.

(R.G.PUNDLIK)

174/1168
Nov. 20, 1968.

R E P O R T

1. Under instructions from Shri. V.M.Shingre 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 H.No.209/A, of Gurwar Peth, of Poona City and is bounded as follows :

North : H.No.208 Gurwar Peth; South : H.No.210 Gurwar Pe

West : H.No.209/B; East : Road

3. It is of a Gaothan Saramaphi tenure. The land admeasur 1947 sq.ft. It has a frontage of 66'-0" on road and depth of 30'-0".

4. Situation :- The property is situated in Krishna Hathai Singh Chowk in Gurwar Peth area, which is thickly a crowded part of the city. The area is developed by residential minded people although some commercial activities are also join on. All amenities and auxiliary services are available.

5. Building :- It is ground and one upper floor building of load bearing brick walls and brick piers which are plastered and colour wash. The flooring is of rough Shahabad. The walls are pointed from outside. The doors and windows are of T.W. with plain planked shutters. The floor is of T.W. with plain joist and boarding. The building is covered over by manglore tiles on kingpost trusses and T.W. roof members. The staircase is of solid core type with rough Shahabad treads. The building is rented act. It has four shops on ground floor and residences on first floor.

6. Built area :- It covers plinth area of 1625 sq.ft. on ground floor. The area at first floor is 1625 sq.ft. The total floor area is worked out to 3250 sq.ft.

7. The building is stated to be 50 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.14/- p. Sft. or @ Rs. 45,500/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.3895/- p.a. This gives the rental of Rs.4328/- p.a. The rent received is Rs.415/- p.m. or Rs.4980/- p.a. I have considered the rent of Rs.4980/- 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.3305/- It is capitalized on 6% and 4% basi or 14.8 years purchase. The capitalized value is thus worked out to Rs.47,865/- To this the present value of the land is added as shown in appendix to give the full value of the property at Rs.53,000/- 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. V.M. Shingre bearing H. No. 209/A, Gurwar Peth, Poona- 2.

I)

i) Depreciated cost of the building		Rs.30,000=00
ii) Gross Rent Rs.415/ p.m.	or	Rs. 4,980=00 P.A.
iii) Net Rateable Value		Rs. 4,482=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 24% on Rs.4,482/-	Rs. 1,075=65 P.A.
ii) Repairs & maintenance @ 8% onRs.4,980/-	Rs. 398=40 P.A.
iii) Collection and management charges @ 3% on Rs.4,980/-	Rs. 149=40 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.30,000/-	Rs. 51=30 P.A.
Total	Rs. 1,674=75 P.A.
Say	Rs. 1,675=00 P.A.
annual Net/value	Rs. 3,305=00

III)

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

a) Capitalized value of the property is	Rs.47865=00
b) Add present value of the land valued @ Rs.12/- p.sft. deferred for 40 years @ 4%.	Rs. 4,908=00
Total full value	Rs.52,773=00
Say	Rs.52,000=00

(R.G.PUNDLIK.)

173/1168
Nov. 20, 1968.

R E P O R T

1. Under instructions from Shri.Badrinarayan Madhwaraj Shingre 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 H.No.209/B of Gurwar Peth, Poona City and is bounded as follows :-

North : H.No.208 Gurwar Peth; South : H.No.210,Gurwar Pe

West : H.No.51 Guruwar Peth; East : 209/A,Gurwar Peth;

3. It is of a gaothan saramaphi tenure. The land admeasur 5505 sq.ft. It has no frontage but is accessible from over the adjoining property bearing H.No.209/A of Gurwar Peth.

4. Situation :- The property is situated in Krishna Hatti Singh Chowk in Gurwar Peth area which is a thickly crowded part of the city. There is no direct access to the property; but of the property, (209/A) owned by owner's brother.

All the amenities and auxiliary services and available.

5. Building :- There are two building of same type of construction. They are of ground and one upper floor. building of brick load-bearing walls which are plastered and colour washed internally and pointed externally. The flooring is of rough Shahabad. The doors are of T.W. with panelled shutters. The windows have panelled shutters with XPM and glazed ventilators. The flooring is of T.W.joists and boarding. The roof is of country tiles on gable walls and circular T.W. roof members. There is front balcony above.

There are double room tenements, all rented out. There is a sanitary unit of 2 bath rooms and W.C.

6. Built area :- It covers plinth area of 1800 sq.ft. on ground floor. The area at first floor is 1800 sq.ft. The total floor area is worked out to 3600 sq.ft.

173/1168
Nov. 20, 1968.

R E P O R T

1. Under instructions from Shri.Badrinarayan Madhwaraj Shingre 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 H.No.209/B of Gurwar Peth, Poona City and is bounded as follows :-

North : H.No.208 Gurwar Peth; South : H.No.210,Gurwar Pet

West : H.No.51 Guruwar Peth; East : 209/A,Gurwar Peth;

3. It is of a gaothan saramaphi tenure. The land admeasure 5505 sq.ft. It has no frontage but is accessible from over the adjoining property bearing H.No.209/A of Gurwar Peth.

4. Situation :- The property is situated in Krishna Hatti Singh Chowk in Gurwar Peth area which is a thickly crowded part of the city. There is no direct access to the property; but of the property, (209/A) owned by owner's brother.

All the amenities and auxiliary services and available.

5. Building :- There are two building of same type of construction. They are of ground and one upper floor. building of brick load-bearing walls which are plastered and colour washed internally and pointed externally. The flooring is of rough Shahabad. The doors are of T.W. with panelled shutters. The windows have panelled shutters with XPM and glazed ventilators. The flooring is of T.W.joists and boarding. The roof is of country tiles on gable walls and circular T.W. roof members. There is front balcony above.

There are double room tenements, all rented out. There is a sanitary unit of 2 bath rooms and W.C.

6. Built area :- It covers plinth area of 1800 sq.ft. on ground floor. The area at first floor is 1800 sq.ft. The total floor area is worked out to 3600 sq.ft.

7. The building is stated to be 50 years old and is estimated to have a future life of 40 Years. The depreciated cost at 4% is worked out to Rs.23,000/-. The prime cost is assessed @ Rs.14/- per sq.ft. or @ Rs.50,400/-, or say, Rs.50,000/-.

8. The Poona Municipal Corporation has assessed it net rateable value at Rs.4255/- p.a. This gives the rental of Rs.4728/- p.a. The rent received is Rs.430/- p.m. or Rs.5260/- p.a. I have considered the rent of Rs.5260/- 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.3510/- It is capitalized on 6% & 4% basis or 14.18 Years' Purchase. The capitalized value is thus worked out to Rs.49,800/- to which I have added the present value of the land as per details shown in the Appendix.

(R.G.PUNDLIK)

7. The building is stated to be 50 years old and is estimated to have a future life of 40 Years. The depreciated cost at 4% is worked out to Rs.23,000/-. The prime cost is assessed @ Rs.14/- per sq.ft. or @ Rs.50,400/-, or say, Rs.50,000/-.

8. The Poona Municipal Corporation has assessed it net rateable value at Rs.4255/- p.a. This gives the rental of Rs.4728/- p.a. The rent received is Rs.430/- p.m. or Rs.5260/- p.a. I have considered the rent of Rs.5260/- 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.3510/- It is capitalized on 6% & 4% basis or 14.18 Years' Purchase. The capitalized value is thus worked out to Rs.49,800/- to which I have added the present value of the land as per details shown in the Appendix.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. B.M.Shingre, bearing No. 209/B, Gurwar Peth, Poona City.

I)

i) Depreciated Cost of the building		Rs. 23,000/-
ii) Gross Rent Rs.430/- p.m.	or	Rs. 5,260/- P.A.
iii) Net Rateable Value		Rs. 4,734/- P.A.

II) OUTGOINGS

i) Municipal taxes @ 24% on Rs.4,734/-		Rs. 1,136/- P.A.
ii) Repairs & maintenance @ 8% on Rs.5,260/-		Rs. 420/- P.A.
iii) Collection and management charges @ 3% on Rs.5,260/-		Rs. 157/- P.A.
iv) Insurance @ 9.19% on 9/10 of Rs.		Rs. 39/- P.A.
	Total	Rs. 1,752/- P.A.
	Say	Rs. 1,750/- P.A.
	Net annual value	Rs. 3,510/-

III) Net annual value is capitalized on 6% & 4% basis or at 14.18 Years Purchase.

a) The capitalized value of the property is Rs.49,771/-		
	or Say	Rs.49,800/-
b) Add present value of 5505 sq.ft. valued @ Rs.8/- per sq.ft. deferred @ 4% for 40 years, worked out to		Rs. 9,240/-
		Rs.59,040/-
	Say	Rs.59,000/-

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. B.M.Shingre, bearing No. 209/B, Gurwar Peth, Poona City.

I)

i) Depreciated Cost of the building		Rs. 23,000/-
ii) Gross Rent Rs.430/- p.m.	or	Rs. 5,260/- P.A.
iii) Net Rateable Value		Rs. 4,734/- P.A.

II) OUTGOINGS

i) Municipal taxes @ 24% on Rs.4,734/-		Rs. 1,136/- P.A.
ii) Repairs & maintenance @ 8% on Rs.5,260/-		Rs. 420/- P.A.
iii) Collection and management charges @ 3% on Rs.5,260/-		Rs. 157/- P.A.
iv) Insurance @ 9.19% on 9/10 of Rs.		Rs. 39/- P.A.
	Total	Rs. 1,752/- P.A.
	Say	Rs. 1,750/- P.A.
	Net annual value	Rs. 3,510/-

III)

Net annual value is capitalized on 6% & 4% basis or at 14.18 Years Purchase.

a) The capitalized value of the property is Rs.49,771/-		
	or Say	Rs.49,800/-
b) Add present value of 5505 sq.ft. valued @ Rs.8/- per sq.ft. deferred @ 4% for 40 years, worked out to		Rs. 9,240/-
		Rs.59,040/-
	Say	Rs.59,000/-

(R.G.PUNDLIK)

172/1168
Nov. 20, 1963

R E P O R T

1. Under instructions from Shri.B.M.Shingre 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 H.No.53/208 of Gurwar Peth, Poona City and is bounded as follows :

North : Vetal Peth road; South : 209, Gurwar Peth,
West : H.No.52/208,Gurwar East : Krishna Halwai Chowk;

3. It is of a gaothan tenure. The land admeasures 549 sq.f It has a frontage of 29'-0" on Vetal Peth road and depth of 19'-0" or so. It is a corner plot.

4. Situation :- The property is situated in a locality developed with properties of better class of people and is located in the interior. Where, however, all the auxiliary services and amenities are available.

5. Building :- This is ground and two upper floor building, the topmost floor being in the form of a loft floor. It is a masonry class building, having 14" thick brick walls in mud-morter, mud plastered and colour washed. The flooring is of rough Shahabad. The ceiling floor is of T.W.joists and boarding etc. The doors and windows are of plain planked shutte The building is covered over with A.C. Sheet roofing on wooden roof members.

The building is old and is not in a good condition. It is rented out to tenents.

6. Built area :- It covers plinth area of 549 sq.ft. on ground floor. The area at first and second floors is 549 + 549 sq.ft. respectively. The total floor area is worked out to 1647 sq.ft.

7. The building is stated to be 50 years old and is estimated to have a future life of 20 years. The depreciated cost at 4% is worked out to Rs.9,700/-. The prime cost is assessed @ Rs.16,470/- or Say Rs.16,500/-, @ Rs.10/- per sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.[illegible]/- p.a. This gives the rental of Rs.[illegible]/- p.a. The rent received Rs.[illegible]/- p.a. or Rs.[illegible]/- p.a. I have considered the rent of Rs.[illegible]/- 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.[illegible]/- to be capitalised on [illegible] per [illegible] basis or 10.7 years purchase. The capitalised value is then worked out to Rs.[illegible]/-. To this the present value of the land is added as shown in appendix to give the full value of the property @ Rs.[illegible]/- which, to be [illegible] to [illegible] per [illegible].

[illegible]

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.485/- p.a. This gives the rental of Rs.539/- p.a. The rent received Rs.45/- p.m. or Rs.540/- p.a. I have considered the rent of Rs.540/- 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.356/- It is capitalized on 6% and 4% basis or 10.7 years purchase. The capitalized value is thus worked out to Rs.3800/-. To this the present value of the land is added as shown in appendix to give the full value of the property @ Rs.8000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. B.M.Shingre, bearing No. 53/208, Gurwar Peth, Poona City.

I)

i) Depreciated Cost of the building	Rs.	9,700/-
ii) Gross Rent	Rs.	540/- P.A
iii) Net Rateable Value	Rs.	486/- P.A

II) OUTGOINGS

i) Municipal taxes @ 20% on Rs.486/-	Rs.	97/- p.a
ii) Repairs & maintenance @ 10% on Rs.540/-	Rs.	54/- P.A
iii) Collection and management charges @ 3% on Rs.540/-	Rs.	16/- P.A
iv) Insurance @ 0.19% on 9/10 of Rs.9,700/-	Rs.	17/- P.A
Total	Rs.	184/- P.A
Net annual value	Rs.	356/-

III)

Net annual value is capitalized on 6% & 4% basis or at 10.7 Years Purchase.

The capitalized value of the property is worked out to Rs.3809/-	or say Rs.	3,800/-
Add, present value of 549 sq.ft. of land valued @ Rs.15/- per sq.ft. is being being deferred @ 4% for 20 years - Rs.3,788/-	Rs.	3,800/-
	Rs.	7,600/-
or Say	Rs.	8,000/-

(R.G.PUNDLIK)

170/1163

Nov. 20, 1968.

REPORT

1. Under instructions from Shri V.R.Shingre 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 F.P.No.13, bears H No. 1047 C.T.S.No.431/13 of Shukrwar Peth, Tilak Road, Poona City and is bounded as follows: North: Sardar Purandare's property South : Tilak Road West : F.P. No 12; East F.P. No. 14;

3. It is of a freehold tenure. The land admeasures 4125 sq.ft. It has a frontage of 60'-0" on Tilak road and depth of 69-0 or so.

4.Situation :- The property is situated in a very good locality of the city and has frontage on Tilak road, which has acquired importance for business and commercial activities. All amenities as well as auxiliary services are readily available. The property is well situated.

5.Building:- This is a ground and one upper floor building with 14" thick load bearing brick masonry walls, plastered and colour washed, in the front and cement pointed for the remaining portion with a colour wash. The flooring is of I.P.S. The ceiling floor is of R.S.J. with rough Shahabad filling, oil painted . The doors and windows are of T.W. with planked shutters and glazed ventilators, oil painted. The roof is of C.G.I. sheets on wooden roof members for the rear portion and R.C.C. slab for the front. There is a balcony in the rear having C.G.I. lean-to roof supported on T.W. posts. One sanitary unit is located in the rear. The front open space is paved with rough Shahabad. There is compound wall with gates. The building is rented out and is in a good condition.

6.Built area:- It covers plinth area of 1300sq.ft. on ground floor. The area at first floor is 1300 sq.ft. The total floor area is worked out to 2600 sq.ft.

7.The building is about stated 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. 37,000/-. The prime cost is worked out at Rs. 16/- per sq.ft. to Rs. 41,600/-.

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. 230/- p.m. or Rs. 3,060/- p.a. I have considered the rent of Rs. 3,060/- 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. 2,100/-. It is capitalized on 6% & 4% basis or @ 13.6 Years' Purchase. The capitalized value is thus worked out to Rs. 28,600/-. To this is added the present value of the land as shown worked out in the Appendix. The full value of Rs. 41,200/- is, in my opinion, fair and proper.

(R.G.PUNDLKI.)

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APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. V.R.Shingre, bearing No. 1047 of Shukrawar Peth, Poona City.

I)

i) Depreciated Cost of the building	Rs.37,000/-	
ii) Gross Rent	Rs. 3,060/-	P.A.
iii) Net Rateable Value	Rs. 2,754/-	P.A.

II) OUTGOINGS

i) Municipal taxes @ 24% on Rs.2,754/-	Rs. 660/-	P.A.
ii) Repairs & maintenance @ 6% on Rs.3,060/-	Rs. 183/-	P.A.
iii) Collection and management charges @ 2% on Rs.3,060/-	Rs. 61/-	P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.37,000/-	Rs. 63/-	P.A.
Total	Rs. 967/-	P.A.
Net annual value	Rs. 2093/-	
Say	Rs. 2100/-	

III)

Net annual value is capitalized on 6% & 4% or at 13.6 Years Purchase

The capitalized value of the property is ..	Rs.28,560/-
Say	Rs.28,600/-
Add present value of 4125 sq.ft. of land valued @ Rs.12/- per sq.ft., deferred @ 4% for 35 years	Rs.12,600/-
	Rs.41,200/-

(R.G.PUNDLIK)

O/c 131

11[illegible]/1168.
Nov. 21, 1968.

R E P O R T

Under instructions from Shri Gordhandas K. Vora, J.P., of Bombay I have inspected his immovable property at Poona, which a view to assess its present market value. I am instructed to value only the non-agricultural part of the property which is therefore the subject matter of this report.

2. The property is comprised of a plot of non-agricultural land and buildings and bears H.No.16/13-1 of Boat Club Road, old Survey No.122, New S.No.349-A+1/3/1 and F.P.No.241 of T.P.S. Poona. It falls within the Poona Cantonment area and the Poona Municipal Corporation.

3. The land is of a free-holds tenure. I am furnished a blueprint copy of the site plan of the entire property on which the non-agriculutral part is stated to be indicated by dotted lines. My site inspection corraborated this fact. I have measured the area of the non-agricultural part as from the plan, to 28300 sq.ft. It is approachable by a 18' wide and 217' long passage, off Boat-Club Road. This whole area can be apportioned as follows:
10000 sq.ft. surplus land + 14400 sq.ft. land going with existing buildings + 3900 sq.ft. land under passage, approximately.

4. Situation : It is situated in a top-class locality where large sized properties are owned by upper class members of the society, many from Bombay. The Boat-Club Road branches off from the Bund-Garden Road, which passess through extensive estates of the wealthy. The minimum area of the plot as per the relevant Municipal bye-laws, is 1/2 acre, on the Boat-Club Road. All the auxiliary services are readily available though the necessary amenities are not all

all within easy reach. The property will have a market of prospective buyers with only capacity to make large investment.

5. Building : There are 2 structures: (a) Main bunglow - (b) Servants' Quarters.

(a) Main building :

It is a ground and partly built first floor structure. It is of a masonry class with 18" brick masonry walls and T.W. or R.S.J.floor. The walls are cracked at several places. They are plastered over and colour washed. Part of the ground floor and the first floors have Manglore tiled roof with decorative suspended ceiling for all the main rooms. The verandahs have lean-to type roof. The flooring is of decorative tiles for main part, but it is sunk on ground floor; for other parts, it is I.P.S. and rough Shahabad. Doors have different types of shutters, panelled, panelled and glazed, ventioned and plain-panelled. The windows are similarly tfeated. All wood-work is oil-painted. The stair-case is of teak wood. Part of the ground floor (2000 sq.ft.) is in the occupation, it is stated, of the owner; the remaining part is let out @ Rs.250/- p.m. inclusive of Rs.100/- p.m. for furniture. The first floor is stated to be let out to Govt. who, from all appearnances, appears to use it most negligently. I have estimated the future life @ 20 years' in this context.

(b) Servants' Quarters:

It is a ground floor structure with brick walls and manglore tiled roof. It has doors of folding shutters and ventilator type windows. It has a mud floor. The walls show cracks at - places. It appears to be built as a garage unit.

6. Built area:

(a) Main building :

It covers plinth area of 4925 sq.ft. on ground floor. The ar

at first floor is 4452 sq.ft. The total floor area is worked out to 9377 sq.ft.

(b) Servants' Quarters: 1260 Sq.ft.

(7) (a) Main building:

The building is stated to be about 50 years old and is estimate to have a future life of 20 years. The depreciated cost at 4% is worked out to Rs.1,38,400/-. The prime cost is assessed @ Rs.25/- per sq.ft. or @ Rs.2,34,000/-.

(b) Servants' Quarters:

The depreciated cost Rs.5,400/-; prime cost @ Rs.15,000/- @ Rs.12/- per sq.ft.

(8) The Poona Municipal Corporation has assessed its net rateable value at Rs.6,910/- p.a. This gives the rental of Rs.7,679/- p.a. or Rs.640/- p.m. The rent received is Rs.400/- p.m. exclusive of rent for furniture. I have considered the rent of Rs.640/- p.m. for this valuation.

(9) The usual cutgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.4,423/-. It is capitalized on 7% and 4% basis or @ 9.654 Years' Purchase. The capitalized value is thus worked out to Rs.42,700/- I have added present value of 14400 sq.ft. of land going with the 2 buildings as shown in the Appendix. In addition there is 10000 sq.ft. of surplus land that coluld be readily built over. It is valued as shown The full value of the property is aggregated to Rs.1,26,000/-, which, in my opinion, is fair and proper.

T The value of the owner-occupied part of the building is assessed by me to Rs.27,000/-.

(R.G.PUNDLIK.)

A P P E N D I X .

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri Gordhandas K. Vora bearing No. 16/13-1 of Boat-Club Road

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I.

i) Depreciated Cost of the buildings		Rs.1,43,800=00
ii) Gross Rent Rs. 640/- p.m.	or	Rs. 7,679=00 p.a.
iii) Net Reteable Value		Rs. 6,910=00 p.a.

II. OUTGOINGS

i) Municipal taxes and water cess etc.	Rs. 2,014=00 p.a.
ii) Repairs & maintenance @ 10% on Rs. 7,679/-.	Rs. 767=00 p.a.
iii) Collection and management charges @ 3% on Rs. 7,679/-.	Rs. 230=00 p.a.
iv) Insurance @ 0. 19% on 9/10 of Rs. 1,43,800/-.	Rs. 245=00 p.a.
Total	Rs. 3, 256=00 p.a.
annual Net/value	Rs. 4,423=00

III)

Net annual value to be capitalized on 7% & 4% basis or at 9,654 Years' Purchase

a) Capitalized value of the property is	Rs. 42,700=00
b) Present value of land of 14400SF valued @ Rs. 5/- per sq.ft. deferred @ 4% for 20 years.	Rs. 32,860=00
c) Value of 10000 sq.ft. of surplus land @ Rs. 5/-.	Rs. 50,000=00
	Rs.1,25,560=00
Say	Rs.1,26,000=00

(R.G.PUNDLIK.)

180/1163
Nov. 25, 1968.

R E P O R T

1. Under instructions from Shri N.M. Shingre of Poona I have inspected his property at Bhor, Dist. 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. 237, of Mangalwar Peth, Bhor Dist. POONA and is bounded as follows :-

North : Road — South : Shri Jagannath Gangaram's property.

West : Shri Manikchand Ramdas' property. — East: Shri Manikchand Ramdas property.

3. The land is of a free hold tenure and admeasures 783 sq.ft It has a frontage of 12'-0" on Mangalwar peth road and depth of 65'-0".

4. Situation : The property is situated in main part of the city, where all commercial activities are going on. This area is also developed for residential purposes. All ammenities are readially available. All auxiliary services are available except drainage.

5. Building : This is ground first and part second floor building of TW frame class having brick masonry walls in mud mortor and mud plastered. The flooring is of I.P.S. and rough Shahabad. The floor is of T.W. joist and boarding. The doors and windows are of TW with plain planked shutters. The roof is of CGI sheet on TW roof members. The staircase is T.W. The building is rented out to tenent who has his hotel on G.F. and godowns on upper floors.

6. Built Area : It covers plinth area of 782 sq.ft. on ground floor. The area at first and second floor is 782+250 sq.ft. reapectively. The total floor area is worked out to 1814 sq.ft.

7. The building is stated to be 50 years old and is estimated to have a future life of 30 years.

8. The rent received is Rs.45/- p.m. or Rs.540/- p.a. I have deducted outgoing at 30% or the gross rent, to leave, Rs.378/- as its net annual value. I have capitalized this on 6% and 4% basis or at 12.848 Years' Purchase. The capitalized value is worked out to Rs.4,860/-. To this is added the present value of the land deferred for 30 Years @4%, land valued at Rs.3/- per sq.ft. or at Rs.724/-. Thus the full value of the property is worked out to Rs.5,584/- say Rs.5,600/- which in my opinion is fair and proper.

(R.G. PUNDLIK)

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179/1163
Nov. 25, 1968

R E P O R T

1. Under instructions from Shri N.M. Shingre of Poona I have inspected his property at Bhor, Dist. 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. 211, of Mangalwar Peth, and C.T.S. No.900 of Bhor, Dist. POONA and is bounded as follows:-

North : Natwarlal Parashuram's property. South: Shri Mane's property

West. Natawarlal Mohanlal's property. East: Road.

3. The land is of a free hold tenure, and admeasures 3,402 sq. ft. It has a frontage of 21'-3" on Mangalwar peth road and depth of 134'-0".

4. Situation : The property is situated in main part of the city where all commercial activities are going on. This area is developed ~~by~~ residential purpose ~~class of people~~ also. All amenities are readially available. All auxiliary services are also available.

5. Building : There is a front newly constructed building and temperary old shed behind. The building is of ground and part two upper floor structure of load bearing brick masonry walls and brick pillars. The walls are plastered and ~~coloured washed~~. The doors are of T.W. with panelled shutters. The windows are of T.W. with plain planked shutters. The flooring is of rough Shahabad. The flooring is of T.W. boarding and RSJ and RS beams with Shahabad filling. The roof is of CGI sheet on T.W. roof members. This part of building is rented out to Post Office on ground floor and Post Master has his residence on upper floor.

Shed : This is very old structure built when purchased. It has Shahabad mud floor, brick walls and CGI sheet roof on

round balleys. The height is 27'-0" The shed is not rented out and is in possession of owner. It is learnt that this shed was used as a theatre once.

6. Built Area : Building: It covers plinth area of 1100 sq.ft. on ground floor. The area at first and second floor is 1300 + 483 sq.ft. respectively. The total floor area is worked out to 2383 sq.ft.

Shed : The total built up area of the shed is 1984 sq.ft.

7. The building is stated to be built in 1965 and is estimated to have a future life of 60 Years.

8. The rent received is Rs.480/- p.m. or Rs.5,760/- p.a. I have deducted outgoings at 30% of the gross rental to leave Rs.4,032/- as the net annual value of the property. It is capitalized on 6% basis or at 16 $\frac{2}{3}$ Years' Purchase. The capitalized value on this basis is worked out to Rs.67,000/- To this the depreciated value of the shed assessed at Rs. 3,000/- is added. The full value of the property is aggregated to Rs. 70,000/- which in my opinion is fair and proper.

(R.G. PUNDLIK)

139

195/1168
Nov. 25, 1968.

R E P O R T

Under instructions from H.H.B.M. Ghorpade, Rajesaheb of Mudhol, I have inspected his property at Shrigonda, dist. Ahmadnagar with a view to assess its present market value.

2. The property is comptised of a plot of land and a Wada and is bounded as follows :-

North : Public road;

South : Lokhande's open space;

West : Shri.Babumia's house;

East : Public road.

3. The land is of a freehold tenure and admeasures 3323 sq.ft.

4. The Wada is by all account, very old and has almost lived its life. Besides it has no market value at a place like Shrigonda. I have valued the wada and the land together at a lumpsum of Rs.1,000/- which sum in my opion is fair and proper.

(R.G.PUNDLIK.)

140

194/1168
25, 1968.

R E P O R T

Under instruction from H.H.B.M. Ghorpade, Rajesaheb of Mudhol, I have inspected his property at Mahabaleshwar, Dist.Satara with a view to assess its present market value.

2. The property is comprised of a plot of land and building which bears H.No. 55 R.S.No. 60 of Mahabaleshwar and is bounded as follows :-

North : R.S.No.58; South : R.S.No. 82;

West : R.S.No. 210; East : Public road;

3. It is of a lease hold tenure. The land admeasures 4 Acre 27 Guntha. It has a frontage of over 500'-0" on the road Leading to the Lodwik point and an average depth of about 450'-0".

4. Situation :- It is situated away from the town area where all the facilities are available. The property is served by well water. The electric connection is made available to it. All other amenities are away at adistance of a mile; though distance on a hill station does not count much.

5. Building :- There is one main bunglow and two out house structure built on land..

Main bunglow :- It is a ground floor structure having a very spacious central drawing hall with dining hall on the rear side. On two sides there are two suits of two bed room each with attached dressing room and toilet unit. There is 8'-0" wide verandah all along the front of the building. The main walls are of lateite stone masonry plastered over and colour washed from inside and pointed on the out side. The doors are of T.W. with panelled and glazed shutters; while the windows are of T.W. with glazed shutters. The verandah or rearside enclosed by old fashion grille.

...2...

The flooring is of old type red coloured nexagonal tiles. Building is covered over with C.G.I. sheet roof with suspended ceiling below of plain G.I. sheets. The building is known as "New cliften Lodge" and is in the full occupation of the owner.

Out houses :- One of two out houses is of semipermanent type with C.G.I. walling and roofing supported on wooden round balleys The flooring is of rough Shahabad. The plinth being of rubble masonry. The other out house has stone masonry walls, with pointi on both side and C.G.I. sheet roof. This out house is in a delapidated condition and is not in occupation. The first out-house is occupied by the care taker of the property.

6. The main building covers plinth area of 4000-0 sq.ft. and is about 28 years old. There are large patches of plaster fallen of the wall to exprse the few cracks in masonry. This has been caused, I am told, by a recent earthquake. The building needs attention on this point.

7. It is customry for such bunglows to be let out for hot seasons at Mahabaleshwar. On enquiry of the rent of similar properties I have come to the conelusion that the property under valuation will fetch a rent of Rs.5,000/- per season per annum; taking a very optimistic view.

8. The land is of leasehold tenure and is held by the owner as lessee. It has been leased by Government for a period of 30 years from 10-2-1939, subject to parment of yearly ground rent of Rs.136=75. The on expiry (or sooner determination of the lease) there is an option to have the lease renewed, the option being left to the discretion of the Government or the lessor. The giver to the present lessee. In the alternative the property is to be surrendered to the Government with the building, or if so desire by the lessee bhe building is to be removed by him.

9. Granting that the present building has a future life of 30 years after 10-2-1969 which is the date of expiry of the lease period,

...3...

It is fair to presume that the lessee will ask for renewal of the lease. There is nothing against the lessee to suppose that t lease will not be renewed by the Government.

10) In this context I have valued the property on rental basis. The outgoings such as the lease rent, repairs, caretakes pay, maintainance and municipal taxes are considered at 50% of the estimated gross rent of Rs.5,000/- p.a. It is a matter of common knowledge that properties are such hill stations are looked after by a caretaker and the question of maintainance is quite burden same. The outgoings are, therefore, fixed at 50% stated.

11) The net annual value is thus assessed at Rs.2,500/-. Granting that maintaining a property at a hillstation is quite burden some which few people can afferd. There is a restricted market for the same. On this basis I have capitalized the net income of Rs.2,500/- on 8% basis or @ 12 1/2% Years' Purchase to arrive at the capitalize value of the whole property at Rs.31,250/- which in my opinion is fair and proper, particulary in view of the lease and the terms of the lease. To this amount I have added Rs.2,500/- as the value of the out houses. The full value is aggregated to Rs.33,750/- say Rs.34,000/-.

(R.G.PUNDLIK.)

193/1168
Nov. 25,1968.

R E P O R T

Under instructions from H.H.B.M. Ghorpade, Rajesaheb of Mudhol, I have inspected the property at Bhadale, Dist. Satara with a view to assess its present market value.

2. The property is comprised of a plot of land and a Wada and is bounded as follows :-
North : Rivulet;
South : Taralkar's property;
West : Ghorpade's property;
East : Lane.

3. The land is of a freehold tenure and admeasures 8215 sq.ft.

4. The old wada standing on land is in a bad condition of repairs and it may not be profitable to execute any repairs for want of tenents who pay rent commensurate with the expenditure encurred. I value the land and a building and a Lumpsum of Rs.1,000/- which is fair and proper in my opinion.

-(R.G.PUNDLIK.)

189/1168

Nov. 25, 1968.

REPORT

1. Under instructions from H.H.B.M.Ghorpade, Rajesaheb of Mudhol I have inspected his property at Jambgi, dist. Bijapur with a view to assess its present market value.

2. The property is comprised of a plot of land and a wada is bounded as follows :

North : Burial ground of Mang community; South : Maharwada;
East : Lane;
West : Road;

3. The land is of a freehold tenure and admeasures 4800 sq.ft.

4. It is situated in the Jambgi village, about 2 miles away from the road from Mudhol to Belgaum. The road leading to the site is rough and uncaopated and is not easily accessable. The property is surrounded by low class habitation and burial ground. The wada structure itself is in a dilapidated condition and beyond any repairs. It is said to be over 80 years old, It has, in my opinion, no market value, firstly because of its size and situation and secondl because of its damaged condition. I value the land admeasuri 4800 sq.ft. @ a lump sum of Rs.500/- which sum in my opinion fair and proper.

(R.G.PUNDLIK)

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190/1168
Nov. 25, 1968.

R E P O R T

Under instruction from Shri.H.H.B.M. Ghorpade; Rajesaheb of Mudhol I have inspected his property at Lokapur, dist. Bijapur, with a view to assess its present market value.

2. The property is comprised of a plot of land and a building situated on Mudhol Belgaum road.

3. The land is of a free hold tenure and admeasures 16,470 sq.ft.

4. There are 2 main building and out house standing in the land. The main buildings have rooms enclosed by rubble stone masonry walls brought to coarses, with about 8'-0" wide Verandahs running lengthwise on two sides. The buildings are covered over with Manglore tile roof on T.W. strusses and other roof members. The finishing is in the form of mud plastered and colour wash. The flooring is of stone set type. The doors have plain planked shutters while the windows are glazed and are secured by guard bars. The woodwork is oil painted. The two buildings have plinth area of (3150 sq.ft. and 2650) sq.ft. They are stated to be about 60 years old and are estimated to have future life of 20 years. Besides these two building there is a out house which, being in a delapidated condition, will not fetch any value in market. The bigger of the two main building is let out to Shri. Lokapur Madhymic School, @ Rs.50/- p.m. The other smaller - building is in the occupation of the owner. I have assessed the rent of owner occupied building at Rs.40/-. The total rent - received is aggregated to Rs.90/- p.m. or Rs.1,080/- p.a.Deductin 25% for the outgoings the net annual value is worked out at Rs.810/- p.a. As the property is situated away at a place where there will be hardly any market. I have capitalized the net income on 8% and 4% basis for 20 years or @ 8.8 Years' Purchase.

...2...

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The capitalized value is worked out on this basis to Rs.7,128/-. To this I have added the present value of 16470 sq.ft. of land valued @ Rs.~~5~~0.10 per sq.ft., deferred for 20 years @ 4%, which is worked out to Rs.757/-. The full value is worked out Rs.7885/- or say Rs.7,900/- which in my opinion is fair and proper.

(R.G.PUNDLIK.)

192/1168
Nov. 25, 1968.

R E P O R T

Under instructions from Shri.H.H.B.M. Ghorpade, Rajesaheb of Mudhol, I have inspected his property at Kumthe, dist.N.Satara with a view to assess its present market value.

2. The property is comprised of a plot of land and a Wada and is bounded as follows :-
North : Shri.Tupe's property;
South : Vitthal Mandir;
West : Shri.Jagdale's property;
East : Road.

3. The land is of a freehold tenure and admeasures 28400 sq.ft.

4. The property is situated off the Satara-Pandharpur road and is not easily accessable by a convayance for a length of about 1/2 mile. The wada is in a delapidated condition in part. It is enclosed by a huge rampart which is made up of "Pandhai" soil and is about 8'-0" wide and 15'-0" high fallen down at places. In addition to wada there are 3 structures which are occupied by the Vahiwatdar for his residense and offices. The land is valued by me and a lumpsum of Rs.2,000/- and the wada and the three structures together are valued by me at Rs.2,000/-. The full value of the property is thus worked out to Rs.4,000/- which sum in my opinion is fair and proper.

(R.G.PUNDLIK.)

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191/1168
Nov. 25, 1968.

R E P O R T

Under instructions from Shri.H.H.B.M. Ghorpade, Rajesaheb of Mudhol, I have inspected his property at Vaskot, dist. Bijapur with a view to assess its present market value.

2. The property is comprised of a plot of land and a Wada.

3. The land is of a freehold tenure and admeasures 1800 sq.ft. It is situated in Vaskot village away from the main road from Mudhol to Belgaum. The road is very rough and is not easily accessable. The property, I am informed, was subdived and sold out in part; so as to leave only two rooms which are presently owned and occupied by the owner. The Wada it self is in a bad condition of repairs and I would value the rooms and the land underneath at a Lumpsum of Rs.500/- which in my opinion is fair and proper.

(R.G.PUNDLIK.)

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181/1168
Nov. 26, 1968

REPORT

1. Under instructions from H.H.B.M.Ghorpade, Rajesaheb of Mudhol, I have inspected his property at Mudhol, dist. Bijapur, with a view to assess its present market value.

2. The property is comprised of a plot of land and a palace building built on the main road of the town of Mudhol and is bounded as follows :

North : Public Road; South : Shri. Jadhav's property;
West : Lane; East : Lane;

3. The land admeasures 1 acre 22 guntha or 67,518 sq.ft. It has a frontage of about 200' on main road and depth of 325'-0" or so.

4. Situation :- It is situated in the central part of the town which is a business and commercial area. There is no water supply or Sewer lines l aid in the street and one has to depend on well water. Electricity, is available.

5. Palace

Building :- It consists of a very large Durbar hall which forms the central features of the palace building, which is surrounded by a vide verandah. There are in addition many larg and spacious halls. On the rear side there is an open space where a chawl type building stands built for the use of the servants. The Durbar hall is approached by almost 60'-0" wide flight of steps. This hall rises to the height of about 20'-0" and is supported by 12" square T.W. decorative columns with engrailed wooden arches, and is lighted by clear storey windov It is roofed over by a C.G.I. Sheet roof which forms the main feature on the elevation. There is a typical domical false ceiling provided for this hall; which presents a very degnifie and balanced look. On the front elevations there are glazed windows with stone architrave, decorative cills and consols. The stone masonry work is of bastard ashler work; which makes the building quite impressive. On the other side there is ashler masonry of fine dressed quality. On the remaining

sides there is ordinary rubble stone masonry brought to coarses. The doors are of planked shutters. The wood work is oiled. The flooring is of stone set paving. On the inside, except for the main rooms there is mud plastered. Part of the building is in the delapidated condition.

Presently parts of the buildings are let out to a society, a congress house, banks, and Government office.

6. The actual rent received is Rs.264/- p.m. The Government Office area I was informed does not fetch any rent. Other palace portions like Durbar halls are not rented out and they are not likely to fetch any rent either. This property is exempted from payment of municipal taxes.

7. It is therefore not possible to value the property, on rental basis. The other method envolves addition of depreciated cost of the building and the value of the land. The depreciated cost, taking about 60 years as the age of the entire structure and 40 years as its average future life, is worked out to Rs.1,40,000/-. It is quite apperent and can be stated without any fear of contradiction that apart from the land no purchaser would ever come forward in the town of Mudhol to pay such huge amount for the palace building particularly when it does not produce proportionate return. I therefore value the palace building at 1/4th its depreciate value i.e. @ Rs.35,000/-. I value the area of 67,518 sq.ft. of land @ Rs.25 per Sft. or at Rs.16,879/- or say Rs.17,000/- The full value of the property is thus aggregated to Rs.52,00 which amount, in my opinion, is fair and proper.

(R.G.PUNDLIK)

193/1163
Nov. 26, 1968.

R E P O R T

Under instructions from Smt.Rukminibai Chuharmal 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 a building and bears H.No.2423 S.No.390/1700 of the Poona Cantoment and is bounded as follows :-

North : Public garden; South : H.No.2422;

West : Saify Lane; East : Sir E.H.J.Road (East Street

3. The ultimate ownership of the land vests in the Government and the present owner holds the land under "Old Grant" as per the Extract from the General Lan Register of the Poona Cantonment. It is thus of a lease-hold tenure and admeasures 15375 sq.ft. It has a frontage of about 104' on East Street and average depth of about 142'-6".

4. Situation :- It occupies a vantage position opposite 'Bombay Garage' on East Street, Poona Cantonment, where business and commercial activities are carried on a large scale. All the anxiliary services as also other amenities are readily available

5. Building : It is an old ground floor structure built to form a wind facing the East Street, and extends along its northern boundary to keep a large, open courtyard along its southern side On its rear and facing the Saify Lane, there is another ground floor structure built touching the front building.

The front part of the building facing the East Street, is occupied by a shop in the front and a workshop in the side. The central wing is occupied by a godown and a printing press. The rear wing forms residential tenements.

The front and central parts of the building are of masonry class with brick-in-mud masonry 18" thick walls. It has C.G.I.

sheet roof on King-post T.W. Trusses, purlins etc. The other part has a lean-to roof, It has stone-set flooring. The doors are of T.W. with panelled or floding shutters. The windows have glazed shutters; in addition there are ventilators underside the caves. The rear side residential structure accommodate 4 tenements. It has a verandahs with central enclosure of rooms. It has CGI sheet roof with Manglore tiles on top, supported on kind-post T.W. trusse etc, with suspended celing below. The verandah has a lean-to roof and is enclosed by wooden trellis work. There is a common sanitary unit provided.

The north-east part of the building has been demolished, as it was stated to be old.

6. Built area :- It covers plinth area of 7500 sq.ft.

7. The building is stated to be about 59 years old and is estimated have a future life of 30 years. The depreciated cost at 4% is worked out to Rs.65,200/. The prime cost is worked out @ Rs.12/- to Rs.90,000/.

8. The Poona Cantonment has, in consideration of the demolished part, revised value at Rs.2,379/- p.a. This gives the rental of Rs.2,643/ The rent received is Rs.212=50 p.m. or Rs.2,550/- p.a.

9. The usual outgoings are duducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1,721/- It is capitalized on 6% & 4% basis or @ 12.848 Years' Purchase. The Cantonment land is now subject to revision of ground rent payable to Government and the owners desiring to built a new are apprehensive on that count. The present value of the land is worked out in this context as shown in the Appendix.
The full value of the property aggragated to Rs.43,600/- is in my opinion fair and proper.

(R.G.PUNDLIK.)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Smt. Rukminibai Chuharmal of Poona.

I)

i)	Depreciated Cost of the building	Rs.65,200/-
ii)	Gross Rent.	Rs. 2,643/-
iii)	Net Reteable Value.	Rs. 2,379/-

II) OUTGOINGS

i)	Cantonment taxes (approx.)	Rs.	700/- P.A.
ii)	Repairs & maintenance @ 8% on Rs.2,643/-	Rs.	211/- P.A.
iii)	Collection and management charges @ 3% on Rs. 2,643/-	Rs.	79/- P.A.
iv)	Insurance @ 0.19% on 9/10 of Rs.65,200/-	Rs.	112/- P.A.
	Total	Rs.	1,102/- P.A.
	Net annual value	Rs.	1,541/-

III)

Net annual value is capitalized on 7% and 4% or at 11.386 Years' purchase The capitalized value of the property is Rs. 15,545/- or say	Rs.15,600/-
Add present value of 15,375 sq.ft. land valued @ Rs.6/- per sq.ft. deferred @4% for 30 Years - Rs. 27,600/- of say	Rs.28,000/-
T o t a l	Rs.43,600/-

(R.G. PUNDLIK)

182/1168
Nov. 26, 1968

REPORT

1. Under instructions from H.H.Ghorpade, Rajesaheb of Mudhol, I have inspected his property at Mudhol, dist. Bijapur with a view to assess its present market value.

2. The property is comprised of a plot of land and a building built outside the limits of Mudhol, town, and is bounded as follows :

North : Public road; South : R.S.Nos.4 and 5 (Owners)

West : Public Road; East : Open site.

3. The land admeasures 3,46,875 sq.ft. It has a frontage on private road.

4. Situation :- It is known as a palace theatre and is situate in the palace compound. There are no services or amenities available and one has to depend on well for water supply.

5. Building :- There is only one building built as a theatre and was once used as such as we understand. It has stone masonry walls of random rubble brought to coarse, in mud morter and cement pointed, inside and outside. The flooring is of both mud and rough Shahabad. The building is covered over with a C.G.I.Sheet roof supported on round T.W. balleys. The doors are of plain planked shutters and so are windows which also have guard bars.

The building is stated to be over 60 years old and is estimated to have future life of 40 years.

The building and the entire land has been leased out to a ginning factory for a term of 99 years subject to renewal for a further term of 99 years, the option of renewal having been left to the lessor. The ground rent is fixed at Rs.75/- p.m. or @ Rs.900/- p.a; net, all takes being borne by the lessee In view of the lease made the property must be valued on the basis of the ground rent received by the lessor as above. As the term of the lease is to run for, a long period, the lessor's or owner's interests are positively governed by the lease or

ground rent received for the whole property. I have capitalized the rental of Rs.900/- on 7% basis, or at 142/7 years' purchase in view of the fact that the rent is subject to risk associated with an industry like a ginning factory. The capitalized value is on this basis is worked out to Rs.12,858/- or say Rs.13,000/ which in my opinion, is fair and proper.

(R.G.PUNDLIK)

158

183/1168
Nov. 26, 1968

R E P O R T

1. Under instructions from H.H.dowager Parvatidevi Ranisaheb Ghorpade of Mudhol, I have inspected her property at Mudhol, dist Bijapur with a view to assess its present market value.

2. The property is comprised of a plot of waste land and a Kusti Akhada and bears R.S.No.542 of Mudhol.

3. The land admeasures 3 acre 1 gunthas.

4. Situation :- The property is situated near about the palace area and on the public road.

5. The property consists of a large open land with a typical open air theatre like arrangement made for the performances of Indian style wrestlings. There is no doubt in my mind that such a "Kusti Akhada" will find no purchaser in the open market. At best an Institution like municipality might, if at all, be interested in the enterprize, such alone purchaser do not constitute a market. Besides a land is barren or in other words incapable of producing any agricultural crop.

Taking into accounts all these facts I value the land @ Rs.1000/- per acre of for a sum of Rs.3025/- or say Rs.3000/- to which I would add a sum of Rs.500/- for the structures standing. The full value of the property is thus assessed by me at a sum of Rs.3,500/- which sum in my opinion, is fair and proper.

(R.G.PUNDLIK)

157

184/1168

Nov. 26, 1968

R E P O R T

1. Under instructions from H.H.B.M.Ghorpade, Rajesaheb of Mudhol I have inspected his property at Mahalingpar, Dist. Bijapur with a view to assess its present market value.

2. The property is comprised of a plot of land and a building which bears C.T.S.No.2519 D.H.No.1016 of Mahalingpur and is bounded as follows :

North : R.S.No.1; South : Open space;

West : Maruti temple; East : Road.

3. The land admeasures 12616 sq.ft.

4. Situation

It is situated on the outskirts of Mahalingpur village. The building admeasures about 57'-0" x 72'-0" with central open court yard of 40'-0" x 40'-0". It has square rubble masonry walls in mud mortor and pointed. The central chowk is surrounded by a 12'-0" vide and 9'-0" high verandah having T.W.post and post plates and thin bamboo patai floor. The flooring is of mud . There are few residential rooms in the occupation of the chowkidar. This structure is stated to be very old and is estimated to have future life of 20 years. The building is not in a good condition. It is my opinion that taking into account, the huge size the building will have no purchaser in the village, particular because it is quite unsuitable for use as a village residence. I value the property @ a lump sum of Rs.3000/- which in my opinion, is fair and proper.

(R.G.PUNDLIK)

196/1163
Nov. 26, 1968.

R E P O R T

Under instructions from Shri.H.H.B.M. Ghorpade, Rajesaheb of Mudhol, I have inspected his property at Koregaon Park, Poona, with a view to assess its present market value.

2. The property is comprised of an open plot of land which bears P.No.110, of the Koregaon Park area of Poona and is bounded as follows :-

North : P.No.111 (Owner's);

South : P.No.109;

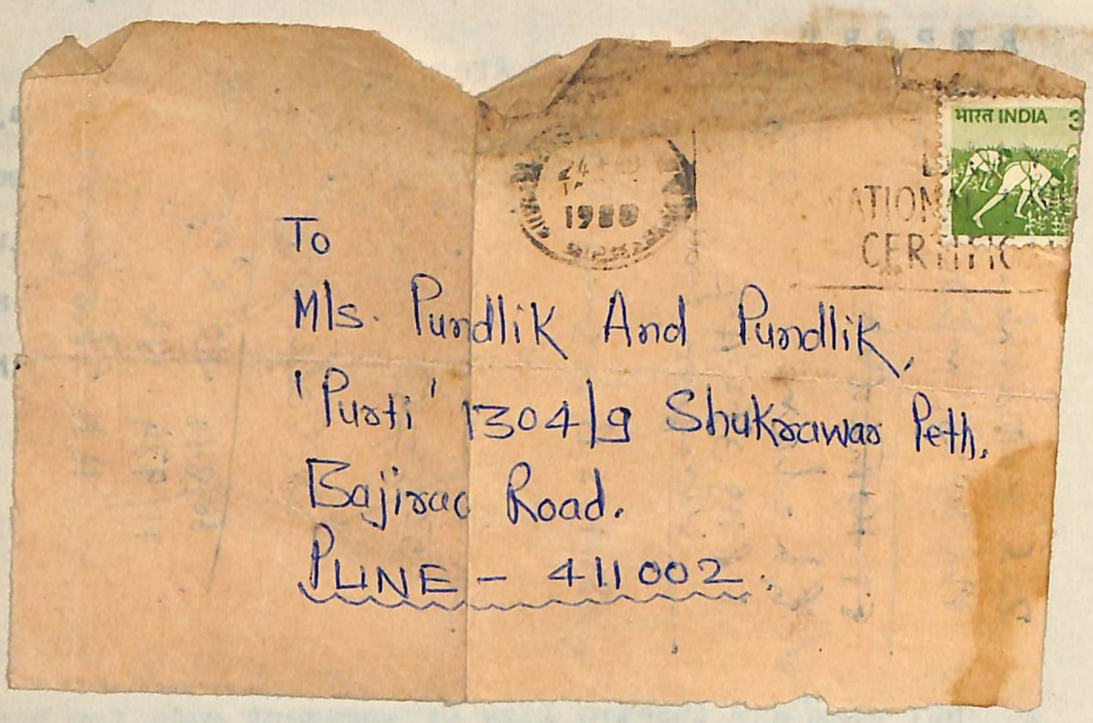
West : Road;

East : Open land and beyond that Nalla.

3. The ownership of the land vests in the Government. The land is leased out to the present lessee and admeasures 64827 sq.ft. It has a frontage of 170'-0" on Koregaon Park road and depth of about 250'-0". The land is of an irregulad shape, uneven, and low lying in parts. Besides it is about 1 1/2 acre in area.

4. Situation :- It is situated in the Koregaon Park area and within the limits of the Poona Municipal Corporation. The whole area is developed and laidout by the Government and the number of plots have been taken over by the elite of the Society. All the auxiliary services are available, but the necessary amenities are at a quite distance. The plots again, are very large in area calling for substantied investments. In consequense, the properties in the Koregaon Park have a restricted market of the select few purchase. The plot under valuation is situated not on the main Koregaon park road but on a loop road. It is situated on the extreme eastern boundary of the Park area and is exposed on that side by open land and nalla

...2...



To
M/s. Purdlik And Purdlik,
'Purti' 1304/9 Shukrawar Peth,
Bajirao Road.
PUNE - 411002.

196/1168
Nov. 26, 1968.

REPORT

Under instructions from Shri.H.H.B.M. Ghorpade, Rajesaheb of Mudhol, I have inspected his property at Koregaon Park, Poona, with a view to assess its present market value.

2. The property is comprised of an open plot of land which bears P.No.110, of the Koregaon Park area of Poona and is bounded as follows :-

North : P.No.111 (Owner's);

South : P.No.109;

West : Road;

East : Open land and beyond that Nalla.

3. The ownership of the land vests in the Government. The land is leased out to the present lessee and admeasures 64827 sq.ft. It has a frontage of 170'-0" on Koregaon Park road and depth of about 250'-0". The land is of an irregulad shape, uneven, and low lying in parts. Besides it is about 1 1/2 acre in area.

4. Situation :- It is situated in the Koregaon Park area and within the limits of the Poona Municipal Corporation. The whole area is developed and laidout by the Government and the number of plots have been taken over by the elite of the Society. All the auxiliary services are available, but the necessary amenities are at a quite distance. The plots again, are very large in area calling for substantied investments. In consequense, the properties in the Koregaon Park have a restricted market of the select few purchase. The plot under valuation is situated not on the main Koregaon park road but on a loop road. It is situated on the extreme eastern boundary of the Park area and is exposed on that side by open land and nalla

...2...

Z S Kothawala - 9/1
Plot No 28, Ghorpadi - 37/97

~~ST Kothawala~~

Ghelani -
F P No 372/A-2 - 21/873
Koregaon Park

Smt. S.B. Engineer, 92/1275
20-12-75

50/875
Dr Telang

15/375
Kachwala
CTS 55/7-A
Plot No 55/7-A
Plot No 450/B

68/874 - 110 Kagan Park
71/974 - 111 "
H.H. Ghorpade.

Taking into account the size; shape, situation, level and the market, I value the open plot of land admeasuring 64,827 sq.ft. at Rs.1=50 per sq.ft. or for a sum of Rs.97,240/- or say Rs.97,000/- which, in my opinion is fair and proper.

(R.G.PUNDLIK.)

197 1168
Nov. 26, 1968

REPORT

1. Under instructions from H.H. B.M. Ghorpade, Rajesaheb of Mudhol I ~~have~~ inspected the property at Poona, on 7-4-1971 to take note of the decorative and other improvements made with a view to assess its ~~present~~ market value as in April 1971.

2. The property is comprised of a plot of land and a building and bears Plot No.111, Koregaon Park Area, C.T.S. No.482 of Poona and is bounded as follows :-

North : Plot No. 112; South : Plot No. 110;

West : Road; East : Open land and Nala;

3. The ownership of the land ultimately vests in the Government as the Lessor and is held by the owner as The Lessee, in perpetuity. The land is thus of a lease-hold tenure and admeasures 5976 sq. yds. or 53784 sq.ft. It has a frontage of about 230' on the 40' wide Park road and has about the same depth. The lands slopes down towards the nala on the east side. The land is very large in area, over 1 1/4 acres, and is generally of a regular shape.

4. Situation : The property forms part of a well laid-out plotting scheme undertaken and executed by the Government. These plots lie within the limits of the Poona Municipal Corporation and all the auxiliary services are readily available. The properties in this region are owned and occupied by the upper class people of the Society who have the capacity to make substantial outlay therein. The other necessary amenities are not within easy reach. The market for such properties is obviously restricted to the select few.

5. Buildings : (a) Main bungalow : It is a ground and one upper floor building named ' Kismat '. It has brick masonry walls, plastered and painted. The floor and roof slabs are of R.C.C. The flooring for the main rooms is of marble mosaic tiles, while that for the entrance verandah it is of marble,

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which has in addition, marble dado. The service room, pantry and servants' room have I.P.S. flooring. The main-staircase is of R.C.C. and is of decorative type with marble finish including dado. The doors are of T.W. with panelled or fully glazed shutters having cromium-plated fixtures. The sanitary units attached to H.H. Rajesaheb's and guest room have Vitrolite tile flooring and dado. The bath-roomsare equipped with all necessary fittings and fixtures. For the mainrooms there is concealed electric wiring with plaster of paris and other special lighting troughs.

(b) Kitchen unit : It is a ground floor structure and is attached to the main bungalow on its rear or east side. It has 18" rubble masonry walls with pointing and colour wash and is covered over with C.G.I. sheet roof and Mangalore tiles, on squared T.W. roof members. The flooring is of I.P.S. The low-lying plot has given it a 6' high plinth.

(b) ~~(c)~~ Outhouse : This is built in the rear and is of same type as the Kitchen unit. There are, on the front side, 3 garages, and on the rear, servants' rooms. It has 14" brick walls plastered and colour-washed, with R.C.C. roof slab.

~~6.~~ Built area : (a) Main bungalow : 4250 sq.ft. on each of the ground and first floors or a total of 8500 sq.ft. including extensive verandahs and 1061 sq.ft. of second class construction.

(b) Kitchen unit : It covers plinth area of 3280 sq.ft.

(c) Outhouse : It has plinth area of 1360 sq.ft.

~~7.~~ The buildings are stated to be built before 20 years and are estimated to have a future life of 50 years. Their cost is worked out as shown below :-

(a) Main bungalow :	Prime cost @ Rs. 22 - per sq.ft.		Rs.1,87,000/-
	Depreciated cost.	..	Rs.1,71,000/-
(b) Kitchen unit :	Prime cost @ Rs.12 -per sq.ft.		Rs. 39,360/-
	Depreciated cost.	..	Rs. 34,000/-
(c) Outhouse :	Prime cost @ Rs.12 - per sq.ft.		Rs. 16,320/-
	Depreciated cost	..	Rs. 14,000/-

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8. The Poona Municipal Corporation has assessed its net rateable value at Rs. 12,690/- p.a. This gives the rental of Rs. 14,100/- p.a. I have considered the rent of Rs.1,500/- p.m. or Rs. 18,000/- 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. 11,500/-. It is capitalized on 6% & 4% basis or @ 15 years' purchase. The capitalized value is thus worked out to Rs. 1,73,000/- which, in my opinion, is fair and proper.

(R.G. PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF
H.H. B.M. Ghorpade, Rajesaheb of Mudhol.

I)

i) Depreciated Cost of all the buildings — Rs. ~~2,19,000/-~~ 2,50,000/-

ii) Gross Rent @ Rs. 2,500/- p.m. — Rs. ~~13,000/- P.A~~ 30,000/- P.A

iii) Net Rateable Value (making allowance @ 15%) — Rs. ~~16,200/- P.A.~~ 25,500/-

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II) OUTGOINGS

i) Municipal taxes @ ~~30%~~ 35% on Rs. ~~16,200/-~~ 25,500/- — Rs. ~~4,360/- P.A.~~ 8,925/-

ii) Repairs & maintenance @ ~~5%~~ 8% on Rs. ~~13,000/-~~ 30,000/- — Rs. ~~900/- P.A.~~ 2,400/-

iii) Collection and management charges @ 3% on Rs. ~~13,000/-~~ 30,000/- — Rs. ~~540/- P.A.~~ 900/-

iv) Insurance @ 0.19% on 9/10 of Rs. ~~2,19,000/-~~ 22,50,000/- — Rs. ~~197/- P.A.~~ 428/-

Total. — Rs. ~~6,497/- P.A.~~ 12,653/-

Say — Rs. ~~6,500/- P.A.~~ 12,700/-

Net annual value. — Rs. ~~11,500/- P.A.~~ 17,300/-

III)

Net annual value is capitalized on ~~6%~~ 8% and 4% basis or at 11.426 Years' Purchase ~~15 Years' Purchase.~~

The capitalized value of the property is Rs. ~~1,72,500/-~~ 1,97,669/- or say Rs. ~~1,73,000/-~~ 2,00,000/-

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(R.G. PUNDLIK)

O/C 182

198/1168

Nov. 26, 1968.

REPORT

Under instructions from Smt. Rukminibai Chuharmal of Poona I have inspected her immovable property at Poona with a view to assess its present market value. The property presently stands in the names of Smt. Chetibai Bulchand and Smt. Rukhminibai Chuharmal.

2. The property is comprised of a plot of land and a building and bears H.No. 2423 S.No. 390/1700 of the Poona Cantoment and is bounded as follows :-

North : Public garden;
West : Saify Lane;
South : H.No.2422;
East : Sir E.H.J.Road (East Street)

3. The ultimate ownership of the land vests in the Government and the present owners holds the land under "Old Grant" as per the Extract from the General Land Register of the Poona Cantonment. It is thus of a lease-hold tenure and admeasures 15375 sq.ft. which is a fairly large area. It has a frontage of about 104' on East Street and average depth of about 142'-6".

4. Situation :- It occupies a vantage position opposite 'Bombay Garage' on East Street, Poona Cantonment, where business and commercial activites are carried on a large scale. All the auxiliary services as also other amenities are readily available.

5. Building : It is an old ground floor structure built to form a wing facing the East Street, and the other one extending along its northern boundary to keep a large, open, courtyard along its southern side. On its rear and facing the Saify Lane, there is another ground floor structure built touching the front building.

The front part of the building facing the East Street, is

occpied by a shop on the front and a workshop on the rear side. The central wing is occupied by a godown and a printing press. The rear wing facing the Saify Lane, forms residential tenemants.

The front and central parts of the buidling are of masonry class with brick-in-mud masonry 18" thick walls. It has C.G.I.sheet roof on King-post T.W. trusses, purlins etc. The other part has a lean-to roof. It has stone-set flooring. The doors are of T.W.with panelled or folding shutters. The windows have glazed shutters; in addition there are vantilators underside the eaves. The rear side residential structure accommodate 4 tenements. It has verandahs with central enclosure of rooms. It has C.G.I. sheet roof with Manglore tiles on top supported on king-post T.W. trusses etc, with suspended ceiling below. The verandah has a lean-to roof and is enclosed by wooden trellis work. There is a common sanitary unit provided.

The north-east part of the building has been demolished, as it was stated to be old.

6. Build area : It covers plinth area of 7500sq.ft.

7. The building is stated to be about 59 years old and is estimated have a future life of 30 years. The depreciated cost at 4% is worked out to Rs.65,200/-. The prime cost is worked out @ Rs. 12/- to Rs. 90,000/-.

8. The Poona Cantonment has, in consideration of the part demolished, revised the net rateable value to Rs.2,379/-p.a. This gives the rental of Rs.2,643/- The rent received is Rs.212=50 p.a. or Rs.2,550/- p.a.

9. The usual outgoings are duducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1,541/- It is capitalized on 8% & 4% basis or @10.2 Years' Purchase. The Cantonment land is now subject to revision of ground rent payable to Government and the owners desiring to build a new building are apprehensive on that count. The present value of the Mân

occpied by a shop on the front and a workshop on the rear side. The central wing is occupied by a godown and a printing press. The rear wing facing the Saify Lane, forms residential tenemants.

The front and central parts of the buidling are of masonry class with brick-in-mud masonry 18" thick walls. It has C.G.I.sheet roof on King-post T.W. trusses, purlins etc. The other part has a lean-to roof. It has stone-set flooring. The doors are of T.W.with panelled or folding shutters. The windows have glazed shutters; in addition there are vantilators underside the eaves. The rear side residential structure accommodate 4 tenements. It has a verandahs with central enclosure of rooms. It has C.G.I. sheet roof with Manglore tiles on top supported on king-post T.W. trusses etc, with suspended ceiling below. The verandah has a lean-to roof and is enclosed by wooden trellis work. There is a common sanitary unit provided.

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is worked out in this context and in consideration of the other relevant factors, as shown in the Appendix.

The full value of the property aggregated to Rs. 43,600/- is in my opinion, fair and proper.

(R.G.PUNDLIK)

1/68

APPENDIX.

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Smt. Chetibai Bulchand and Smt.Rukminibai Chuharmal of Poona.

- -

I)

i) Depreciated Cost of the building	Rs, 65,200/-
ii) Gross Rent.	Rs. 2,643/-
iii) Net Rateable Value.	Rs. 2,379/-

- -

II) OUTGOINGS

i) Cantonment taxes(approx)	Rs. 700/-p.a.
ii) Repairs & maintenance @ 8% on Rs.2,643/-	Rs. 211/-p.a.
iii) Collection and management charges @ 3% on Rs. 2,643/-	Rs. 79/-p.a.
iv) Insurance @ 0.19% on 9/10 of Rs.65,200/-	Rs. 112/- p.a.
Total	Rs. 1,102/- p.a.
Net annual value	Rs. 1,541/-

- -

III)

Net annual value is capitalized on 8% and 4% or at 10.2Years'Purchase The capitalized value of the property is worked out to	Rs.15,600/-
Add present value of 15,375 sq.ft. land valued @ Rs.6/- per sq.ft. deferred @4% for 30 Years - Rs. 27,600/- of say	Rs.28,000/-
Total	Rs.43,600/-

- -

(R.G.PUNDLIK)

198/1168
Nov. 26, 1968.

166

Valuation of the property F.P.
No. 58-59/27, Bharati Nivas Co.
Op.H.Society, Erandawana, Poona-4.

Owner : Shri D. V. Bedekar.

I have personally visited the above property as per instruction received from the owner Shri.D.V.Bedekar, for valuation purpose. The property consists of a piece of land and a residential flat-type ground and one upper floor building having 2 flats on the ground floor and 2 on the 1st floor. The plot is situated on the Colony road of 20'-0" width, having frontage of 53'-0" thereupon and depth of 70'-0".

The plot is fully developed with all auxiliary services readily available. The adjoining area is also fully developed. The plot is situated about one forlong away from Karve Road and other advantages of shopping area, Garden (Kamala Nehru Park) M.E.S.High School, M.E.S.College playground and other services are within walking distance. The property is well situated.

The plot admeasures 53' x 70'-0" and its total area is 3710 sq.ft. The owner Shri.D.V.Bedekar has pruchased the open land from Bharati Nivas Co.Op.Housing Society Ltd. and the building was constructed in the year 1966. The building is of 14" thick brick wall in lime mortor with cement plasters and colour wash and polished Tandur and mosaic tile flooring. The doors are block-board flush shutters and partly galzed partly panelled windows and have 5/8" dia.guard bars. Each flat is self-contained with 3 rooms and an independent sanitary block. The staircase if of R.C.C. 3'-0" wide which leads to the terrac The present market value of this plot in the vicinity is of Rs.5/- sft.

4) The building is recently constructed and is in a good condition. The future life estimated to be 60 years. The depreciatic being negligible, is not taken into account.

5) The Poona Municipal Corporation has assessed its net rateabl value @ Rs.5560/- and gross rent is worked out to Rs.6116/-

6) I have appended hereto marked Appendix, a statement showing the details of rental valuation. The usual outgoings are deducted from the gross rent to arrive at Rs.3975.24 as the net annual value of the property. I have capitalized on 6% and 4% basis; or @ 14.18 Years Purchase. The capitalized value is thus worked out to Rs.56,360.00

7) I have added to it the present value @ 4% of 3710 sq.ft. worked out to Rs.1764.

8) The full value of the property is thus aggregated to Rs.58124.00.

(R.G.PUNDLIK)

STATEMENT ON RENTAL BASIS OF PROPERTY

BEARING PLOT NO. 58-59/27 BHARATI

NIVAS CO-OP-HOUSING SOCIETY ERANDAWANA

POONA - 4.

Cross rent Rs.6,116/- P.A.

Net rateable value Rs.5,560/- P.A.

OUTGOINGS

	Rs.Nps.	
Municipal Taxes (actual)	1417.80	P.A.
Repairs & maintenance & @ 6% on Rs.6116/-	366.96	P.A.
Collection management charges @ 4% on Rs.6116/-	244.64	P.A.
Insurance @ 0.19% on 9/10 of Rs.65,120/-	±11.36	P.A.
Total	2140.76	
Net annual value	3975.24	
Capitalized value on 6% & 4% basis or @ 14.18 Year's Purchase.	56360.00	
Add Present value @ 4% of land after 60 years, valued @ Rs.5/- per sq.ft.	1764.00	
	58124.00	

(R.G.PUNDLIK)

3×2

Valuation of the property F.P. No. 58-59/27, Bharati Nivas Co. Op.H.Society, Erandawana, Poona-4

169

Owner: Shri D.V.Bedekar.

I have personally visited the above property as per instructions received from the owner shri D.V.Bedekar, for valuation purpose. The property consists of a piece of land and a residential flat-type building, having 2 flats on the ground floor and 2 on the 1st floor. The plot is situated on the Colony road of 20'-0" width, having frontage of 53'-0" thereupon and depth of 70'-0", ~~towards South-north.~~ The plot is fully developed with all auxiliary services readily available. The adjoining area is also fully developed. The plot is situated about one forlong away from Karve Road and other advantages of shopping area, Garden (Kamala Nehru Park) M.E.S.High School, M.E.S. College playground and other services are within walking distance. The property is wellsituated.

The plot admeasures 53'X 70'-0" and its total area is 3710 Sq.ft. The owner shri D.V.Bedekar has purchased the open land from Bharati Nivas Co.Op.Housing Society Ltd. and the building was constructed in the year 1966. The building is of 14" thick brick wall in lime mortor with cement plasters and colour wash and polished Tandur and mosaic tile flooring. The doors are block-board flush shutters and partly glazed partly panelled windows and have 5/8" dia.guard bars. Each flat is self-contained with 3 rooms and an independent sanitary block. The staircase if of R.C.C. 3'-0" wide which leads to the terrace.

The present market value of this plot in the vicinity is of Rs.5/- sft.

4) The building is recently constructed and is in a good condition. The future life ~~is~~ estimated to be 60 years. The depreciation being negligible, is not taken into account

5) The Poona Municipal Corporation has assessed its net retable value @ Rs. 5560/- and gross rent is worked out to Rs.6116/-

6) I have appended hereto ~~and~~ a statement marked B, Appendix X, a statement showing the details of ~~my~~ rental valuation. The usual outgoings are deducted from the gross rent to arrive at Rs. 3975.24 as the nett annual value of the property. I have capitalised on 6 % and 4 % basis; or @ 14.18 Years Purchase. The capitalised value is thus worked out to

Rs. 56360.00

P.T.O.

Continued .....

Owner: Shri D.V.Bedekar.

7) I have added to it;the present value @ 4 % of 3710 Sq.ft. worked out to Rs. 1764

8) The full value of the property is thus aggregated to Rs. 58124.00

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STATEMENT ON RENTAL BASIS OF PROPERTY BEARING PLOT NO. 58-59/27, BHARATI NIVAS CO-OP HOUSING SOCIETY ERANDAWANA POONA -4.

Gross rent Rs. 6,116/- P.A.

Net retable value Rs. 5560/- P.A.

Outgoings		Rs. nps	
Municipal Taxes	(actual)	1417.80	P.A.
Repairs & maintenance @ 6 % on Rs. 6116/-		366.96	P.A.
Collection management charges @ 4 % on Rs. 6116/-		244.64	P.A.
Insurance @ 0.19% on 9/10 of Rs. 65,120/- ~~depreciated cost~~.		111.36	P.A.
	Total:	2140.76	
Net annual value		3975.24	
Capitalised value on 6 % & 4 % basis or @ 14.18 Year's Purchase.		56360.00	
Add Present value @ 4 % of land after 60 years, valued @ Rs.5/- per sq.ft.		1764.00	
		58124.00	

()o()o()o()o()o()o()o()

(Rent)

198/1168.
Nov. 26, 1948.

Valuation of the property F.P. No. 58-59/27, Bharati Nivas Co. Op. H. Society, Erandawana, Poona-4.

Owner : Shri D. V. Bedekar.

I have personally visited the above property as per instruction received from the owner Shri.D.V.Bedekar, for valuation purpose. The property consists of a piece of land and a residential flat-type ground and one upper floor building having 2 flats on the ground floor and 2 on the 1st floor. The plot is situated on the Colony road of 20'-0" width, having frontage of 53'-0" thereupon and depth of 70'-0".

The plot is fully developed with all auxiliary services readily available. The adjoining area is also fully developed. The plot is situated about one forlong away from Karve Road and other advantages of shopping area, Garden (Kamala Nehru Park) M.E.S.High School, M.E.S.College playground and other services are within walking distance. The property is well situated.

The plot admeasures 53' x 70'-0" and its total area is 3710 sq.ft. The owner Shri.D.V.Bedekar has pruchased the open land from Bharati Nivas Co.Op.Housing Society Ltd. and the building was constructed in the year 1966. The building is of 14" thick brick wall in lime mortor with cement plaster and colour wash and polished Tandur and mosaic tile flooring. The doors are block-board flush shutters and partly galzed partly panelled windows and have 5/8" dia.guard bars. Each flat is self-contained with 3 rooms and an independent sanitary block. The staircase if of R.C.C. 3'-0" wide which leads to the terra

The present market value of this plot in the vicinity is of Rs.5/- sft.

4) The building is recently constructed and is in a good condition. The future life is estimated to be 60 years. The depreciation being negligible, is not taken into account.

5) The Poona Municipal Corporation has assessed its net rateable value @ Rs.5560/- and gross rent is worked out to Rs.6116/-

6) I have appended hereto marked Appendix, a statement showing the details of rental valuation. The usual outgoings are deducted from the gross rent to arrive at Rs.3975.24 as the net annual value of the property. I have capitalized on 6% and 4% basis; or @ 14.18 Years Purchase. The capitalized value is thus worked out to Rs.56,360.00

7) I have added to it the present value @ 4% of 3710 sq.ft. worked out to Rs.1764.

8) The full value of the property is thus aggregated to Rs.58124.00.

(R.G.PUNDLIK)

STATEMENT ON RENTAL BASIS OF PROPERTY BEARING PLOT NO. 58-59/27 BHARATI NIVAS CO-OP-HOUSING SOCIETY ERANDAWANA POONA - 4.

Gross rent Rs.6,116/- P.A.

Net rateable value Rs.5,560/- P.A.

OUTGOINGS

	Rs.Nps.	
Municipal Taxes (actual)	1417.80	P.A.
Repairs & maintenance & @ 6% on Rs.6116/-	366.96	P.A.
Collection management charges @ 4% on Rs.6116/-	244.64	P.A.
Insurance @ 0.19% on 9/10 of Rs.65,120/-	111.36	P.A.
Total	2140.76	
Net annual value	3975.24	
Capitalized value on 6% & 4% basis or @ 14.18 Year's Purchase.	56360.00	
Add Present value @ 4% of land after 60 years, valued @ Rs.5/- per sq.ft.	1764.00	
	58124.00	

(R.G.PUNDLIK)

202/1163
Nov. 27, 1963.

REPORT

Under instructions from Shri.H.H.B.M.Ghorpade, Rajesaheb of Mudhol, I have inspected his property at with a view to assess its present market value.

2. The property is comprised of an open plot of land which bears C.T.S. No.129, of Ghorpade Peth, Poona and is bounded as follows :-

North : C.T.S.No.89 To 105; South :C.T.S.No.164 part;
West : Road. East :C.T.S.No. 115 to 121 and 130.

3. The land is of a Gaothan tenure and admeasures 1,78,677 sq.ft. It has a frontage of 456' on Panch Howd Mission road and depth of 360'.

4. Situation :- The land is situated inside the Ghorpade Peth area which is occupied by low class people. The auxiliary services are available and so are the other aminities.

5. The land falls within T.P.S. Poona No.III and has been reserved for play ground there under. The conveyance bearing registration no. 338 of 1962 resides that it is not certain as to when T.P. scheme will be finalized, and that therefore the land should be taken on lease, the lease period having been fixed for 10 years from 1-1-1962. The lease has been executed between the owner as lessor and the Poona Municipal Corporation as Lessee. The other terms of the lease are stated in substance here below;

i) Ground rent is Rs.136=66 p.m.

ii) All taxes and N.A. assessments to be paid by P.M.C.

It is obvious that the land having been reserved under the T.P. Scheme, could not have been used for any purpose, except perhaps for agricultural use. Under the circumstances, the ground rent paid by the Corporation must be taken as the best

...2...

return from the land . Again the rent is paid by an institution like P.M.C. and is therefore very well secured. I therefore value the ground rent of Rs.1639=80 p.a. on 5% and 4% basis for the residual period of 3 1/2 years or at 3.1. Years' Purchase. The capitalized value of the land is worked out to Rs.5,084/-. To this is added the present value of 1,78,677 ft. or 4 acres 4 Gunthas of land, deferred for 3 1/2 years, @ 4%. The market value of the land under valuation is burdened with the restrictions placed under T.P.Scheme requiring it to be reserved for a play ground. In other words there will not be purchases in the market to pay full value of the property. The P.M.C. has valued the land at Rs.10,000/- per acre in 1962 for assessing the ground rent. I value the land at 1/3 of its present market value assessed by me at Rs.12,000/- per acre. i.e. at Rs.4,000/- per acre. The present value, on this basis, is worked out to Rs.14,250/-. The full value of the property is aggregated to Rs.19,400/- which in my opinion is fair and proper

(R.G.PUNDLIK.)

Corrections made for 74 report VM

201/1168

Nov. 27, 1968

July 26, 1974

REPORT

1. Under instructions from H.H.B.M.Ghorpade, Rajesaheb of Mudhol 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 which bears S.No.521 F.P.No.322 of Ghorpade Peth, Poona and is bounded as follows :

North : S.No.522 part and Nalla; South : Nana Shankarsheth road;

West : S.No.520(A) and 522; East : Nagazari Nalla.

3. The land is of a freehold tenure and admeasures 1,54,638 sq.ft. It has a frontage of 240'-0" on Nana Shankarseth road and depth of 540'-0".

4. Situation :- It is situated within the limits of the Poona Municipal Corporation, having direct frontage on Nana Shankarsheth road, All the auxiliary services as well as the necessar amenities are available. The land is of irregular shape and is low lying.

5. The Poona Municipal Corporation wanted to have the land for the benefit of its officer and servants, and so negotiated for its lease. The conveyance of lease bearing registration no. 647 of 1952 was executed for the purpose.

6. The various terms of the lease are noted, in substance, below:

i) The term of the lease:99 years from 1-4-1952.

ii) The NA assessment and all municipal, property and Government taxes are to be borne by the P.M.C.

iii) The ground rent is fixed at Rs.236=66 p.m.

iv) The lands falls within T.P.Scheme, Poona No.III. The P.M.C. has reserved the right to receive compensation or to pay betterment etc. as per the award of the learned Arbitrator.

v) On expiry of the lease term the buildings built and the development work made by the P.M.C., may be valued with the consent of both the parties and taken over by the lessor. If, however the lessor prefers not to so take over the work, it shall be removed by the P.M.C. and land with the trees thereon will be handed over to the lessor.

7 — I have valued the land by capitalizing the ground rent available for the residual period of 83 years on 5% basis or at 20 years' Purchase. The capitalization is based on the fact that the lessee is an institution like P.M.C. The capitalized value is worked out to (236.65 X 12 X 20.00) = Rs.56,796/- which in my opinion, is fair and proper.

(R.G.PUNDLIK)

178

200/1168
Nov. 27, 1963

July 26, 1974

REPORT

1. Under instructions from H.H.B.M.Ghorpade, Rajesaheb of Mudhol I have inspected his immovable property at Poona, with a view to assess its present market value as on 31-3-70.

2. The property is comprised of an open plot of land which bears S.No.219 (part) F.P.No.399 of Ghorpade Peth, Poona City and is bounded as follows :-

North : Nana Shankarseth road; South : Canal;

West : S.No.709,F.P.No.400; East : Nagzari Nalla.

3. The land is of a freehold tenure. The land admeasures 35,937 sq.ft. It has a frontage of 175'-0" on Nana Shankarsheth road and depth of over 200'-0".

4. Situation :- It is situated within the limits of Poona Municipal Corporation and in the area bounded by the Nana Shankarseth road, canal and Nalla. The whole locality is developed with buildings belonging to lover class of people. All the auxiliary services are available as also the necessary amenities.

5. The land itself is of a very irregular and "Waghmukh" shape and is low lying. Further it is bounded on one side by nalla and on other side by a canal.

6 - The Poona Municipal Corporation desired to take over the land for the purposes of a municipal press, and with this in view conveyance bearing registration No.645 of 1952 was executed and the land was taken on lease. The terms of the lease are mentioned below, in substance.——

i) The term of lease - 99 years from 1-5-1952.

ii) The NA assessment and all municipal,property and Government taxes are to be borne by the P.M.C.

iii) The ground rent is fixed at Rs.49=50 p.m.

iv) The land falls withing T.P.Scheme, Poona No.III. The P.M.C. has reserved the right to receive compensation or to pay betterment etc. as per

the award of the learned Arbitrator.

v) On expiry of the lease term the buildings built and the development work made by the P.M.C., may be valued with the consent of both the parties and taken over by the lessor. If, however, the lessor prefers not to so take over the work, it shall be removed by the P.M.C. and land with the trees thereon will be handed over to the lessor.

7 - I have valued the land by capitalizing the ground rent of Rs.49=50 p.m. available for the residual period of ~~88~~ 87 years. The capitalization is done on ~~5%~~ 6½ basis or at 20 Years' Purchase. In view of the fact that the ground ren is paid by an institution like P.M.C. ~~As the income in the form of ground rent is of a terminable nature it is capitalized as stated.~~ The capitalized value is worked out to Rs.(49=50X12 X 20) = 11,880/- which in my opinion, is fair and proper.

(R.G.PUNDLIK)

180

(271)

199/1168
Nov. 27, 1968

July 26, 1974

REPORT

1. Under instructions from H.H.B.M.Ghorpade, Rajesaheb of Mudhol 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 which bears S.Nos. 216, 217 and 219 of Ghorpade Peth, Poona City and is bounded as follows :-

North : Road and H.Nos.200 to 207 and 219; South : H.No.188,189 and road;

West : Road; East : Nagazari Nalla;

3. The land is of a freehold tenure and admeasures 3,69,171 sq.ft. It has a frontage of 250'-0" on Nana Shankarsheth road and also on the other roads.

4. Situation :- It is situated within the limits of Poona Municipal Corporation and in the area bounded by the Nana Shankarseth road and the Sitaladevi Panch Houd road. The whole locality is developed with buildings belonging to lower class of people. All the auxiliary services are available as also the necessary amenities.

5. The land itself is of a very irregular shape and is low lying. Further, it is bounded on one side by a nalla. The irregular shape of the land is bound to result in wastage of land in case of its subdivision into plots. The land was in 1950, requisitioned and later notified for acquisition for the Poona Municipal Transport Workshop. In 1952, it was derequisitioned. Later the Poona Municipal Corporation decided to take it over on lease, and a conveyanc bearing registration number 644 of 1952 was executed. The following are, in substance, the terms relevant for this valuation:

i) The term of the lease - 99 Years from 1.1.1952.

ii) The NA assessment and all Municipal, property, and Government taxes are to be borne by the P.M.C.

iii) The ground rent is fixed at Rs.510/- p.m.

iv) The land falls within T.P.Scheme, Poona No.III. The P.M.C. has reserved the right to receive compensation or to pay betterment etc. as per the award of the learned Arbitrator.

v) On expiry of lease term the buildings built and the development work made by the P.M.C., may be valued ~~too~~ with the consent of both the parties and taken over by the lessor. If, however, the lessor prefers not to so take over the work, it shall be removed by the P.M.C. and land with the trees thereon will be handed over to the lessor.

6 -- I have valued the land by capitalizing the ground rent of Rs.510/- p.m. available for the residual period of 33 years. The capitalization is doneon 5% basis or at 20 Years' Purchase. In view of the fact that the ground rent is paid by an institution like P.M.C. ~~As the income in the form of ground rent is of a terminable nature it is capitalized as stated.~~ The capitalized value is worked out to Rs.(510 X 12 X 20) = ~~1,22,400/-~~ which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

203/1168
Nov. 27, 1963.

REPORT

Under instructions from H.H.B.M.Ghorpade, Rajesaheb of Mudhol I have inspected his property at Poona with a view to assess its present market value.

2. The property is comprised of an open plot of land which bears C.T.S.No.334, 335/A, and 336 of Ghorpade Peth, Poona and is bounded as follows :-

North : Road; South : C.T.S. 218 and burial ground

West : C.T.S.333,310 etc. and burial ground. East : C.T.S. 677 and 678.

3. It is of a Gaothan tenure. The land admeasures 6 acre-31 3/4 guntha. It has a frontage of 225' on road and depth of over 1000 ft.

4. Situation :- The land is situated inside the Ghorpade peth area which is occupied by low class people. The auxiliary services are available and so are the other aminities.

5. The land falls within T.P.S. Poona No.III and has been reserved for the burial ground there under. The conveyance bearing registration no. 337 of 1962 resides that it is not certain as to when T.P.Scheme will be finalized, and that therefore the land should be taken on lease for 10 years from 1-1-1962 for the use of rehabilitation of dishoused persons. The rent fixed at Rs.226=33 p.m. The lease has been executed between the owner as lesser and the P.M.C. as lessee. The other terms of the lease is that all takes are to be bomeby the p.M.C.

It is bovious that the land having been reserved under the T.P. Scheme could not have been used for any purpose except purhaps for agricultural use. Under the circumstances the ground rent paid by the carporation must be taken as the best return from the land. Again the rent is paid by an institution like P.M.C. and is therefore very well secured. I therefore value the ground

...2...

rent of Rs.226=33 p.m. or Rs.2,716/- p.a. on 5% and 4% basis for the residual period of 3 1/2 years or at 3.1 Years' Purchase The capitalized value of the land is worked out to Rs.8,419/-. To this is added the present value of 6 Acres and 31 3/4 Gunthas of land deferred for 3 1/2 years at 4%. The market value of land under valuation is burdened with the T.P.Scheme restrictions namely that it is reserved for a burial ground. There will not, therefore, be any purchaser in the market to pay the full value of the land. The P.M.C. has valued it at Rs.10,000/- per acre; in 1962 for assessing the ground rent. I value it at Rs.12,000/- per acre but for the purposes of the valuation I have considered 1/3 of the 12,000/- i.e. at 4,000/- per acre as fair and proper on account of reservation. The present value on this basis is worked out to Rs.23,700/-. The full value of the property is aggregated to Rs.32,119/- say Rs.32,100/- which in my opinion is fair and proper.

(R.G.PUNDLIK.)

188/1168

November 27, 1968

REPORT

1. Under instructions from Shri. Shankar Ramchandra Panhal 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 buildings and bears H.No.750, Bhawani Peth, Poona City and is bounded as follows :

North : Agricultural land; South : Road;

West : H.No. 751; East : Nassarwanjee Petit Hall;

3. It is of a freehold tenure. The land admeasures 31038 sq.ft. and has a frontage of 109'-0" on Sholapur Road or Bhawani Peth Road and depth of 157'-0" or so.

4. Situation : The property is situated in Bhavani Peth area, which is known for its commercial activities. All amenities and auxiliary services are available.

5. Building : There are different types of buildings all occupied by the owner on the plot having different construct as described below:

i) Buildings (a) and (b)

There are old buildings of brick masonry, load-bearin class. The walls are plastered and colour washed. The flooring is of rough Shahabad. The doors and windows have panelled shutters. There is suspended ceiling under the roof The wood work is oil painted. One building is covered over with country tiled roof while the other has C.G.I. sheet roo on wooden members. A few rooms have been treated with pleasi interior deecoration, with : Plaster of Paris ceiling, conce wiring and indirect lightning, special decorative doors, coloured tiles, T.W. false panelling etc. These buildings a stated to be about 50 years old and are estimated to have future life of 20 years. The total plinth area of the two buildings is 3369 sft. The depreciated cost is worked out t Rs.29,300/-, the prime cost being Rs.15/- per Sft. or

or Rs.50,535/- or say Rs.50,500/-.

ii) Building : (c) :

This is a ground and two upper floor building of R.C.C. frame having brick partition walls, plastered over and colour washed. Kitchen room has polished Tandur flooring and dado. The doors have panelled shutters while windows have partly panelled and glazed shutters. There is R.C.C. slab roof on top. The staircase is of R.C.C. type with I.P.S. treads and risers. The passage has got I.P.S. floorings; The total built up area of all the flooringis 314 x 3 = 942 Sft. The building is stated to be newly built and is estimated to have future life of 80 years. The depreciation is not considered. The prime cost being worked out @ Rs.22/- per Sft. to Rs.20824/- or say Rs.21,000/-.

iii) Building D : This building is of semi permanant type, having 9" brick walls, plastered internally and pointed externally, with colour wash. The flooring is of rough Shahaba The doors and windows have plain panelled shutters. The roof is of C.G.I. sheets on wooden roof members with suspended ceiling below. The plinth portion is built in stone with dressed stone coping. The building has built up area of 2611 Sft. It is stated to be built in 1945-46 and is estimated to have future life of 25 years. The depreciated cost is Rs.26,700/- the prime cost being taken @ Rs.14/- per Sft. or @ Rs.36,600/-.

iv) Building (e) : These are two sheds of temporary construction. One of them has flag-stone paving and C.G.I. roo on T.W. circular posts and purlins and is used as a furniture workshop. The other shed has rough Shahabad flooring. All around, there is T.W.frame work. There is C.G.I. sheet lean to roof for extension and remaining part has country tiled roof on wooden roof members. The total built up area of the shed is 11398 Sft. The sheds are stated to be old and are valued @ Rs.5/- per sq.ft. or @ Rs.56,990/-.

6. The Poona Municipal Corporation has assessed its net rateable value at Rs.4970/- p.a. This gives the rental of Rs.5522/- p.a. I have considered Rs.1300/- p.m. as fair rent for this valuation.

7. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.9400/-. It is capitalized on 6% and 4% basis or 10.686 years purchase. The capitalized value is thus worked out to Rs.1,00,000/-. To this the present value of the land is added as shown in the appendix to give full val of the property at Rs.1,43,000/- which in my opinion, is fair and proper.

(R.G.PUNDLIK)

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November 27 1968.

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. Shankar Ramchandra Panhale, bearing No.750, Bhawani Peth, Poona City.

I)

i) Depreciated Cost of all the building . . Rs.1,34,000/-

ii) Gross Rent Rs.1300/- p.m. or Rs. 15,600/- P.A

iii) Net Rateable Value Rs. 14,040/- P.A

II) OUTGOINGS

i) Municipal taxes @ 31-1/2 % on Rs.14,040/- Rs.4420=00 P.A.

ii) Repairs & maintainance @ 8% on Rs.15,600/- Rs.1248=00 P.A.

iii) Collection and management charges @ 2% on Rs.15,600/- Rs. 312=00 P.A.

iv) Insurance @ 0.19% on 9/10 of Rs.1,34,000/- Rs. 228=00 P.A.

Total Rs.6208=00 P.A.

say Rs.6200=00 P.A.

So Net annual value Rs.9400=00

III)

Net annual value is capitalized on 6% and 4% basis (for average life of 20 years of all the buildings) or at 10.686 Years Purchase.

The capitalized value of the property is Rs.1,00,000/-(Appr

Add present value of 31,038 sq.ft. of 1 and valued @ Rs.3/- per sft.deferred for 20 years. @ 4% 42,800/-

full value of the property 1,42,800/-

Say Rs.1,43,000/-

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November 27 1968.

REPORT

1. Under instructions from Shri. Shankar Ramchandra Panhal 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 buildings and bears H.No.750, Bhawani Peth, Poona City and is bounded as follows :

North : Agricultural land; South : Road;

West : H.No. 751; East : Nassarwanjee Petit Hall;

3. It is of a freehold tenure. The land admeasures 31038 sq.ft. and has a frontage of 109'-0" on Sholapur Road or Bhawani Peth Road and depth of 157'-0" or so.

4. Situation : The property is situated in Bhavani Peth area, which is known for its commercial activities. All amenities and auxiliary services are available.

5. Building : There are different types of buildings all occupied by the owner on the plot having different constructi as described below:

i) Buildings (a) and (b)

There are old buildings of brick masonry, load-bearing class. The walls are plastered and colour washed. The flooring is of rough Shahabad. The doors and windows have panelled shutters. There is suspended ceiling under the roof. The wood work is oil painted. One building is covered over with country tiled roof while the other has C.G.I. sheet roo on wooden members. A few rooms have been treated with pleasi interior decoration, with : Plaster of Paris ceiling, concea wiring and indirect lightning, special decorative doors, coloured tiles, T.W. false panelling etc. These buildings ar stated to be about 50 years old and are estimated to have future life of 20 years. The total plinth area of the two buildings is 3369 sft. The depreciated cost is worked out to Rs.29,300/-, the prime cost being Rs.15/- per Sft. or

or Rs.50,535/- or say Rs.50,500/-.

ii) Building : (c) :

This is a ground and two upper floor building of R.C.C. frame having brick partition walls, plastered over and colour washed. Kitchen room has polished Tandur flooring and dado. The doors have panelled shutters while windows have partly panelled and glazed shutters. There is R.C.C. slab roof on top. The staircase is of R.C.C. type with I.P.S. treads and risers. The passage has got I.P.S. floorings; The total built up area of all the flooringis 314 x 3 = 942 Sft. The building is stated to be newly built and is estimated to have future life of 80 years. The depreciation is not considered. The prime cost being worked out @ Rs.22/- per Sft. to Rs.20824/- or say Rs.21,000/-.

iii) Building D : This building is of semi permanant type, having 9" brick walls, plastered internally and pointed externally, with colour wash. The flooring is of rough Shahabs The doors and windows have plain panelled shutters. The roof is of C.G.I. sheets on wooden roof members with suspended ceiling below. The plinth portion is built in stone with dressed stone coping. The building has built up area of 2611 Sft. It is stated to be built in 1945-46 and is estimated to have future life of 25 years. The depreciated cost is Rs.26,700/- the prime cost being taken @ Rs.14/- per Sft. or @ Rs.36,600/-.

iv) Building (e) : These are two sheds of temporary construction. One of them has flag-stone paving and C.G.I. roo on T.W. circular posts and purlins and is used as a furniture workshop. The other shed has rough Shahabad flooring. All around, there is T.W.frame work. There is C.G.I. sheet lean to roof for extension and remaining part has country tiled roof on wooden roof members. The total built up area of the shed is 11398 Sft. The sheds are stated to be old and are valued @ Rs.5/- per sq.ft. or @ Rs.56,990/-.

6. The Poona Municipal Corporation has assessed its net rateable value at Rs.4970/- p.a. This gives the rental of Rs.5522/- p.a. I have considered Rs.1300/- p.m. as fair rent for this valuation.

7. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.9400/-. It is capitalized on 6% and 4% basis or 10.636 years purchase. The capitalized value is thus worked out to Rs.1,00,000/-. To this the present value of the land is added as shown in the appendix to give full val of the property at Rs.1,43,000/- which in my opinion, is fair and proper.

(R.G.PUNDLIK)

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November 27, 1968

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. Shankar Ramchandra Panhale, bearing No.750, Bhawani Peth, Poona City.

I)

i) Depreciated Cost of all the building Rs.1,34,000/-

ii) Gross Rent Rs.1300/- p.m. or Rs. 15,600/- P.

iii) Net Rateable Value Rs. 14,040/- P.

II) OUTGOINGS

i) Municipal taxes @ 31-1/2 % on Rs.14,040/- Rs.4420=00 P.A.

ii) Repairs & maintainance @ 8% on Rs.15,600/- Rs.1248=00 P.A.

iii) Collection and management charges @ 2% on Rs.15,600/- Rs. 312=00 P.A.

iv) Insurance @ 0.19% on 9/10 of Rs.1,34,000/- Rs. 228=00 P.A.

Total Rs.6208=00 P.A.

say Rs.6200=00 P.A.

So Net annual value Rs.9400=00

III)

Net annual value is capitalized on 6% and 4% basis (for average life of 20 years of all the buildings) or at 10.686 Years Purchase.

The capitalized value of the property is Rs.1,00,000/-(App

Add present value of 31,038 sq.ft. of land and valued @ Rs.3/- per sft.deferred for 20 years. @ 4% 42,800/-

full value of the property 1,42,800/-

Say Rs.1,43,000/-

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November 27, 1968

REPORT

1. Under instructions from Shri. Shankar Ramchandra Panbale 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 H.No.49, Raviwar Peth,(New) and 8, Ganj Peth (Old) of Poona City and is bounded as follows :-

North : H.No.7 Ganj Peth South : H.No.9, Ganj Peth;

West : Lane; East : Ganesh Peth Road;

3. It is of a Gaothan Saramaphi tenure. The land admeasures 3816 sq.ft. It has a frontage of 32'-4" on Ganesh Peth and depth of 115'-6" or so.

4. Situation : The property is situated in the crowded part of the City where all types of business and commercial activities are carried on. All the amenities and auxiliary services are readily available.

5. Building : The building is of ground and one upper floor and has load bearing brick walls with T.W.frame. The flooring is of rough Shahabad. The doors are of T.W.with panelled shutters. The windows are of T.W. with glazed and panelled shutters. All wood work is oil-painted. The ceiling floor is of T.W. joist and boarring. The building is covered over by C.G.I.sheet on collar beam trusse There is T.W.staircase with treads only. The W.Cs. are built in the rear. In addition there is one shed of temporary construction with C.G.I. roof on T.W.post and post-plates. The courtyard in the rear is paved with rough Shahabad and there is a high compound wall. The cost of the shed is assessed @ a Lump sum of Rs.500/-. The property is purchased, I was informed, in 1949 as

it is built up, @ Rs.28,500/-. The building is rented out tenents.

6. Built area : It covers plinth area of 857 sq.ft. on ground floor. The area at first floor is 857 sq.ft. The total floor area is worked out to 1714 sq.ft.

7. The building is stated to be about 60 years old and is estimated to have a future life of 20 years. The depreciated cost at 4% is worked out to Rs.11,700/-. The prime cost is worked out @ Rs.12/- per sq.ft. to Rs.20,568/- or say Rs.20,600/

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.495/- p.a. This gives the rental of Rs.550/- p.a. The rent received is Rs.52/- p.m. or Rs.624/- p.a. I have considered the rent of Rs.624/- p.a.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. Shankar Ramchandra Panhale bearing H.No.8 Ganj Peth, (Old), of Poona.

I)

i) Depreciated Cost of the building		Rs.11,700/-
ii) Gross Rent Rs.52/- p.m.	or	Rs. 624/- P.A.
iii) Net Rateable Value		Rs. 562/- P.A.

II) OUTGOINGS

i) Municipal taxes @ 20% on Rs.562/-	Rs. 112/- P.A.
ii) Repairs & maintenance @ 10% on Rs.624/-	Rs. 62/- P.A.
iii) Collection and management charges @ 3% on Rs.624/-	Rs. 19/- P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.11700/-	Rs. 20/- P.A.
Total	Rs. 213/- P.A.
Net annual value	Rs. 411/-

III)

Net annual value is capitalized on 6% & 4% basis or at 10.686 Years' Purchase.

a) The capitalized value of the property is	Rs. 4,391/-
b) Add for present value of 3816 sq.ft. of land valued @ Rs.10/- per sq.ft. worked out to	Rs.17,400/-
c) Add value If the shed @ a lump sum of	Rs. 500/-
	Rs.22,291/-
Say	Rs.22,300/-

(R.G.PUNDLIK)

O/C
185

REPORT

1. Under instructions from Shri. Shankar Ramchandra Panhale 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 buildi and Plot No.114, New Timber market, Bhawani Peth, of Poona City and is bounded as follows :

North : P.No.113; South : Plot No. 115 and 11

East : Plot No.116 and 117; West : Road and beyond that by fire-brigad

3. It is of a freehold tenure. The land admeasures 5107 sq.ft. It has a frontage of 66'-0" on New Timber road and depth of 79'-6". The land was sold by the Poona Municipal Corporation in Jan.1958 @ Re.0=75 per Sq.ft.

The Plot forms part of the "Timber Market" set out by the Poona Municipal Corporation, in the Bhawani Peth. The sale of the open plot by the P.M.C. is subject to the restricte user of the land. The land is to be used only for stacking timber. A residential building may be built only for the use of the owner or a servant connected with the timber mart of the owner and is not to be rented out to outsiders. The market for the land will therefore be always restricted, in as much as, a prospective buyer interested only in the timber industry, will come forward to purchase it. I, therefore, value the land @Rs.5. per sq.ft. or for a sum of Rs.25,535/- or say Rs.25,500/-, which sum, in my opinion, is fair and proper.

(R.G.PUNDLIK)

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November 27, 1968

R E P O R T

1. Under instructions from Shri. Shankar Ramchandra Panhale 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 buildi and Plot No.114, New Timber market, Bhawani Peth, of Poona City and is bounded as follows :

North : P.No.113; South : Plot No. 115 and 11

East : Plot No.116 and 117; West : Road and beyond that by fire-brigad

3. It is of a freehold tenure. The land admeasures 5107 sq.ft. It has a frontage of 66'-0" on New Timber road and depth of 79'-0". The land was sold by the Poona Municipal Corporation in Jan.1958 @ Re.0=75 per Sq.ft.

The Plot forms part of the "Timber Market" set out by the Poona Municipal Corporation, in the Bhawani Peth. The sale of the open plot by the P.M.C. is subject to the restricte user of the land. The land is to be used only for stacking timber. A residential building may be built only for the use of the owner or a servant connected with the timber mart of the owner and is net to be rented out to outsiders. The market for the land will therefore be always restricted, in as much as, a prospected buyer interested only in the timber industry, will come forward to purchase it. I, therefore, value the land @Rs.5 per sq.ft. or for a sum of Rs.25,535/- or say Rs.25,500/-, which sum, in my opinion, is fair and proper.

(R.G.PUNDLIK)

197

185/1168

27 Nov. 1968

R E P O R T

1. Under instructions from Shri.Shankar Ramchandra Panhale 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 land and a building and bears H.No.611, of Sachapir Street/of Poona Camp and is bounded as follows :

North : H.No. 896; South : Sachapir Street;

West : H.No. 610; East : H.No. 612;

3. The ownership of land vests in the Government. It is taken over by the present owner as a lessee, under Old Grant. It is thus, a lease in perpetuity and admeasures 5795 sq.ft. It has a frontage of 100'0" on Sachapir Street and depth of about 57'.

4. Situation : The property is situated on the Sachapir Street, which is mainly developed as a residential area; All amenities are available as also the auxiliary services.

5. Building : There is main bungalow in the front and a chawl building in the rear. The main bungalow is of ground floor only with stone masonry walls, 18" thick, plastered and colour washed The flooring is of rough Shahabad. The doors are of T.W. with partly panelled and glazed shutters. Windows are of T.W. with fully panelled shutters. There is country tiled roof ~~on wooden roof~~ on wooden roof members with false ceiling below. It has a porch in the front having T.W. roof and rough Shahabad paving.

Chawl : It is a brick masonry load-bearing structure. The walls are pointed and colour washed. The flooring is of rough Shahabad. The doors and windows have glazed and panelled shutter The roof is of country tiles with false ceiling below.

6. Built area : a) Bungalow : It covers plinth area of 1643 sq.ft

b) Chawl : It covers plinth area of 1400 sq.ft.

198

7. (a) Bungalow : The building is stated to be about 50 years old and is estimated to have a future life of 20 years. The depreciated cost at 4% is worked out to Rs.17,700/-. The prime cost is worked out @ Rs.18/- per sq.ft. or to Rs.29,664/- or say Rs.30,000/-.

(b) Chawl : The depreciated and prime cost @ Rs.10/- per sq.ft. are respectively worked out to Rs.8,300/- and Rs.14,000 other factors being similar.

8. The Poona Cantonment has assessed its net rateable valu at Rs.1080/- p.a. This gives the rental of Rs.1200/- p.a. The rent received is Rs.90/- p.m. or Rs.1080/- p.a. I have considered the rent of Rs.1200/- p.a. I have deducted 45% of the gross rent towards outgoings to leave Rs.660/- as the net annual value which is capitalized on 6% & 4% basis or @ 10.686 Years Purchase. The capitalized value is worked out to Rs.7000/- approximately. I have added the present value of 5795 sq.ft. of land valued @ Rs.10/- per sq.ft., deferred @ 4% for 20 Years, which is worked out to Rs.26,400/-. The full value of the property is aggregated to Rs.33,400/- which, in my opinion is fair and proper.

R.G. Pundlik

(R.G.PUNDLIK)

199

185/1168 O/C

November 27, 1968

R E P O R T

1. Under instructions from Shri.Shankar Ramchandra Panhale 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 land and a building and bears H.No.611, of Sachapir Street of Poona Camp and is bounded as follows :

North : H.No. 896; South : Sachapir Street;

West : H.No. 610; East : H.No. 612;

3. The ownership of land vests in the Government. It is taken over by the present owner as a lessee, under Old Grant. It is thus, a lease in perpetuity and admeasures 5795 sq.ft. It has a frontage of 100'0" on Sachapir Street and depth of about 57'.

4. Situation : The property is situated on the Sachapir Street, which is mainly developed as a residential area; All amenities are available as also the auxiliary services.

5. Building : There is main bungalow in the front and a chawl building in the rear. The main bungalow is of ground floor only with stone masonry walls, 18" thick, plastered and colour washed. The flooring is of rough Shahabad. The doors are of T.W. with partly panelled and glazed shutters. Windows are of T.W. with fully panelled shutters. There is country tiled roof on wooden roof members with false ceiling below. It has a porch in the front having T.W. roof and rough Shahabad paving.

Chawl : It is a brick masonry load-bearing structure. The walls are pointed and colour washed. The flooring is of rough Shahabad. The doors and windows have glazed and panelled shutter. The roof is of country tiles with false ceiling below.

6. Built area : a) Bungalow : It covers plinth area of 1643 sq.ft

b) Chawl : It covers plinth area of 1400 sq.ft.

7. (a) Bungalow : The building is stated to be about 50 years old and is estimated to have a future life of 20 years. The depreciated cost at 4% is worked out to Rs.17,700/-. The prime cost is worked out @ Rs.18/- per sq.ft. or to Rs.29,664/- or say Rs.30,000/-.

(b) Chawl : The depreciated and prime cost @ Rs.10/- per sq.ft., are respectively worked out to Rs.8,300/- and Rs.14,000 other factors being similar.

8. The Poona Cantonment has assessed its net rateable value at Rs.1080/- p.a. This gives the rental of Rs.1200/- p.a. The rent received is Rs.90/- p.m. or Rs.1080/- p.a. I have considered the rent of Rs.1200/- p.a. I have deducted 45% of the gross rent towards outgoings to leave Rs.660/- as the net annual value which is capitalized on 6% & 4% basis or @ 10.686 Years Purchase. The capitalized value is worked out to Rs.7000/- approximately. I have added the present value of 5795 sq.ft. of land valued @ Rs.10/- per sq.ft., deferred @ 4% for 20 Years, which is worked out to Rs.26,400/-. The full value of the property is aggregated to Rs.33,400/- which, in my opinion is fair and proper.

(R.G.PUNDLIK)

207/1168
Nov. 28, 1968.

R E P O R T

Under instructions from Shri.Lajumal Chandumal 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.795/3 (old) Bhavani Peth and 987, (new) Nana Peth, of Poona and is bounded as follows :-

North : Adjoining property; South : Road;

West : Road; East : Vincent School's play ground.

3. The land is of a freehold tenure and admeasures 12160 sq.ft. It has a frontage of 80' on Colony road and 153' of return frontage. It is a corner plot.

4. Situation :- It is situated in the Padamji Park area where the properties are owned by the elite of the Society. The whole area is fully developed with a number of very substantial buildings. All the auxiliary services and other necessary amenities are readily available.

5. Buildings :- a) New :- It is a ground and too upper floor RCC frame class building with 9" and 6" brick walls out side and inside respectively. They are plastered over and distempered. The main rooms have marble mosaic tiles while the sanitary units have polished Shahabad flooring. ~~The doors have panelled shutters. The windows have glazed Shahabad flooring.~~ The doors have panelled shutters. The windows have glazed shutters with glazed ventilators and decorative grille. The terrace is finished with chaina mosaic flooring. The floor and roof are of R.C.C. slabs. On each floor there are two flats with wide - balcony. One flat on ground floor is in the occupation of the owner. The flats are of five rooms each with two sanitary units.

...2...

b) Old house :- It is a ground and one upper floor structure of masonry class, having rough tooled khandki walls. The floor and roof have R.C.C. Slabs. The inside walls are of bricks and are plastered over and coloured wash. The doors have panelled shutters. While the windows have panelled and glazed shutters both having glazed ventilators. The flooring is of polished shahabad for main rooms and rough Shahabad for kitchen and passage. The first floor is occupied by the owner while the ground floor is rented out at Rs.110/- p.m. The accomodation is one hall, 2 bed roosm, a kitchen and sanitary blocks on each floor.

6. Built area (a) New building :- It covers plinth area of 2523 sq.ft. on ground floor. The area at first and second floor is 2523 + 2523 sq.ft. respectively. The total floor area is worked out to 7569 sq.ft.

(b) Old building :- It covers plinth area of 1409 + 1409 sq.ft. on ground and first floors. The total area is 2818 sq.ft.

7. (a) New :- The building is stated to be built in 1957 and is estimated to have a future life of 60 Years. The depricated cost at 4% is worked out to Rs.1,47,000/- (Prime cost at Rs.20/-p. sq.ft.)

(b) Old :- The building is stated to be about 30 years old and is estimated to have future life of 40 years. The depreciated cost @ 4% is worked out to Rs.38,000/- (Prime cost at Rs.16/- per sq.ft.)

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.14,125/- p.a. This gives the rental of Rs.15,694/- p.a. The rent received is Rs.1,005/- p.m. or Rs.12,060/- p.a. I have considered the rent of Rs.15,694/- p.a.

...2...

9) The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.10,184/-. It is capitalized on 6% and 4% basis or at 15.576 Years' Purchase. The capitalized value is thus worked out to Rs.1,59,000/- which is fair in my opinion.

(R.G.PUNDLIK.)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri. Lajumal Chandumal bearing H.

No. 987, Nana Peth, Poona - 2.

I)

i) Depreciated cost of the building	Rs.1,85,000=00	
ii) Gross rent	Rs. 15,694=00	P.A
iii) Net Rateable Value	Rs. 14,125=00	P.A

II) OUTGOINGS

i) Municipal taxes @ 29% on Rs.14,125/-	Rs. 4,096=00	P.A
ii) Repairs & maintenace @ 5% on Rs.15,694/-	Rs. 785=00	P.A
iii) Collection and management charges @ 2% on Rs.15,694/-	Rs. 314=00	P.A
iv) Insurance @ 0.19% on 9/10 of Rs.1,85,000/-	Rs. 315=00	P.A
Total	Rs. 5,510=00	P.A
So Net annual Value	Rs. 10,184=00	

III) Net annual value is capitalized on 6% and 4% basis (for an average future life of 60 years) or at 15.576 Years' Purchase.

The capitalized Value of the Property is Rs.1,58,625=00

Say Rs.1,59,000=00

(R.G.PUNDLIK.)

205

205/1168

Nov.23, 1968

REPORT

1. Under instructions from Shri.Moolchand Hassomal 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.1000, Nana Peth, S.No.796/2 (Old) Bhavani Peth of Poona and is bounded as follows :-

North : Adjoining property; South : Road;

West : P.No.796/1; East : P.No.796/3.

3. The land is of a freehold tenure and admeasures 5914 sq.ft. It has a frontage of 56'-0" on colony road and depth of about 103'-0" on an average.

4. Situation:- It is situated in the Padamji Park area where t properties are owned by the elite of the society. The whole ar is fully developed with a number of very substantial buildings All the auxiliary services and other necessary amenities are readily available.

5.Building:- It is a ground and two upper floor building with four, three rooms self-contained flats per flooraccessable by a staircase placed centrally. It is an R.C.C. frame structure with R.E.C. floor and roof slabs. The walls are 9" and 6" respectively on the outside and inside, which are plastered over and coloured washed. The flooring is of marble mosaic tiles. The terrace has rough Shahabad flooring. The stairs is of R.C.C. with polished Tandur treads. The doors are of Panelled shutters with glazed ventilator. The windows have partly panel ed and partly glazed shutters with ventilators. The wood work is oil painted.

The one flat on 2nd floor is in the occupation of the owner. The remainings flats are let out on rent.

6. Built area:- It covers plinth area of 1947 sq.ft. on ground floor. The area at first and second floors is 1947 + 1947 sq.ft., respectively. The total floor area is worked out to 5841 sq.ft.

7. The building is stated to be built in 1958 and is estimated to have a future life of 70 Years. The depreciated cost at 4% is worked out to Rs. 1,13,400/-. The prime cost is worked out at Rs. 20/- per sq.ft. or at Rs. 1,16,900/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs. 6,220/-. p.a. This gives the rental of Rs. 6,911/-p.a As per information furnished, the rent received is Rs. 523/-. p.m. or Rs. 6,276/-.p.a. Although it is on lesser side, I have concider the rent of Rs. 6,911/-. p.a. as the tenents are old paying old rent as stated.

9. The usual cutgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 4,617/-. It is capitalized on 6% and 4% basis or at 15.938 Years' Purchase. The capitalized value is thus worked out to Rs. 73,500/- or say Rs. 74,000/- which is fair in my opinion.

(R.G.PUNDLIK.)

APPENDIX.

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri Moolchant Hassomal bearing H.No. 1000, Nanapeth, Poona-2.

I)

i) Depreciated Cost of the building	Rs.	1,13,400/-
ii) Gross Rent Rs.	Rs.	6,911/-P.A.
iii) Net Rateable Value	Rs.	6,220/-P.A.

II) OUTGOINGS

i) Municipal taxes @ 26% on Rs. 6,220/-	Rs.	1,617/-P.A.
ii) Repairs & maintenance @ 5% on Rs.6,911/-	Rs.	345/-P.A.
iii) Collection and Management Charges @ 2% on Rs. 6,911/-.	Rs.	138/-P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.1,13,400/-.	Rs.	194/-P.A.
Total	Rs.	2,294/-P.A.
So Net annual Value	Rs.	4,617/-

III) Net annual value is Capitalized on 6% and 4% basis or at 15.938 Years' Purchase.

The capitalized Value of theProperty is Rs. 73,500/-

Say Rs. 74,000/-

(R.G.PUNDLIK.)

206/1168

Nov, 28,1968.

R E P O R T.

1. Under instructions from Smt. S.P.Mutha, of Poona, I have inspected her 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. 1092, P.No. 4 ,F.P.No.46 + 47, Shukrawar Peth of T.P.S. POONA III and is bounded as follows.

North: 30'-0" wide road — South: Shri Gavandi's Property

West : P.No. 5 — East : P.No.3.

3. The land is of a free hold tenure, and admeasures 3750 sq.f It has a frontage of 50'-0" on colony road and depth of 75'-0".

4. Situation:- The property is situated off the main road leading to Swargate. It is located on colony road and is also near the club of Maharashtra. The locality is developed by good class of people. Almost all the houses are newly built and hence property is well situated. All amenities are auxiliary services are readially available.

5. Building:- It is ground and one upper floor building of brick load bearing walls which are plastered and coloured washed. The flooring in verandah and drawing room is of mosaic tiles and that of remaining rooms is of polished tandur. The passage has rough Shahabad flooring. The doors are of T.W. with panelled shutters. The windows are of T.W. with partly glazed and venitioned shutters. The woodwork is oil painted. There is R.C.C. slab for each floor. The windows have been provided with decorative grills. There is one sanitary unit on each floor with white glazed tiled floor. The staircase is of R.C.C. with rough Shahabad treads.

The ground floor is in the occupation of owner while first floor is rented out.

6. Built Area :- It covers plinth area of 1246.50 sq.ft. on ground floor. The area at first, floor is 1246.50 sq.ft. respectively. The total floor area is worked out to 2493.00 sq.ft. The area of the garrage is 146 sq.ft.

7. The building is stated to be built in 1963 and is estimated to have a future life of 70 Years. The depreciated cost at 4% is worked out to Rs.54,000/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.4,480/- p.a. This gives the rental of Rs.4,977/- p.a. The rent received is Rs.325/- p.m. or Rs.3,900/- p.a. I have considered the rent of Rs.7,800/- p.a.

9. The usual outgoings are duducted as shown in the accompanying statement Appendix. The net annual value is worked out to Rs.5,118/-. It is capitalized on 6% and 4% basis or at 15.938 Years' Purchase. The capitalized value is thus worked out to Rs.81,500/-. I have added Rs.4,000/- for a garage and final amout is aggragated to Rs.85,500/-. which is fair in my opinion.

(R.G.PUNDLIK.)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of Smt. S.P. Mutha bearing H. No. 1092, Shukrawar Peth, Poona - 2.

I)

i) Depreciated cost of the building		Rs.54,000=00
ii) Gross Rent Rs.650/-	or	Rs. 7,800=00 P.A.
iii) Net Rateable value		Rs. 7,020=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 28% on Rs.7,020/-		Rs. 1,966=00 P.A.
ii) Repairs & maintenance @ 6% on Rs.7,800/-		Rs. 468=00 P.A.
iii) Collection and management charges @ 2% on Rs.7,800/-		Rs. 156=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.54,000/-		Rs. 92=00 P.A.
	Total	Rs. 2,682=00 P.A.
	So net annual value	Rs. 5,118=00

III)

Net annual value is capitalized on 6% and 4% basis or at 15.938 Years' Purchase

The capitalized value of the property is		Rs.81,500=00
Add for garage		Rs. 4,000=00
	Say	Rs.85,500=00

(R.G.PUNDLIK)

Corrections made for 74 Report but they are incorrect & so ignore

(271)

204/1168
Nov. 28, 1968
July 26, 1974

REPORT

1. Under instructions from H.H. B.M. Ghorpade, Rajesaheb of Mudhol, 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 which bears S.No.308 of Ghorpade peth of POONA.

3. The land is of a Gaothan tenure, and admeasures 5,094 sq.ft

4. Situation : The land is situated in Ghorpade peth of Poona city and is accessable by a small lane off Ghorpade road. The land is low lying and is occupied by, in many cases, semi-permanent structures belonging to low class of people. All the auxiliary services are available and so are the amenities.

5. Building : It is a masonry class building of ground floor having 9" brick walls, pointed and colour washed. The roof is of Manglore tiles. The flooring is of rough Shahabad. The doors and windows have planked shutters. There are four double room tenaments with a common sanitary unit.

In addition to this structure there is a temple dedicated to Lord " Vithoba". An area of about 2,000 sq.ft. is considered going with the temple and this land and the temple are excluded for the purposes of this valuation, as instructed.

6. Building Area : It covers plinth area of 1100 sq.ft.

7. The building is stated to be built in 1965 and is estimated to have a future life of ~~35~~ 26 Years. ~~The depreciation, being neglegible, is not considered.~~ The depreciated cost @ 3½% is worked out to Rs.15,200/-, the prime cost having been estimated @ Rs 16/SF.

8. The rent received is Rs.140/- p.m. or Rs. 1,680/- p.a. I have deducted outgoings as per the accompanying statement marked Appendix. ~~assessed at 33% of the gross rental~~ and I have arrived at the net annual value of Rs. ~~1,120~~ 1,080/- p.a. This is capitalized on ~~6%~~ 10% & 3½% and 4% basis or at ~~13.50~~ 7.04 Years' Purchase.

P.V. of land @ 8½% - 33 yrs.

3994
(Pr.5
19970
.1251
1997
9985
3994
1997
2498 | 2470

9.4 | 100 | .106
94
600

168
84
252
1680
1428
34272

1080
7.04
432
756
76032

1
.042 + .12
+ .10
.162 | 1000 | 6.17
972
.280
162
1180

.142 | 1000 | 7.04
994
.600

1080
6.17
756
108
648
66636

59940
23976
47952
5034 | 960

PV - 1/Amt Re = 1

11.92 | 10000 | .084
9536
.4640

3964
35904
.084
1.07
642
321
3852

23976
95904
191808
1913 | 984

212

The capitalized value is worked out to Rs.15,132/- To this the present value of the remaining land of 3,094 sq.ft. deferred for 35 Years at 4% is added., the land valued at Rs.2/- per sq.ft. and the present value is worked out to Rs.1,565/-. The full value of the property is aggregated to Rs.16,747/- or say 16,800/-. which in my opinion is fair and proper.

7,600/- 50% of whole of the 5,994 2.6 3½% 12/- this 3,852/- 11,452/- 11,500/- Only 50% of the present value of the land is considered as it is occupied by low-class people and chances of its getting vacated are considered very slim. The value so derived is, in my opinion, fair and ---proper

(R.G. PUNDLIK)

(R.G.P.)

APPENDIX

Statement on rental valuation of the property at S.N.o 308 of Ghorpade Peth, Poona.

Depreciated cost of building	Rs 15,200/-
Rent- received	" 1,680/- p.a.
Net rateable value (15% rebate)	" 1,428/- "

Outgoings:

	Rs.
Municipal taxes @ 24% on Rs. 1,428/- ..	343/- p.a.
Repairs & maintenance @ 12% on Rs. 1,680/-	202/- p.a.
Collection & management @ 3% on Rs. 1,680/- .	50/- p.a.
	Rs. 595/- p.a.
	Say Rs 600/- p.a
Net annual value —	Rs. 1,080/—

2016

Capital value on 10% & 3½% basis or @ 7.04 Years' Purchase - Rs. 7,600/-

50% present value @ 9% of 5994 SF of land of Gaothan tenure valued @ Rs. 12/ SF .. Rs. 3,852/-

Total Rs. 11,452/-

Say Rs. 11,500/-

(R.G.P.)

214/1168
Nov. 29, 1968.

REPORT

Under instructions from Shri.B.D.Navalakha, A.D. Navalakha, C.D.Navalakha, R.D.Navalakha and G.K.Navalakha 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. 346, Nana Peth, Poona and is bounded as follows.

North : H.No.347 (owner's) South : Municipal road;
West : Road; East : Municipal lane;

3. The land is of a Gaothan Saramaphi tenure, and admeasures 4644 sq.ft. It has a frontage of 44'-6" on Nana Peth Road and depth of 102'-0". It is a corner plot.

4. Situation :- The property is situated in that part of Nana Peth area which is not a busy locality from commercial point of view. The adjoining area is developed by middle class of residential people. All amenities and auxiliary services are available.

5. Building :- There is one old chawl type building of ground floor structure built in brick masonry in mud mortor and mud plastered. The flooring is of mud. The doors and windows are of T.W. with plain planked shutters. There is C.G.I. sheet roof on round balleys. The front walls at road side is out of plump and shows earades. There is one sanitary unit located in the extreme corner. In addition there there are 2 temporary constructed shed and Gotha having woodwork all around without any flooring. The sheds are being used as garages. The building is letout to tenent while sheds and Gotha is in the occupation of owners. For valuation purpose the "Gotha" structures including sheds are not considered as they are of purely temporary construction.

6. Built area :- It covers plinth area of 1440 sq.ft.

...2...

7. The building is stated to be 60 years old and is estimated to have a future life of 15 years. The depricated cost at 4% is worked out to Rs.7,000/-. The prime cost is worked out at Rs.10/- per sq.ft. or at Rs.14,400/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.710/- p.a. This gives the rental of Rs.788/- p.a. The rent received is Rs.38.50 p.m. or Rs.462/- p.a. I have considered the rent of Rs.788/- 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.5[illegible]6/-. It is capitalized on 7% and 4% basis or 8.337 Years' Purchase. The capitalized value is thus worked out to Rs.43,000/- To this the value of the surplus land is added as shown in Appendix to give full value of the property at Rs.20,300/- 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. B.D., A.D., R.D., and G.K.Navalakha bearing H.No. 346, Nana Peth, Poona 2.

I)

i) Depreciated cost of the building	Rs.7,000=00
ii) Gross Rent	Rs. 788=00 P.A.
iii) Net Rateable Value	Rs. 710=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 20% on Rs.710/-	Rs. 142=00 P.A.
ii) Repairs & maintenance @ 10% on Rs.788/-	Rs. 79=00 P.A.
iii) Collection and management charges @ 5% on Rs.788/-	Rs. 39=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.7,000/-	Rs. 12=00 P.A.
	Rs. 272=00 P.A.
Net annual value	Rs. 516=00

III)

The tenents are from low class society and are paing old rent which together constitute a burden on the property. The net annual value is therefore capitalized on 7% and 4% basis or at 8.337 Years' Purchase.

The capitalized value of the property is	Rs.4,300=00
Add the value of 2000 sq.ft. of surplus land valued at Rs.8/- per sq.ft.	Rs16,000=00
Full value	Rs.20,300=00

(R.G.PUNDLIK.)

210/1168
Nov.29, 1968

R E P O R T

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

2. The property is comprised of an open plot of land which bears H.No.700 to 703/35, Gultekadi of T.P.S. Poona No.II and is bounded as follows :-

North : T.P.50' wide road; South : P.No.40;

West:P.No.34; East : P.No.36.

3. The land is of a freehold tenure, and admeasures 9100 sq.ft. It has a frontage of 70' on T.P. road and depth of 130'.

4. Situation :- The plot forms part of what is called Mukundnagar layout Scheme, consisting of a large number of plots. The plot under valuation is capable of being developed for shops on ground floor and residence on upper floor. The whole area is fully developed and a large number of buildings have been put up by better class of people. All the auxiliary services are available though, the necessary amenities are quite at a distance. On the opposite side are non-industrial estates of Kirloskar's and others.

5. This plot was purchased in June 1961 for Rs.6825/- or at Rs.0=75 per sq.ft. The plot is large in area and will call for substantial investments in the construction of a building covering fully permissible 1/3 area; or the land will have to be left ideal if less than that is built. The Poona Municipal Corporation as assessed its net rateable value at Rs.340/- p.a. Taking into account all these relevant factors I value the area of 9100 sq.ft. at Rs.5/- per sq.ft. or at Rs.45,500/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

209/1168

Nov. 29, 1968

R E P O R T

1. Under instructions from Smt. R.R.Mehta of Poona I have inspected her 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.1169 (New) Shukrawar Peth and P.No. 167/431, Shukrawar Peth, Poona and is bounded as follows :-

North :25' wide colony road; South : P.No. 169/431;

West : 30' wide colony road; East : P.No. 168/431.

3. The land is of a freehold tenure and admeasures 3825 sq.ft. It has a frontage of 60' on colony road and a return frontage of 67' on the other colony road. It is thus a corner plot.

4. Situation :- The property is situated in what is called "Purandare baug"; Where all the properties are owned by better class of people. The whole area is fully developed and all the auxiliary and other necessary amenities are readily available.

5. Building :- It is a ground and one upper floor building with external load bearing walls and internal R.C.C.column. The walls are plastered over and colour washed from out side and oil painted from inside. The flooring is of marble mosaic tiles on all the rooms on first floor. The door are of panelled shutters on ground floor and flush shutters, polished, on first floor. The windows are panelled and glazed type with decorative grille. The floor and roof are of R.C.C. slab. The staircase is of R.C.C. with tiled treads. There are four rooms and verandah with sanitary block on each floor, all self occupied. In addition there is a garage.

6. Built area :- It covers plinth area of 1263 sq.ft. on grou and first floor. The total floor area is worked out to 2526 sq.ft.

7. The ground floor of the building is stated to be built in 1957 and the first floor was added in 1967 and is estimated to have a future life of 60 years. The depreciated cost at 4% is worked out to Rs.48,700/-. The prime cost is worked out at Rs.20/- per sq.ft. or at Rs.50,520/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.3240/- p.a. This gives the rental of Rs.3600/- p.a. I have considered the rent of Rs.6000/- 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.4013/-, It is capitalized on 6% and 4% basis or 15.576 Years' Purchase. The capitalized Value is thus worked out to Rs.62,500/-. To this the value of the garage is added to give full value of the property at Rs.68,500/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK)

208/1163
Nov. 29, 1963.

R E P O R T

Under instructions from Shri.N.B. Deo, 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.1304 1/3, Shukrawar Peth, C.T.S.No.231/a-3, P.No.3, Shukrawar Peth of Poona City and is bounded as follows :-
North : Telephone Exch.buildings; South : P.No.4;
East : Colony road; West : P.No.10.

3. The land is of a free hold tenure and admeasures 4060 sq.ft. It has a frontage of 50' on Colony road and depth of 81'.

4. Situation : It is situated in Shukrawar Peth towards the Bajirao road side, where the properties are owned by better class of people. The whole neighbourhood is fully developed with all the auxiliary and necessary amenities readily available. The property itself is situated on a blind lane 25'-0" wide off Shivaji - Maratha School road.

5. Building : It is ground and two upper floor structure with load bearing brick masonry walls on the out side and R.C.C.columns in the inside. The walls are plastered over and colour washed. The flooring on the ground and first floor is of polished Shahabad for the main rooms and sanitary unit and rough Shahabad for the passages, that for the second floor it is marble mosaic tiles with white glazed tiles for the sanitary unit. The doors are having panelled shutters for the lower floors and flush shutter for the top floor The windows are of partly vennitioned and partly glazed shutter for the lower floors and of standard steel section for the top floor; which are also fitted with decorative grille. The floor and roof is of R.C.C.slab. There are balconies for all the floor. The staircase is of R.C.C. with Shahabad treads. The top floor and garrage are in the occupation of the owner.

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6. Built area : It covers plinth area of 1350 sq.ft. on ground floor and same at first and second. The total floor area is worked out to 4050 sq.ft.

7. The eastern half of ground and first floors of the building was built in 1960 while the western part as well as the garrage were added in 1963. The top floor was built in 1967; and is estimated to have a future life of 60 Years. The depreciated cost at 4% is worked out to Rs.73,800/-. The prime cost is worked out at Rs.20/- per sq.ft. or at Rs.81,000/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.6975/- p.a. This gives the rental of Rs.7,750/- p.a. The rent received is Rs.450/- p.m. or Rs.5,400/- p.a. I have concidered the rent of Rs.9,000/- 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.5,967/-. It is capitalized on 6% and 4% basis or at 15.576 Years' Purchase. The capitalized value is thus worked out to Rs.92,500/-. To this the value of the garrage is added to give full value of the property at Rs.96,500/- which, in my opinion, is fair and proper.

I value owner occupied portion at Rs.(1/3 x 92,500 + 4000) = 34,830/- say Rs.35,000/-.

(R.G.PUNDLIK.)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. N.B. Deo bearing H. No.1304 1/3, Shukrawar Peth, Poona - 2.

I)

i) Depreciated cost of the building		Rs.78,800=00
ii) Gross Rent Rs.750/- p.m.	or	Rs. 9,000=00 P.A.
iii) Net Rateable Value		Rs. 8,100=00

II) OUTGOINGS

i) Municipal taxes @ 28% on Rs.8,100/-	Rs. 2,268=00 P.A.
ii) Repairs & maintenance @ 5% on Rs.9,000/-	Rs. 450=00 P.A.
iii) Collection and managemnet charges @ 2% on Rs. 9,000/-	Rs. 180=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.78,800/-	Rs. 135=00 P.A.
	Rs. 3,033=00 P.A.
Net annual value	Rs. 5,967=00

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.92,500=00
Add the value of the garage at	Rs. 4,000=00
Full Value	Rs.96,500=00

(R.G.PUNDLIK.)

213/1168
Nov. 29, 1968.

R E P O R T

Under instructions from Shri.S.G.Phadke; Advocate, 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.799/A of Shivajinagar, F.P.No.137/A of T.P.S., Poona I. and is bounded as follows :-

North : Bhandarkar Institute Road;
South : Common passage;
West : P.No. 13;
East : F.P. 137 part;

3. The land is of a freehold tenure and admeasured 7658 sq.ft. It has a frontage of 72' on Bhandarkar Institute road and depth of 132'-8', (average). The land is of what is called "Waghmukh" shape

4. Situation :- It is situated on the Bhandarkar Institute road. The whole neighbourhood is fully developed with properties belonging to better class of people. All the auxiliary services are available, though the necessary amenities are not within easy reach.

5. Building :- It is a ground floor structure of R.C.C. frame class; having 9" external and 4 1/2" internal brick walls, plastered over and colour washed from in side and only plastered from outside. The flooring is of marble mosaic tiles for main rooms and plain cement tiles for other rooms and passage. The bath room has polished Tandur floor and m.m. tiled dado. The W.C. has white glazed tiles. The doors are of the flush veriety with glazed ventilators. The windows are with partly glazed and partly - panelled shutters and with glazed ventilators. The wood work is oil painted. The roof is of R.C.C. slab. The staircase leading to the terrace is of R.C.C. There are seven rooms including a small store with verandah. In addition there is a garage having

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brick walls, plastered, rough Shahabad flooring and A.C. sheet roof. The door is of folding shutter.
The property is enclosed by compound wall with gate provided.
The building is wholly occupied by the owner himself.

6. Built area : It covers plinth area of 1810 sq.ft., though the permissible built area is 2553 sq.ft. This leaves a surplus area of land of about 2000 sq.ft. which could be built over. The property is also not fully developed vertically.

7. The building is stated to be built in 1965 and is estimated to have a future life of 70 Years. The depreciation being negligible is not considered. The prime cost is worked out at Rs.30/- per sq.ft. or at Rs.54,000/-. The cost is more on account of the staircase; cost of which remains ideal with the upper floors left unbuilt. Moreover there are two sanitary units.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.2,700/- p.a. This gives the rental of Rs.3,000/- p.a. I have considered the rent of Rs.4,800/- 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.3,275/-. It is capitalized on 6% and 4% basis or 16.178 Years' Purchase. The capitalized value is thus worked out to Rs.52,900/-. To this the value of garage and surplus land is added as shown in Appendix to give full value of the property at Rs.67,000/- which, in my opinion is fair and proper.

(R.G.PUNDLIK.)

APPENDIX

STATEMENT ON RENTAL VALUE OF PROPERTY of Shri. S.G. Phadke bearing H. No. 799/a, Shivajinagar, Poona.

I)

i) Cost of the building		Rs.54,000=00
ii) Gross Rent Rs.400/- p.m.	or	Rs. 4,800=00 P.A.
iii) Net Rateable Value		Rs. 4,320=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 26% on Rs.4,320/-	Rs. 1,145=00 P.A.
ii) Repairs & maintenance @ 5% on Rs.4,800/-	Rs. 240=00 P.A.
iii) Collection and management charges @ 1% on Rs.4,800/-	Rs. 48=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.54,000/-	Rs. 92=00 P.A.
	Rs. 1,525=00 P.A.
Net annual value	Rs. 3,275=00

III)

i) Net annual value is capitalized on 6% and 4% basis or at 16.178 Years' Purchase. The capitalized value of the propertyat	Rs.52,900=00
ii) Add the value of the garage etc.	Rs. 4,000=00
iii) Add the value of 2000 Sq.ft.of surplus land valued at Rs.5/- per sq.ft.	Rs.10,000=00
Full value	Rs.66,900=00
Say	Rs.67,000=00

(R.G.PUNDLIK.)

212/1168
Nov. 29, 1968.

R E P O R T

Under instructions from Shri. C.D. Batliwalla and Ors; of Bombay I have inspected their property at Poona with a view to assess its present market value.

2. The property is comprised of open plot of land which bears R.S.No. 137, C.T.S. No.55 and 65; P.No.10 of Munjeri; Gultekadi Poona and is bounded as follows :-

North : 30' wide road; South :R.S.No.140 and Nalla;

West : P.No.11 of R.S. 137; East :R.S.No.139 and Nalla;

3. The land is of Inam tenure and admeasures 2 Acres & 4 Gunthas or 91476 sq.ft. It has a frontage of 300' on Public road and depth of 130' (average)

4. Situation :- It is situated in the Gultekadi area where the lands are being progressively developed by better class of people. The auxiliary services are available, though the various amenities are not within easy reach.

5. The land is of an irregular shape in as much as with its frontage of 300'-0", it widens out to about 451'-6" at its rear boundry. The two other sides are also not parallel and all together they form a trapezoid. It is obvious that such shape will reasult in some wastage of area in a development, subdivision proposals. The plot was purchased in 1921 at the rate of Rs.5,000/- per acre. Taking into account the large area; its shape and the fact that it is surrounded by Nalla and also the fact that it is yet in an undeveloped stage, I value the plot of land at Rs.1/- per sq.ft. or at Rs.91,476/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

21-7-72

Anand Bhuvan,
20, Carmichael Road,
Bombay. 26.

17th July, 1972.

REGISTERED: A.D.

Dear Mr. Pundlik,

With Reference to the telephonic conversation I had with you a few days back regarding the valuation of our two properties at Poona, enclosed please find copies of your previous reports: 212/1168 dated 29th Nov., 1968 & 227/1268 dated 13th Dec., 1968. As desired these reports are being sent to you which please return to me when you have finished with them.

Please send your report in triplicate as previously sent, a property Tax Bill is also enclosed for your ready reference which I hope will be useful to you.

I hope by now you must have gone to our Bungalow, if not PEASE do so as the Bank will require your certificate regarding the work being done.

Thanking you,

Yours Sincerely,

C.D. Batliwala.

C.D.Batliwala.

encl: three.

212/1168
Nov. 29, 1968.

R E P O R T

Under instructions from Shri. C.D. Batliwalla and Ors; of Bombay I have inspected their property at Poona with a view to assess its present market value.

2. The property is comprised of open plot of land which bears R.S.No. 137, C.T.S. No.55 and 65; P.No.10 of Munjeri; Gultekadi Poona and is bounded as follows :-

North : 30' wide road; South :R.S.No.140 and Nalla;

West : P.No.11 of R.S. 137; East :R.S.No.139 and Nalla;

3. The land is of Inam tenure and admeasures 2 Acres & 4 Gunthas or 91476 sq.ft. It has a frontage of 300' on Public road and depth of 130' (average)

4. Situation :- It is situated in the Gultekadi area where the lands are being progressively developed by better class of people. The auxiliary services are available, though the various amenities are not within easy reach.

5. The land is of an irregular shape in as much as with its frontage of 300'-0", it widens out to about 451'-6" at its rear boundry. The two other sides are also not parallel and all together they form a trapezoid. It is obvious that such shape will reasult in some wastage of area in a development, subdivision proposals. The plot was purchased in 1921 at the rate of Rs.5,000/- per acre. Taking into account the large area; its shape and the fact that it is surrounded by Nalla and also the fact that it is yet in an undeveloped stage, I value the plot of land at Rs.1/- per sq.ft. or at Rs.91,476/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

सूचना

(१) कराच्या आकारणीसाठी धरलेले वार्षिक निव्वळ भाड (रेटेबल व्हॅल्यू) म्हणजे मिळकतीच्या (जमीन, घर वगैरे) योग्य व रास्त वार्षिक भाड्यातून दुरुस्ती वगैरेंसाठी १० टक्के वजा जाता येणारी रक्कम होय. यामध्ये मालकाकडे जागा असल्यास अथवा काही भाग रिकामा असल्यास अशा जागेच्या अंदाजी भाड्याचाही समावेश होतो.

(२) मिळकत (जमीन, घर वगैरे) अगर मिळकतीचा काही भाग रिकामा असल्यास मालकाने अगर त्याच्यातर्फे अधिकृत प्रतिनिधीने त्याबद्दल महानगरपालिकेला लेखी नोटीस दिली पाहिजे, म्हणजे ज्या तारखेला व्हेकन्सी नोटीस येईल त्या तारखेपासून नियमाप्रमाणे रिफंडचा हिशेब केला जाईल व रिफंडचे सर्व नियम पाळले गेल्यास नियमाप्रमाणे रिफंड दिला जाईल ; मात्र प्रत्येक सहामाही संपताच ३० दिवसांच्या आत रिफंडची रक्कम मिळण्याकरिता, कराची रक्कम भरलेल्या पावतीसह, लेखी अर्ज करावयास पाहिजे. असा अर्ज न आल्यास सदर रिफंड नामंजूर करण्याचा मा. नगरशासक यांस अधिकार आहे.

(३) घराचा काही भाग अगर सर्व घर पडले असल्यास त्याबद्दल महानगरपालिकेला नोटीस दिली पाहिजे व अशी नोटीस मिळाल्या तारखेपासून नियमाप्रमाणे पडणाऱ्या फरकाची रक्कम रोख रिफंड देण्यात येईल अगर पुढील बिलात मजुरा देण्यात येईल, पण मालकास पूर्वी जे बिल पाठविण्यात आले असेल त्याप्रमाणे त्याने त्याची रक्कम भरणे जरूर आहे.

(४) बिलाची रक्कम एकवट घेतली जाईल. पार्ट-पेमेंट (हप्त्याने) देणे असल्यास त्यास वरिष्ठ अधिकाऱ्यांची लेखी अनुमती घेऊन ती पेठ-लेखनिकाकडे सादर केल्यासच त्याचा स्वीकार करण्यात येईल

(५) दि. १ एप्रिल ते दि. १० एप्रिल व दि. १ ऑक्टोबर ते दि. १० ऑक्टोबर ह्या मुदतीत सहामाहीचे हिशेब जुळविण्याचे काम चालत असल्यामुळे करआकारणी व करसंकलन कार्यालय नागरिकांसाठी बंद असते.

विशेष सूचना —

(१) या बिलाची रक्कम चेकने अथवा मनि-ऑर्डरने पाठविणे झाल्यास ती मा. करआकारणी व करसंकलन प्रमुख, पुणे महानगरपालिका, यांच्या नावे पाठवावी. (२) बिलाच्या रकमेसाठी चेक स्वीकारण्याचे बंधन महानगरपालिकेवर नाही. (३) चेकने कराची रक्कम पाठविताना तो बिलाच्या संपूर्ण रकमेचाच असावा, अपूर्ण रकमेचा चेक स्वीकारला जाणार नाही. (४) मनि-ऑर्डरच्या कूपनमध्ये अगर चेकसोबतच्या पत्रामध्ये पेठ, घरांक वगैरेंचा स्पष्ट खुलासा करावा. असा खुलासा नसल्यामुळे जर रक्कम अनामत ठेवली जाऊन नोटीस, वॉरंट वगैरे निघाले तर त्याची जबाबदारी महानगरपालिकेवर राहणार नाही. रक्कम भरताना बिल बरोबर आणावे. पत्ता बदलल्यास लेखी कळवावे. (५) रक्कम स्वीकारण्याची वेळ : (अ) मुख्य कार्यालय – सोमवार ते शुक्रवार सकाळी १०–३० ते दुपारी २–०० व २–३० ते ३–३०; शनिवारी सकाळी १०–३० ते दुपारी १–००. (ब) सबर्बन व बोपोडी वॉर्ड – सोमवार ते शुक्रवार सकाळी १०–३० ते दुपारी २–०० ; (क) हडपसर वॉर्ड – सोमवार ते शुक्रवार सकाळी १०–३० ते दुपारी १–३०.

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212/1163
Nov. 29, 1968.

REPORT

Under instructions from Shri. C.D. Batliwalla and Ors; of Bombay I have inspected their property at Poona with a view to assess its present market value.

2. The property is comprised of open plot of land which bears R.S.No. 137, C.T.S. No.55 and 65; P.No.10 of Munjeri; Gultekadi Poona and is bounded as follows :-

North : 30' wide road; South :R.S.No.140 and Nalla;

West : P.No.11 of R.S. 137; East :R.S.No.139 and Nalla;

3. The land is of Inam tenure and admeasures 2 Acres & 4 Gunthas or 91476 sq.ft. It has a frontage of 300' on Public road and depth of 180' (average)

4. Situation :- It is situated in the Gultekadi area where the lands are being progressively developed by better class of people. The auxiliary services are available, though the various amenities are not within easy reach.

5. The land is of an irregular shape in as much as with its frontage of 300'-0", it widens out to about 451'-6" at its rear boundry. The two other sides are also not parallel and all together they form a trapezoid. It is obvious that such shape will reasult in some wastage of area in a development, subdivision proposals. The plot was purchased in 1921 at the rate of Rs.5,000/- per acre. Taking into account the large area; its shape and the fact that it is surrounded by Nalla and also the fact that it is yet in an undeveloped stage, I value the plot of land at Re.1/- per sq.ft. or at Rs.91,476/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

215/1168
Nov. 29, 1968.

R E P O R T

Under instructions from M/s. Navalakha Bros., 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 buildings which bears H.No.347/MP1, and 347/PM2 of Nana Peth, of Poona and is bounded as follows :-

North : H.No.348; South : 346 (owners)

West : Road; East : Municipal Lane.

3. The land is of a Gaothan Saramaphi tenure. The land admeasures 2970 sq.ft. It has a frontage of 28'-6" on Nana Peth road and depth of 102'-3" .

4. Situation :- The property is situated in that part of Nana Peth area which is not a busy locality from commercial point of view. The adjoining area is developed by middle class of residential people. All amenities and auxiliary services are available.

5. Building :- There is godown fronting the road and a residential building in the rear which is to be opproached through small lane.

a) Godown :- This is constructed in Brick walls which are plastered pointed, and coloured washed. There is rough Shahabad floorings. There are no doors but only Rolling shutters, in the front. There are ventilators on the top of Rolling shutters with guard bars and XPM. The roof is of C.G.I. sheet on round balleys and T.W. beams. The height of godown is 24'-0" to 18'-0" .

b) Building :- This is ground and one upper floor building of brick load bearing walls plastered and colour washed. The doors and windows have plain planked shutters which are oil painted. The windows have guard bars. The flooring is of rough Shahabad. The ceiling floor is of T.W. joist and boarding. The roof is of C.G.I. sheet on T.W. roof members. There is sanitary unit on every floor with rough Shahabad and I.P.S. dado. There is T.W. staircase.

...2...

The godown and building behind is used by owner only except 4 rooms on ground floor of the rear building which are rented out.

6. Built area :-

a) Godown :- It covers plinth area of 1340 sq.ft.

b) Building :- It covers plinth area of 540 sq.ft. each on ground floor and first floor. The area of balcony and sanitary unit is 120 sq.ft. Total built area is thus worked out to 1200 sq.ft.

7. (a) Godown :- The building is stated to be built in 1958 and is estimated to have a future life of 40 years. The depreciated cost at 4% is worked out to Rs.12,000/- (The prime cost rate is Rs.10/- per sq.ft.)

(b) Building :- The building is stated to be over 30 years old and is estimated to have a future life of 40 years. The depreciate cost @ 4% is worked out to Rs.12,600/- (The prime cost rate @ Rs.14/- per sq.ft.)

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.560 + 355 =915 p.a. This gives the rental of Rs.1,017/ p.a. The rent received is Rs.28/- p.m. or Rs.336/- p.a. I have considered the rent of Rs.2,700/- p.a. (The rent for godown Rs.134/- and that for building Rs.90/- p.m.)

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1,648/-. It is capitalized on 6% and 4% basis or 14.18 Years' Purchase. The capitalized value is thus worked out to Rs.23,400/-. To this the present value of the land is added as shown in Appendi to give full value of the property at Rs.27,600/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

The godown and building behind is used by owner only except 4 rooms on ground floor of the rear building which are rented out.

6. Built area :-

a) Godown :- It covers plinth area of 1340 sq.ft.

b) Building :- It covers plinth area of 540 sq.ft. each on ground floor and first floor. The area of balcony and sanitary unit is 120 sq.ft. Total built area is thus worked out to 1200 sq.ft.

7. (a) Godown :- The building is stated to be built in 1958 and is estimated to have a future life of 40 years. The depreciated cost at 4% is worked out to Rs.12,000/- (The prime cost rate is Rs.10/- per sq.ft.)

(b) Building :- The building is stated to be over 30 years old and is estimated to have a future life of 40 years. The depreciate cost @ 4% is worked out to Rs.12,600/- (The prime cost rate @ Rs.14/- per sq.ft.)

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.560 + 355 =915 p.a. This gives the rental of Rs.1,017/ p.a. The rent received is Rs.28/- p.m. or Rs.336/- p.a. I have considered the rent of Rs.2,700/- p.a. (The rent for godown Rs.134/- and that for building Rs.90/- p.m.)

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1,648/-. It is capitalized on 6% and 4% basis or 14.18 Years' Purchase. The capitalized value is thus worked out to Rs.23,400/-. To this the present value of the land is added as shown in Appendi to give full value of the property at Rs.27,600/- 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. Navalakha Bros. bearing H. No. 347/MP and 347/MP2, Nana Peth, Poona - 2.

I)

i) Depreciated cost of the building		Rs.24,600=00
ii) Gross Rent Rs.225/- p.m.	or	Rs. 2,700=00 P.A.
iii) Net Rateable Value		Rs. 2,430=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 26% on Rs.2,430/-	Rs. 632=00 P.A.
ii) Repairs & maintenance @ 10% on Rs.2,700/-	Rs. 270=00 P.A.
iii) Collection and management charges @3% on Rs.2,700/-	Rs. 81=00 P.A.
iv) Insurance @ 0.31% on 9/10 of Rs.24,600/- (Terrace house and godown)	Rs. 69=00 P.A.
	Rs. 1,052=00 P.A.
Net annual value	Rs. 1,648=00 P.A.

III)

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

The capitalized value of the property is Rs.23,400=00

Add the present value of the land deferred for 40 years @ 4%, the land valued @ Rs.7/- per sft. Rs. 4,158=00

Full value Rs.27,558=00

Say Rs.27,600=00

(R.G.PUNDLIK.)

134/1063

R E P O R T

Under instructions from Shri R.K. Purohit 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 plot of land and a building and bears Sr.No.51+147/2 of Erandavna, F.P. No.75-76 (Part) Sup. Plot No.42 of T.P.S. Poona No.I, and is bounded as follows:-

North : Adjoining Plot.

South : 30' wide Colony Road.

West. : 30' wide Colony road.

East : Sub-Plot No.43;
(proposed to be widened to 45')

3. The land is of a lease-hold tenure for a term of 199 years from 4-2-1959 and admeasures 8192 s.q.ft. It has a frontage of 107' on the colony road and return frontage of about 62' and 18' on corner plot. It is of an irregular shape which will not permit utilisation of the full permissible 1/3 built area. The land is further subject to road-widening and the area so covered is shown deducted in the P.M.C's sanctioned plan, to work out permissible built area, which is, in fact, shown as 2196 sq.ft. and not (8192/3) 2731 sq.ft. The land forms part of the Shantishila Co.-Op. Housing Society, and was taken over for Rs.6,144/- or @ Rs. 0.-75 per sq.ft. with rent of Rs.1/- p.a.

4. Situation : It is situated on the Chiplunkar Road (Law College Road) branching off from the Karve Road and extending to connect to Prabhat and the Bhandarkar Institute Roads. The whole neighbourhood is fully developed with buildings owned by lower class of people. All the auxiliary services are readily available though the other amenities are not at closer distance.

5. Building : It is known as " Krishna Kunj " and is of ground and one floor. It is a load bearing class structure with brick masonry walls plastered and colour washed. The

flooring is of I.P.S. rough Shahabad being used for the sanitary units the first floor is only partly built. The ceiling floor is of RCC Doors are of panelled shutters and glazed ventilators oil painted. Windows are of T.W. with partly glazed and panelled shutters with guard bars. They are also oil painted. The terrace is finished with rough Shahabad except for some part where mosaic tiles are used. The Stairs is of RCC with I.P.A. treads and risers. There are balconies projected on the Road side. The wiring is of open C.T.S. Type. It is a severely plain building. In addition there is a garage of the usual description, covering an area of 247 sq.ft.

6. Built Area : It covers plinth area of 1559 sq.ft. on ground floor. The area at first, floor is 1167 sq.ft. The total floor area is worked out to 2726 sq.ft.

7. The building is stated to be built in about 1958, and is estimated to have a future life of 55 Years. The depreciated cost at 4% is worked out to Rs.46,500/-. The prime cost is assessed @ Rs.18/- per sq.ft. or @ Rs.49,068/- or say, Rs.49,000/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.2,505/- p.a. This gives the rental of Rs.2,783/- p.a. or 232/- p.m. The rent received is Rs.1,920/- p.a. I have considered the rent of Rs.360/- p.m. or Rs.4,320/- 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.2,750/- It is capitalized on 6% basis or @ 16 2/3 Years' Purchase. The capitalized value is thus worked out to Rs.45,800/- I have added to this the value of the surplns and that of the garage as shown in the appendix. The full value of Rs.53,800/- is, in my opinion fair and proper. The value of the owner occupied property is worked out to Rs.28,000/-

(R.G. PUNDLIK)

- 2 -

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF

Shri P.K. Purohit bearing S.No.51+147 of Erandavna, Poona.

I)

i) Depreciated Cost of the building Rs.46,500/-

ii) Gross Rent Rs. 360/- p.m. or Rs. 4,320/- p.a

iii) Net Rateable value. Rs. 3,888/- p.a

II) OUTGOINGS

i) Municipal taxes @ 25% on Rs. 3,888/-	Rs.	972=00
ii) Repairs & maintenance @ 5% on Rs.4320/-	Rs.	216=00
iii) Collection and Management Charges @ 2% on Rs.4320/-	Rs.	86=40
iv) Insurance @ 0.19 on 9/10 of Rs.46,500/-	Rs.	79=52
v) Sinking fund @4% on 9/10 of Rs. 46,500/-	Rs.	217=62
Total	Rs.	1571=54
Say	Rs.	1570=00
so Net annual value	Rs.	2750=00

III)

Net annual value is Capitalized on 6% basis or at 16/2/3 Years' Purchase.

The capitalized value of the property is Rs. 45,834

say Rs. 45800/-

There is a surplus area of 3500 sq.ft. As half the premium over the purchase price is to be given ever to the Society as per the provisions of the registered conveyance I have valued the amount of premium @ (3500 @ 5.25−0.75 / 2) = 7,875/- say Rs.7,900/-

Full value of the property Rs.53,700/- Rs.53,700/-

or Say. Rs.53,800/-

(R.G. PUNDLIK)

219/1168
Nov. 30, 1968.

R E P O R T

Under instructions from Shri.Panalal Shivalal Mutha of Baramati I have inspected his property at Baramati, dist. Poona with a view to assess its present market value.

2. The property is comprised of an open plot of land which bears H.No.4/49 ward No.4 C.T.S.No.103 of Poona and is bounded as follows :-

North : Road; South : H.No.97;

West : H.No.102; East : H.No.104;

3. The land is of a freehold tenure and admeasures 270 sq.ft.

4. It is situated on a road with a frontage there upon and is in a residential area. The necessary amenities are available. The property is enclosed by an old wall on the road side and contained a building, demolished. The plot of land was purchased by the present owner in April 1966 for Rs.1,500/- which gives a rate of Rs.5.55 per sq.ft. I value the open plot of land at Rs.6/- per sq. or a sum of Rs.1,620/- which, in my opinion is fair and proper.

(R.G.PUNDLIK.)

216/1168
Nov. 30, 1968

REPORT

1. Under instructions from Shri Panalal Shivalal Mutha of Baramati I have inspected his property at Baramati, Dist. 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. 249 W.No.4 of Baramati and is bounded as follows :-

North : Lane. South: Main road.

West : H.No.248 East.: lane.

3. The land is of a free hold tenure and admeasures 1557 sq.ft. it has a frontage of 25'-0" on main road and depth of 60'-0" or so.

4. Situation : The property is situated in the central part of Baramati Town and has frontage on main bazar road. All the amenities and facilities, available in Baramati town, are available. The road on which the property abuts is busy with all kinds of commercial activities.

5. Building : It is a ground and two upper floor structure of masonry class with T.W. frame with thick external brick walls in mud mortor, plastered and painted. The flooring is of T.W. of "patai" type. The roof fo the building is of G.G.I. sheet on T.W. roof members with T.W. ceiling belo The flooring is of rough Shahabad. The doors have decorative planked shutters, while the windows have T.W. panelled shutter. There is a balcony projecting on the front road. The inside brick work is pointed. There is a sanitary on ground floor. The building is fully occupied by the owner with shop on ground floor and residence on upper floor.

6. Built Area : It covers plinth area of 1400 sq.ft. on ground floor The area at first and second floors is 1400 plus 1000 sq.ft. respectively. The total floor area is worked out to 3800 sqft.

7. The building is stated to be 50 Years old and is estimated to have a future life of 40 Years. The depriciated cost at 4% is worked out to Rs.46,500/- (Prime cost Rs.57,000/- rate Rs.15/- per sq.ft.)

8. The Baramati Municipality has assessed its net rateable value at Rs.1782/- p.a. This gives the rental of Rs.1980/- p.a. I have considered the rent of Rs.1980/- p.a.

9. The usual outgoins are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.1515/-. It is capitalized on 6% and 4% basis or at 14.18 Years' Purchase. The capitalized value is thus worked out to Rs.21,500/- To this the present value of the land is added as shown in appendix to give full value of the property at Rs.24,000/- which, in my opinion is fair and proper.

(R.G. PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF Shri Panalal Shivalal Mutha bearing H.No.4/249, of Baramati.

I)

i) Depreciated Cost of the building	Rs.46,500/-
ii) Gross Rent	Rs. 1,980/- P.A.
iii) Net Rateable value.	Rs. 1,782/- P.A.

II) OUTGOINGS

i) Municipal taxes (actual)	Rs.	267/- P.A.
ii) Repairs and Maintenance @5% on Rs.1,980/-	Rs.	99/- P.A.
iii) Management Charges @1% on Rs.1,980/-	Rs.	20/- P.A.
iv) Insurance @ 0.19 on 9/10 of Rs.46,500/-	Rs.	79/- P.A.
TOTAL	Rs.	465/- P.A.
Net annual Value	Rs.	1,515/-

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.21,500
Add the present value of the land deferred for 40 Years @ 4%, the land valued at Rs.7/- per sq.ft.	Rs. 2,280/-
Full Value	Rs.23,780/-
Say.	Rs.24,000/-

(R.G. PUNDLIK)

217/1168
Nov., 30,1968.

REPORT

1. Un Under instructions from Shri Panalal Shivalal Mutha of Baramati I have inspected His property at Baramati, Dist, 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.4/127 of Ward No.4, C.T.S. No.278 of Baramati Dist. POONA and is bounded as follows :-

North:H.No.126 South : H.No. 128

West : H.No.87 East : Committee road.

3. The land is of a free hold tenure and admeasures 1668 sq.ft. It has a frontage of 35' on committee road and depth of 45' or so.

4. Situation : It is situated in the inside on a smaller road in a residential area. The necessary amenities are available.

5. Building : It is a ground and one upper floor building built in the form of chawls in two parallel wings with a 6'-6" wide open space left in between. The building is of masonry class with brick in mud mortor masonry walls left unpainted. The floor is of T.W. with joists, boarding etc. The roof is of C.G.I. sheet with T.W. roof, members and T.W. planked ceiling below the flooring is of rough Shahabad. The doors and windows are of T.W. with plain planked shutters which are oiled. The staircase is of T.W. There is one W.C. block and a well on rear side. The building is rented out in part and is self occupied in part (about 1/3 portion)

6. Built Area : It covers plinth area of 1000 sq.ft. each on ground and first floor. The total floor area is worked out to 2000 sq.ft.

7. The building is stated to be 50 years old and is estimated to have a future life of 30 Years. The depriciated cost at 4% is worked out to Rs.17,400/- (prime cost Rs.24,000/- at Rs.12/- per sq.ft.)

8. The Baramati Municipality has assessed its net rateable value at Rs.903/- p.a. This gives the rental of Rs.1092/- p.a. The rent received is Rs.50/- p.m. or Rs.600/- p.a. I have considered the rent of Rs.1092/- 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.912/- It is capitalized on 6% and 4% basis or at 12.848 Years' Purchase.

The capitalized Value is thus worked out to Rs.10,800/- .
To this the preset value of the land and the well is added as shown in the Appendix to arrive at full value of the property at Rs.15,000/- which in my opinion is fair and proper.

(R.G. PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY OF Shri Panalal Shivalal Mutha bearing H.No.4/127, Baramati, Dist. Poona.

I)

i) Depreciated Cost of the building	Rs.17,400/-
ii) Gross Rent .	Rs. 1,092/- P.A.
iii) Net Rateable Value.	Rs. 988/- P.A.

II OUTGOINGS.

i) Municipal taxes (actual)	Rs. 147/- P.A.
ii) Repairs and Maintenance @8% on Rs.1092/-	Rs. 87/- P.A.
iii) Collection and Management Charges. @2% on Rs.1092/-	Rs. 22/- P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.17,400/-	Rs. 30/- P.A.
Total	Rs. 286/- P.A.
Net annual Value	Rs. 812/-

III)

i) Net annual Value is Capitalized on 6% and 4% basis or at 12.848 Years' Purchase The capitalized value of the Property is	Rs.10,800/-
ii) Add the present value of the land deferred for 30 Years @ 4%, the land valued at 5/- per Sq.ft.	Rs. 2,600/-
iii) Add the value of the well used	Rs. 1,500/-
Full Value	Rs.14,900/-
Say	Rs.15,000/-

(R.C. PUNDLIK)

218/1168
Nov. 30, 1968.

R E P O R T

Under instructions from Shri.Panalal Shivalal Mutha of Baramati I have inspected his property at Baramati, Dist. Poona with a view to assess its present market value.

2. The property is comprised of a plot of land a building which bears H.No.4/48 of Ward No.4, C.T.S.No.102 of Poona and is bounded as follows :-

North : Road; South : H.No. 45;

West : H.No. 47; East : H.No.49;

3. The land is of a freehold tenure and admeasures 648 sq.ft. It has a frontage of 28'-0" on public road and depth of 23' .

4. Situation :- It is situated on a road and in an area where all buildings are of residential character. The necessary amenities are available.

5. Building :- It is a ground and one upper floor structure, set back from the road to leave an "Otta" on ground floor and a deck on first floor in the front or the road side. It is of masonry class with brick in mud mortor masonry walls; plastered and colour washed. The flooring is of rough Shahabad. The doors and windows are of T.W. with plain planked shutters, oiled of C.G.I. sheets on T.W. roof members, with planked ceiling below. The staircase is of masonry with I.P.S. finish. The building is rented out wholly

6. Built area :- It covers plinth area of 480 sq.ft. on ground floor. The area at first, floor is 450 sq.ft. The total filor area is worked out to 930 sq.ft.

7. The building is stated to be 50 years old and is estimated to have a future life of 30 years. The depreciated cost at 4% is worked out to Rs.8,100/- (The prime cost Rs.11,160/-, at Rs.12/ per sq.ft.

...2...

8. The Baramati Municipality has assessed its net rateable value at Rs.594/- p.a. This gives the rental of Rs.660/- p.a. The rent received is Rs.55/- p.m. or Rs.660/- p.a. I have considered the rent of Rs.660/- 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.484/-. It is capitalized on 6% and 4% basis or at 12.848 Years' Purchase. The capitalized value is thus worked out to Rs.6,200/-. To this the present value of the land is added as shown in the Appendix to arrive at the full value of the property at Rs.7,600/- 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. Panalal Shivalal Mutha bearing H. No.4/48, Baramati, dist.Poona.

I)

i) Depreciated cost of the building		Rs.8,100=00
ii) Gross Rent Rs.55/- p.m.	or	Rs. 660=00 P.A.
iii) Net Rateable Value		Rs. 594=00 P.A.

II) OUTGOINGS

i) Municipal taxes (actual)	Rs. 89=00 P.A.
ii) Repairs & maintenance @ 8% on Rs.660/-	Rs. 53=00 P.A.
iii) Collection and management charges @ 3% on Rs.660/-	Rs. 20=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.8,100/-	Rs. 14=00 P.A.
v) Sinking fund @ 4% on 9/10 of	Rs. -
	Rs. 176=00 P.A.
Net annual value	Rs. 484=00

III)

Net annual value is Capitalized on 6% and 4% basis or at 12.848 Years' Purchase.

Hence the value of the property is	Rs. 6,200=00
Add present value of the land deferred for 30 years @ 4% the land valued at Rs.6/- per sq.ft.	Rs. 1,330=00
Null value	Rs. 7,530=00
Say	Rs. 7,600=00

(R.G.PUNDLIK.)

220/1168
Nov. 30, 1968.

REPORT

Under instructions from Sarvashri D.N.Rajmachikar and Y.N.Rajmachikar 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 which bears H.No.504 A/1 of Shaniwar Peth of POONA City and is bounded as follows :-

North : Lane; South : Adjoining property;

West : Lane; East : H.No.500

3. The land is of a gaothan tenure and admeasures 12096 sq.ft. It has a frontage of 128' on a lane and return frontage of about 115'.

4. Situation :- It is situated in the Shanwar Peth and is approachable by about 15'-0" wide lane which adjoins the property on two sides. The whole neighbourhood is fully developed with big and small mainly residential buildings of good class of people. All auxiliary services are available and so are the other necessary amenities.

5. Buildings :- There is a central workshop shed surrounded by shed built running along side the boundary of the property which together form and is described hereunder as 'Workshop Part' of the property. The southern wing of the sheds forms the residense of the owners. The whole property is self occupied.

(a) Workshop Shed :- (Central) The central workshop has 18" brick pillar, pointed and white washed part of the shed is enclosed. It is roofed over with G.C.I.sheets including glazed roofing tiles, supported on T.W. round balleys and king post trusses. The windoors are of T.W. mostly without shutters but with guard bars. The flooring is of stone set type. The height is dout 15'-0" average. On two sides of this shed are lean to sheds.

...2...

This is stated to be built in about 1910 and is estimated to have a future life of about 20 years. The plinth area of this shed is 3865 sq.ft. The depreciated cost @ 4% is worked out to 15,300/- (Prime cost is Rs.27,000/-, at Rs.7/- per sq.ft.)

(b) Remaining Sheds ('Workshop Part') :- The other sheds are used as storage sheds. They are in a very dilapidated condition. They have a timber frame-work of posts and post-plates, with country tiled roof. The walls are 4 1/2" brick, which run between the posts, and are about 4'-0" high, above which are fixed T.W. battens etc.

The built area of all the (Workshop) sheds is 8419 sq.ft. together and they are stated to be about 40 years old and are estimated to have a future life of 10 years or so.

The depreciated cost of the sheds worked out to Rs.16,000/- (Prime cost Rs.42,095/-, rate Rs.5/- per sq.ft.) The sheds being in a bad condition of repairs, need capital repairs to be done, in order that they may stand in a habitable condition, for their estimated future life. I have estimated the cost of capital repairs at Rs.4,000/-.

(c) Residential Structures : They are very much similar to the (workshop) sheds described above, but are not in so bad a condition. They have frame work of T.W. posts and post-plates and brick paitition walls. This part, I am informed, was once used as a stable. It has a rough Shahabad flooring and C.G.I. sheet roof on roughly squared T.W. roof members. It was built about 40 years before and is estimated to have a future life of 15 years.

They together cover plinth area of 2780 sq.ft. The depreciated cost @ 4% is worked out to Rs.8,500/- (The prime cost is Rs.16,700/- at Rs.6/- per sq.ft.). There is, in addition, a W.C. unit having brick walls and doors with plain planked shutters. It has old type flat roof. There is also a well and a temple which are not considered for valuation.

The total depreciated cost of full the structures together is

...3...

Rs. 39,800/- or say Rs. 40,000/-.

6.The Poona Municipal Corporation has assessed its net reteable value at Rs. 1,620/- p.a. This gives the rental of Rs. 1,800/- p.a. I have considered the rent of Rs. 1,800/- p.a. as the structures will not permit their being profitably used to procure any higher rent till their estimated future life.

7. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. 1,132/-. It is capitalized on 6% and 4% basis or at 9.096 Years' Purchase. The capitalized value is thus worked out to Rs. 10,300/-. To this the present value of the land is added as shown in Appendix to arrive at the full value of the property at Rs. 72,300/-. Deduction Rs. 4,000/- for capital repairs full value of the property is aggregated to Rs. 68,300/-, which in my opinion is fair and proper. As per instructions, I have apportioned the full value as shown in the said Appendix.

(R.G.PUNDLIK.)

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Sarvashri Rajamachikar D.N. and Y.N. bearing H.

No. 503/A/1, Shaniwar Peth, Poona - 2.

I)

i) Depreciated cost of the building	Rs.	40,000=00
ii) Gross Rent Rs. 150/- p.m.or	Rs.	1,800=00 P.A.
iii) Net Reteable value	Rs.	1,620=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 24 1/2% on Rs. 1,620/-.	Rs.	397=00 P.A.
ii) Repairs & maintenance @ 10% on Rs. 1,800/-.	Rs.	180=00 P.A.
iii) Management charges 1% on Rs.1,800/-	Rs.	18=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs. 40,000/-.	Rs.	76=00 P.A.
Total	Rs.	671=00 P.A.
Say	Rs.	670=00 P.A.
Net annual value	Rs.	1,130=00

III) (a) (average life of 15 years is considered)

Net annual value is capitalized on 6% and 4% basis or at 9.096 Years' Purchase.

The capitalized value of the property is Rs. 10,283/- or say, Rs. 10,300=00

ii) Add the present value of the land (12518 going with "Workshop Part" & 6112 going with residential part) differred for 15 years @ 4% the land value at Rs.6/- per sq.ft. Rs. 62,038=00

Rs. 72,338=00

or say Rs. 72,340=00

iii) Deduct for capital repairs: Rs. 4,000=00

Rs. 68,340=00

This amount representing the value of the entire property is appportioned as under :-

Work-shop (2/3 part) Rs. 45,560=00

Residencial area :-Shri D.N.Rajmachikar (1/6 part) Rs. 11,390=00

Shri Y.N.Rajmachikar (1/6 part) Rs. 11,390=00

This Indenture made the 4th day of February 1966 BETWEEN SHRIMANT G. T. PATWARDHAN, Raja Saheb of Kurundwad (Junior) and SHRIMATI USHA DEVI G. PATWARDHAN Raj Rani of Kurundwad (Junior) both of Poona Indian inhabitants hereinafter called 'the Vendors' (which expression shall unless repugnent to the context or meaning thereof be deemed to include their respective heirs executors and administrators) of the one part and SIR JAMSETJEE JEJEEBHOY, Sixth Baronet of that name, of Bombay Indian Inhabitant hereinafter called "the Purchaser" (which expression shall unless repugnant to the context of meaning thereof be deemed to include his heirs executors administrators and assigns) of the other part,

WHEREAS the Vendors are absolutely seized and possessed of or

otherwise well and sufficiently entitled to the land hereditamen and premises situate at Koregaon Park, Poona, in the Registratio District of Poona, Sub-District Taluka Haveli bearing C.T.S. No.372 A(2), (3) and (4)

AND WHEREAS the Vendors have agreed with the Purchaser fo absolute sale to him of a portion of the said land hereditaments and premises hereinabove referred to and more particularly descr in the first schedule ehreunder written and shown on the plan he annexed and thereon surrounded by a red coloured boundary line in fee simple and inheritance thereof in possession free from a encumberances at or for the price of Rs.1,80,000/- (Rupees One La eighty thousand) only.

AND WHEREAS the Purchaser has paid to the Vendors a sum o Rs.18,000/- (Rupees Eighteen Thousand) as earnest money on the 11th day of October 1965,

NOW THIS INDENTURE WITTNESSETH that in pursuance of the s Agreement and in consideration of the said sum of Rs.18,000/- (Rupees eighteen thousand) only paid as aforesaid as earnest mon and of the further sum of Rs.1,62,000/- (Rupees one lac sixty t thousand) by the purchaser paid to the Vendors on or before the execution of these presents making together a sum of Rs.1,80,000/ (Rupees One Lac Eighty Thousand) only (payment and receipt where the Vendors do and each of them doth hereby admit and acknowledg and of and from the same and every part thereof for ever acquit release and discharge the Purchaser) THEY the vendors do and eac of them doth hereby grant convey transfer and assure to the Purchaser for ever free from all encumberances ALL THAT piece or parcel of land or ground admeasuring 28040 square feet or thereabouts situate lying and being at Koregaon Park, Poona and forming part of a larger piece of land belonging to the Vendors

and shown on the plan hereto annexed and thereon surrounded by a red coloured boundary line and more particularly - described in the first schedule hereunder written (all which land hereditaments and premises are, hereinafter, for - brevity's sake referred to as "the said premises") and TOGETHER WITH all and singular the houses, outhouses, edifices, buildings, courts, yards, compounds, sewers, ditches, fences, hedges, drains, ways, paths, passages, commons, gullies, wells, water, water courses, trees, plants, trees, lights, rights, libertie privileges, easements, advantages, profits, members and appurtenances whatsoever to the said premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part of mamber thereof to belonging be appurtenant thereto AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Vendors into out of or upon the same Premises or any part thereof TO HAVE AND TO HOLD all and singular the said premises hereby granted transferred conveyed and assured or expressed so to be with their and every of their rights mdmbers and appurtenances unto and to the use and behefit of the Purchaser absolutely for ever free from all encumbrances but subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal Corporation or any other Public Body or authority in respect thereof AND the Vendors do and each of them doth hereby so far as it relates to his

or her respective acts and omissions only and not otherwise covenant with the Purchaser that the Vendors have not at any time heretofore made done or executed, committed, omitted, or knowingly or willingly permitted or suffered or been party or privy to any act deed matter or thing whereby or by reason or means whereof they the Vendors or any of them are is can or may be prevented from grating conveying transferring and assuring the said land hereditaments and premises in manner aforesaid or whereby the said land hereditaments and premises are can or may be in any wise be charged impeached affected or encumbered in estate title or otherwise howsoever.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendors do hereby grant unto the Purchaser full and free right and liberty of way or passage for the Purchaser his tenants and servants andothers authorised by him with or without horses cattle and other animals carts and carriages of all descriptions over and along the strip of land or passage 20 feet in width running along the northern boundary of the said premises deliheated on the plan hereto annexed and shown as " 20 feet wide road" by night and by day and for all purposes connected with the use occupation and enjoyment of the said premises and the buildings erected thereon in common with the Vendors and the owners or owner for the time being of the land hereditaments and premises owned and possessed by the Vendors of whichh the said premises herdy granted and conveyed by the Vendors form a part or portion of to the intent that this covenant shall run with the land and tenure for the benefit of the said premises hereby granted and conveyed by the Vendors.

AND WHEREAS the documents of title mentioned in the second schedule hereto relate not only to the said land hereditaments and premises hereby granted and conveyed but also relate to the other lands owned by the Vendors which are now in the possession of custody of the Vendors.

AND WHEREAS the Vendors have covenanted with the Purchaser for production of the said documents of title mentioned in the second scheudle hereto.

NOW THIS INDENTURE FURTHER WITNESSETH that in pursuance of the said agreement and for the consideration aforesaid they the Vendors do and each of them doth hereby convenant with the Purchaser that they the Vendors and each of them from time to time and at all times hereafter unless prevented by fire or other inevitable accident produce or cause to be produced at the cost of the Purchaser all or any of the documents of title mentioned in the second schedule hereto to him or to his attorneys or agents at any trial hearing commission or examination or otherwise as occasion shall require for the purpose of showing his title to the said Premises or for any purpose connected with the said Premises and will also allow the Purchaser at his own cost to take copies thereof.

IN WITNESS WHEREOF the Vendors have hereunto set their respective hands and seals at Bombay the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground of freehold tenure admeasuring about 29403.66 sq. feet or thereabouts situate at Koregaon Park, Poona in the Registration District

of Poona, Sub District Taluka Haveli bearing part of C.T.S. Nos.372-A (2) (part) (3) (part) and (4) (part) Koregaon Park, Poona, and bearing No.372/A/1 in the Municipal records and part of No.17/2-E in the City Survey Record together with the structure standing thereon and bounded as follows :- that is to say, on or towards the East by a 20 feet road belonging to the Vendors and beyond that by land bearing C.T.S. No.372(A)1 on or towards the West by land bearing C.T.S. No.371/A and belonging to the Trustees of the Poona Blind School, on or towards the South by Koregaon Park Road and on or towards the North by the property belonging to the Vendors which piece of land is shown on the plan annexed hereto and thereon surrounded by a red coloured boundary line.

THE SECOND SCHEDULE ABOVE REFERRED TO :-

1. Conveyance dated 16-12-1938 from Janabai Maruti Ladkat to Shankar Sakharam Mali.
2. Conveyance dt. 23-6-1941 from Shanker Sakharam Mali to Vithoba Tukaram Ladkat Mali and Dhondiba Tukaram Ladkat.
3. Conveyance dt. 22-4-1946 from Gitabai Ganpat Ladkat Mali and Smt. Subhadrabai Mahadeo Paithankar to Khoda Murad Jamshed Irani.
4. Conveyance dt. 12-11-1946 from Khuda Murad Jamshed Irani to Gulabchand Chunilal Porwal.
5. Conveyance dt. 12-9-1949 from Gulabchand Chunilal Porwal to Shrimant Ganpat Trimbak alias Tatiya Saheb Patwardhan.
6. Conveyance dt. 12-9-1949 from Vithoba Tukaram Ladkat and others to Shrimant Ganpatrao T. Patwardhan.
7. Lease dt. 9-11-1953 from G.T. Patwardhan to Usha

Prithinpal-Singh Sighat.

SIGNED SEALED AND DELIVERED)
by the withinnamed G. T.) Sd./ G.T. PATWARDHAN
PATWARDHAN in the presence of)
Sd./ A.S. DESHPANDE
Advocate, Poona
Sd./ SORAB FIROZE JEHANGIR
Solicitor, Bombay

SIGNED SEALED AND DELIVERED)
by the withinnamed Ushadevi) Sd./ USHA G. PATWARDHAN
G. Patwardhan in the presence of
Sd./ A.S. DESHPANDE
Sd./ SORAB FIROZE JEHANGIR

RECEIVED the day and year hereinabove)
written of and from the Purchaser the)
sum of Rs.1,62,000/- (rupees one lac)
sixty two thousand) which together with) Rs.1,80,000/-
the sum of Rs.18,000/- (rupees eighteen)
thousand) received on the 11th day of)
October 1965 makes the sum of Rs.1,80,000)
(one lac eighty thousand) being the full)
consideration money to be by him paid to us...)

We say received.
Sd./ G.T. PATWARDHAN
Sd./ USHA G. PATWARDHAN

Witnesses :-
Sd./ A.S. DESHPANDE
Sd./ SORAB FIROZE JEHANGIR

DATED THIS 4th DAY OF FEBRUARY 1966.

SHRIMANT G.T. PATWARDHAN & ANR.

TO

SIR JAMSETJEE JEJEEBHOY, BART.

CONVEYANCE

M/s. Jehangir Gulabbhai & Bilimoria
Attorneys-at-Law.

227/1268.
13th Dec.1968.

R E P O R T

Under instructions from Shri.C.D.Bataliwala and ors; of Bombay 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 building and bears old No.148 Civil Lines and new no.2,Naylor Road and S.No. 46 (part) and 48 B of Munjeri, Poona and is bounded as follows :-

North : No.1 Neylor Road; South : No.3, Neylor Road;
West : S.No.46 Part; East : Neylor Road.

3. The land is of a freehold tenure and admeasures 1,26,263 sq.ft. It has a frontage od 362' on Neylor Road and depth of 309'(averag

4. Situation :- It is situated on the Neylor Road which branches off from the Koregaon Road and is opposite the Koregaon Park Area. The whole neighbourhood is paid out with large-sized properties, owned by upper class people. All the amenities are not available, within easy reach, though the auxiliary services are readily available. It falls within the limits of the Poona Municipal Corporation. In view of its situation and extensive area, it will claim little attention from perspective buyers. In other words the property will have, on these counts, lesser market.

5. Buildings :- There are following buildings standing on the land :- (a) Main bunglow; (b) Servants' quarters 2 structures; c) Garage, stable and servants' quarters forming one structure. All these buildings are self occupied.

(a) Main bunglow :- It is a masonry cla s structure having about 2'-0" thick masonry walls with Kahandki facinv on outside, plaste ed over and painted internally. Part of the building has first floor and is covered over with a manglore tiled roof with teak wood boarding underside, oil painted.

...2...

The verandahs at the front and rear, have C.G.I. sheet roof. with Manglor tiles above. The flooring for the main hall and dining on the grojnd floor is of marble. The sanitary units attached to the two bed rooms, have marble flooring and 2'-0" high dado. The bed rooms have polished Tandoor flooring. While the front and rear verandahs have rough Shahabad flooring. The floor is of T.W. joists and boarding. The main hall, which is 20'-0" high has suspended ceiling. The staircase leading to the first floor, is of T.W., polished. On the first floor T.W. planks form the flooring for the two bed rooms, which also have suspended ceiling. The sanitary units on this floor are similar to those on ground floor. The doors have panelled and glazed shutters while the windows have glazed shutters. There is a spacious poarch with C.G.I. and Manglore tiled roof above and ceiling below. The building is not in a satisfactory condition of repairs.

(b) Servants' quatters :- i) It is a ground floor structure which forms a godown and kitchen wing. It has stone masonry walls, plastered and colour washed. It has country tiled roof and rough Shahabad flooring, considerably damaged. The structure is in a delapidated condition, part of which has collapsed already.
ii) It has six rooms and one bath room. The Verandah in front has T.W. frame work. The roof is formed of country tiles on T.W. round rafters. The flooring is of mud, The plinth being only 6" high. The doors are of plain planked shutters. The windows have m.s. bars but have no shutters. This structure is in a fair condition.

c) Garage, stable and servants' quarters: The front part of the structure forming stables etc, is in a delapidated condition with flooring damaged, part of which has no plinth, neigher any flooring. On the rear side are servants' quarters having no plinth and have stone in mud walls, mud floor, country tiled roof, plain planked doors and windows without shutters.

...3...

6. Built area etc :-

(a) Main bunglow :- It covers plinth area of 5426 and 2204 sq.ft. on ground and first floors, respectively. This area includes wide verandahs running fully, lengthwise, at the front and rear. The total floor area works out to 7630 sq.ft. The building is stated to be about 50 years old and is estimated to have a future life of 25 years, provided capital repairs are effected in time. The depreciated cost is worked out to Rs.1,11,800/- the prime cost is Rs.1,67,860/- or at Rs.22/- per sq.ft. in consideration of the fact that almost half the area is covered by verandahs.

(b) and (c) :- The plinth area of all the buildings together is found to be (1184 +1454 + 2030) 4668 sq.ft. These are stated to be very old as is evinced, by their present delapidated condition and have an average future life of 15 years. I have valued them at Rs.6/- per sq.ft. to arrive at the depreciated cost of Rs.28,008/- or say Rs.28,000/-. This sum has been added to the capitalized value of the main bungalow.

7. The Poona Municipal Corporation has assessed its net rateable value at Rs.6,210/- p.a. This give the rental of Rs.6,900/- p.a. I have considered the rent of Rs.6,900/- p.a. for main bunglow only, for this valuation.

8. The usual outgoings are duducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs.4,032/-. It is capitalized on 7% and 4% basis or 10.637 Years' Purchase. The capitalized value is thus worked out to Rs.42,900/-. To this the present value of the land going with the structure, value of the other structures and that of the surplus land, are added, while the cost of capital repairs is deducted as shown in the Appendix, to give full value of the property at Rs.1,72,400/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

A P P E N D IUX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. C.D. Bataliwalla and ors. bearing H. No. 2, Neylor road, Poona.

I)

i) Depreciated cost of the building	Rs.1,18,800=00	
ii) Gross Rent	Rs. 6,900=00	P.A.
iii) Net Rateable Value	Rs. 6,210=00	P.A.

II) OUTGOINS

i) Municipal taxes @ 28 1/2% on Rs.6,210/-	Rs. 1,770=00	P.A.
ii) Repairs & maintenance @ 10% on Rs.6,900/-	Rs. 690=00	P.A.
iii) Management Charges @ 3% on Rs.6,900/-	Rs. 207=00	P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.1,18,000/-	Rs. 201=00	P.A.
Total	Rs. 2,868=00	P.A.
Net annual value	Rs. 4,032=00	

III)

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

i) The capitalized value of the property is	Rs.42,900=00
ii) Add for present value of the land going with the building i.e.(10000 x 3) = 30,000 sq.ft. valued at Rs.1/- per sq.ft. deferred for 25 years at 4%	Rs.11,250=00
Total	Rs.54,150=00
iii) Deduct for capital repairs	Rs. 6,000=00
Net value	Rs.48,150=00
iv) Add depreciated value of other structures	Rs.23,000=00
v) Add for surplus land of (1,26,263-30,000) 96263 ~~per~~ sq.ft. valued @ Re 1/- per s.ft.	Rs.96,263=00
	Rs.1,72,413=00
Full value	Rs.1,72,400=00

(R.G.PUNDLIK.)

237/1268.

DEC. 21, 1968.

R E P O R T

Under instructions from Shri.Parmanand Karsondas of Bombay, I have inspected his property at Poona with a view to asse its present market value.

2. The property is comprised of a free-hold open plot forming part of land bearing R.S.No. 206, Hissa No.3 and C.T.S.No.90 of the village Lohgaon, Taluka and Dist.Poona. It falls within the limits of the Poona Municipal Corporation and its net rateable val is assessed @ Rs.100/- p.a.

3. The plot bears No. 15 and enjoys a frontage of about 114 on its south and depth of 81' or thereabout. It is quite level and of regular shape. It abuts on a 'Katcha' road which branches off from the Aerodrome Road ('Viman Marg') leading to the Lohgaon acrodrome and is at a distance of about a furlong from the junctio of the two roads. The extract from the Record of Rights of 1966 shows it admeasuring 1047.7sq.yards or 9429sq.ft. while as per the measurements shown on the copy of the Demarcation Certificate, the area works out to 9487.5 sq.ft. A copy of the layout plan furnished to me shows it having an area of 1029 sq.yds or 9261 sq.ft. for This valuation I have considered the area of 9487.5sq.f

4. The plot forms part of a layout scheme comprised of 20 plots. The scheme land is accessible by the Aerodrome Road which branches off the Poona-nagar Road towards north, The whole neighbourhood is occupied by industrial concerns like Wake-fields, Joll steel Industiries, Wandleside national Conductors LTD, Horst Mann India Pvt. LTD, etc. In fact the Bell Foundry compount forms the rear boundaryof the plot under valuation. It is further removed from the 'Ramwadi' neighbourhood, The layout scheme plots including the plots under valuation , are undeveloped and no auxiliar services like water, draniage and electricity are available close by. It is so for removed from the inhabited areas that the necessa

amenities like shop, school, market, taxi-rickshaw stands, P.M.T. bus-stop, post-office, bank etc. are for out of reach. There is no residential building any where near thr plot in question, thoug the factory buildings are nearabout.

5. Taking all these facts into account I have valued the p ~~ea~~ of land of 9487.5 sq.ft. @ Rs.1=00 per sq.ft. or for a sum of say, Rs. 9,500/- which sum, in my opinion, is fair and proper.

(R.GUNDLIK.)

238/1268.

Dec.21, 1968.

R E P O R T

Under instructions from Shri.R.M.Agarwal alias Gupta 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 piece of land- sub-divided into 4 building plots, and bears S.No.9/4-B of Yeravda, Poona, and is shown to admeasure 27283 sq.ft. , in the aggregate. It is bounded as follows :

North: SnNo.3-B;
South: S.No.9/4-C.
East : S.No.4-A;
West : Road;

3. It is of free-hold tenure and abuts on what is known as a Quarry-Road, with a frontage of about 115' thereupon. It is low-lying and of an irregular shape, being 'recessed' land. It is presently being develped with a 20' wide road, partly built, along its southern front. With the construction of this road, the full area of 27283 sq.ft. has been sub-divided into 4 plots. The sub-division proposal is tentatively approved ny P.M.C. The drainage and water lines are being laid. The development work, in other words, is presently in progress. Other points relevant for valuation, are noted below :-

Plot No.	Area aq.ft.	Remarks.
1	5560	About 3' low-lying; Municipal drain line passes through;telephone posts are found placed within the plot. 'Waghmukh' plot, with frontage on 20 road under construction.
2&3	5450, Each	About 3' low-lying, frontage on 20'road under construction.
4	1028	About 2'-6" low-lying;frontage on 20'road and also on the Quarry Road; a building is under construction.
Total	27283	

4. The land under valuation is situated on the Quarry Road, off Poona-nagar Road, opposite Chitra Talkies. The neighbourhood is presently marked by hutments of low-class people. all the necessary amenities are about 2 furlongs away from the land.

5. The P.M.C. has assessed the net rateable value of the entire are of 27283 sq.ft. @ Rs.1221/-p.a.

6. Taking all the factors enumerated hereabove I value the plots as they stand, at an average rate of Rs. 2/- per sq.ft.

The value of the all the plots having 27283 sq.ft. of area, is worked out to Rs. 54,566/-, which sum, in my opinion, is fair and proper.

(R.G.PUNDLIK)

328

- 2 -

(371)

15/673
239/1268.
Dec.23,1968.
July 24. 1973

REPORT

Under instructions from Smt. Shobhabai Shrikrishna Savant of Bombay 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 a building and bears C.T.S.No.1194/7-A and B of Shivajinagar and in the Poona Municipal Corporation's records it bears H.No.1194/4, Shivajinagar II, and F.P.Nos.551+552/7-A and B of T.P.S., Poona No.I and is bounded as follows:- (pt. is)

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 a 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.1194/7A is built over with a storeyed building while the other plot presently lies vacant. Both, the built-over and the open, 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 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 paving. 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.

7. The building is stated to be built in 1959 (except for a small room added later) and is ~~9~~ 14 years old and is estimated to have a future life of ~~60~~ 55 years. The depreciated cost at ~~4%~~ 3½% is worked out to Rs. ~~85,900~~ 1,03,000/- The prime cost is estimated @ Rs. ~~20~~ 25/- per sq.ft. or @ Rs. ~~88,000~~ 1,10,000/-.

8. The rent received is Rs. ~~700~~ 865/- p.m. or Rs. ~~8,400~~ 10,380/- p.a. and the rateable value is Rs. ~~7,560~~ worked out, with 15% rebate, to Rs. 8,823/- p.a. The rateable value is assessed @ Rs. 6,530/- p.a. as per the Poona Municipal Corporation's Bill No. TB/B/S No. 2000 for the period 1-10-72 to 31-3-73.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix. The net annual value is worked out to Rs. ~~5,400~~ 6,620/-. It is capitalized on ~~6%~~ 7% & 3½% ~~4%~~ basis or @ ~~15.576~~ 13.121 Years' Purchase. The capitalized value is thus worked out to Rs. ~~84,110~~ 87,000/-.

10. 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 propesed building will have a small width of only 28'. Taking into account all the relevant factors (including these disabilities), I value the plot of land @ Rs.3/- per sq.ft. or for a sum of Rs.45,464/-.

11. The full value of the property is worked out to Rs.1,29,574/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

APPENDIX

Statement on Rental Valuation of property of

Smt. Shobhabai Shrikrishna Savant of Bombay.

I)

i) Depreciated Cost of the building.. Rs. ~~85,000/-~~ 1,03,000/-

ii) Gross Rent Rs. ~~8,400/-~~ 10,380/- P.A.

iii) Net Rateable Value Rs. ~~7,560/-~~ 8,823/- P.A.

II) OUTGOINGS

i) Municipal taxes @ ~~28%~~ 30% on Rs. ~~7,560/-~~ 8,823/- Rs. ~~2,117/-~~ 2,647/- P.A.

ii) Repairs & maintenance @ 6% on Rs. ~~8,400/-~~ 10,380/- Rs. ~~504/-~~ 623/- P.A.

iii) Collection and management charges @3% on Rs. ~~8,400/-~~ 10,380/- Rs. ~~252/-~~ 312/- P.A.

iv) Insurance @ 0.19% on 9/10 of Rs. ~~35,000/-~~ 1,03,000/- Rs. ~~145/-~~ 176/- P.A.

Rs. ~~3,018/-~~ 3,758/- P.A.

Total - - -

~~Say Rs. 3,000/- P.A.~~

Net annual value Rs. ~~5,400/-~~ 6,622/-

Say Rs. 6,620/-

III)

Net annual value is capitalized on ~~7~~ 6% and ~~½~~% basis or at ~~15.576~~ 13.121 Years' Purchase.

The capital value of the property is worked out to Rs. ~~84,110/-~~ 86,861/- or say, Rs. 87,000/-

-x-

(R.G.PUNDLIK.)

239/1268.
DEC. 23, 1968.

R E P O R T

Under instructions from Shri.P.M.Joshi and Smt.Indirabai P.Joshi of Poona I have inspected their immovable property Poona with a view to assess its present market value.

2. The property is comprised of a plot of land and buildings and bears S.No.80 of Erandavne, C.T.S.No.104, Sub-plot No 16 and F.P.No.61-A of T.P.S.Poona No.I and is bounded as follows:-

North : Colony Road,
South : FP.No.64;
West : Sub-plot No.15;
East : Sub-plot No.17;

3. The land is of a freehold tenure and admeasures 6295 sq.ft. It has a frontage of 65' on 25' wide colony road and depth of about 97' It was purchased in march 1962 @ Rs.1=75 per sq.ft. as a developed plot.

4. Situation : It is situated at a distance of a little over a furlong from the karve Road, on 25' wide Colony road. The whole neighbourhood is fully developed with buildings belonging to good class of people. All The auxilary services are readily available thr gh other amenities like school, shopping centre, market taxi-and reckshaw stand, bank,post-office etc. are not all within easy reach. With all that the property will claim the attention of prospective buyers and is, in this context, well situated.

5. Building : It is built in the form of an out-house of ground floor. It is a load-bearing class structure with 9" brick masonry walls. The walls are plastered over internally and externall and colour washed. The flooring is of marble mosaic tiles. The sanitary unit has similar flooring for floor and dado.

The ceilling floor is of R C C sloping roof slab, Doors are of flush shutters though the main one has panelled shutters.

Windows are of T.W. with partly glazed and party panelled shutters with guard bars. They are all oil painted. In the bed room there is a built-in T.W. Wardrobe. The kitchen has the usual type cooking plat form and kitchen cabinets. The front verandah is enclosed by T.W. windows secured with decorative M.S.grille. They are 2 sanitar units. The accommodation given is : a very spacious verandah; a kitchen and a bed-room.

In addition there is a garage structure with 9" brick walls, plastered and colour washed, and R.C.C. roof slab. It has a rough shahabad floor, door with folding shutters etc.

The property is not fully developed in as mauch as only the outhouse is built with an area of 580 sq.ft. An area of 580x3=1740 sq.ft. of land is considered going with the outhouse to leave out (6295less 1740) 4555 sq.f.t as surplus land, which could be built over. I have added its value to arrive at the full value of the property.

6. Built Area :

(a) Outhouse = 580 sq.ft.

(b) Garage = 248 sq.ft.

7. The buildings are stated to be built in 1967 ~~old~~ and are estimated to have a future life of 50 Years. The depriciation, being negligible, is not considered. The cost of construction of the 2 buildings together is estimated @ Rs. 25,000/-

8. The Poona Muniicpal Corporation has assessed its net rateable value at Rs. 1,405/- p.a. This gives the rental of Rs. 1561/- p.a. or Rs. 130/- p.m. I have considered the rent of Rs. 280/- p.m. or Rs. 3,360/- p.a.

9. The usual cutgoings are deducted as shown in the accompanying statement marked Appendix, The net annual value is worked out to Rs. 2,260/- It is capitalized on 6 % & 4 % basis or @ 15.026 Years Purchase, The capitalized value is thus worked out to Rs. 33,900/- . The surplus land is valued @ Rs. 5/- per sq.ft. The land is already built over and the purchaser must take it over with the

Outhouse built, which is a restrictive element, when compared with an entirely open plot. I therefore value the surplus land @ Rs. 5/- per sq.ft. or for a sum of Rs.(4555x5) 22,775/-. The full value of the property is thus aggregated to Rs.56,700/- which, in my opinion is fair and proper.

(R.G.PUNDLIK)

APPENDIX?

STATEMENT OF RENTAL VALUATION OF PROPERTY of

Shri. See details bearing

I)

i) Cost of the building	Rs. 25,000/-
ii) Gross Rent	Rs. 3,360/- p.a.
iii) Net Rateable Value	Rs. 3,024/- p.a.

II) OUTGOINGS

i) Municipal taxes @ 24 % on Rs.3,024/-	Rs. 726/- p.a.
ii) Repairs & maintenance @ 8% on Rs. 3,360/-	Rs. 268/- p.a.
iii) Collection and Management Charges @ 2 % on Rs. 3,360/-	Rs. 67/- p.a.
iv) Insurance @ 0.19 % on 9/10 of Rs. 25,000/-	Rs. 43/- p.a.
Total	Rs. 1,104/- p.a.
Say	Rs. 1,100/- p.a.
Net annual Value	Rs. 2,260/-

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.33,900/-
~~Rs.-33~~,
Add, value of the surplus land of 4555 sq.ft.

valued @ Rs. 5/- per sq.ft. Rs.22,775/-

Full value of the property Rs.56,675/-
or say Rs.56,700/-

(R.G.PUNDLIK)

230/1268.

DEC. 13,1968.

R E P O R T

Under instructions from Sarvashri V.N.Somvanshi and L.N.Somvanshi, Executors of Late Shri.N.M.Somvanshi's property, I have inspected the same for the purposes of ascertaining its present market value.

2. The property is comprised by of 3 open plots of land of the following description :-

Village Parvati, S.Nos. 67 to 73, Hissa No.6.

Plot No.	Area in sq.ft.	Price paid in Feb.'43. Rs.	Net rateable value P.A. Rs.
9	19940	3,000/-	110/-
21	16700	2,500/-	95/-
47	15829.5	2,500/-	95/-

3. The plot of lands fall within the limits of the Poona Municipal Corporation which has assessed their net rateable values as stated above. They are situated at a distance of over 2 miles from Swar-gate and lie about 6 furlongs away from the Poona-Satara Road. They form part of what is known as the 'Padma-nagar' Colony and are situated on ahillock. The development is spreading all along the Poona-Satara Road but is nowhere near the said - Colony. No auxiliary services are available while all other necessary amenities are so far away as to discourage anyone from building over the plots. In fact, except an old building, there is no buidling standing on any of the numerous plots of the Padma. nagar Colony.

4. The plots are fairly large in area almost 3 to 4 times the permissible plot area.They are not developed and the development costs are to be borne, I am informed, by the owners. Under the circumstances. I assess their value @ Rs. 0=30 per sq.ft. The full value of the three plots in their present undevelped state is thus worked out as under :-

Plot No. 9	Rs. 5,982/-
Plot No.21	Rs. 5,010/-
Plot No.47	Rs. 4,748/-
	Total Rs.15,740/-

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

(R.G.PUNDLIK)

O/c

-338

228/1168
Dec. 9, 1969.

REPORT

1. Under instructions from Shri T. 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 follows:-

North : C.T.S.No.2069; South : Private road (C.T.S.No.2060-B)

West : C.T.S.No.2073-B; East : 20' Wide Public road.

3. The land is of a leasehold tenure and admeasures 33 gunthas 14 annas or 3938 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 on 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-wahsed. There are 5 rooms (10'x12' each) connected by a 4' vide 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.a. for computation of its taxes.

(iii) On expiry of the lease-period or sooner determination, the land free of any strucutres 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) 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 (39435 - 15000) 24435 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 revertionary value of the entire land of 39435 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 or @ 13.211 Years' Purchase. The capitalized value is thus worked out to Rs.(1080 x 13.211) 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 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.C.FUNDLIK.)

ESTI/12.12.69

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY, of Shri. T. T. Kothawala ——— 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) OUTGOINGS

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/-

(M.G.PUNDLIK.)

MGTI/12.12.69.

221/1168

Dec. 16,1968.

R E P O R T

Under instructions from Shri D.N.Rajmachikar Karta of N.T.Rajmashikar I have inspected his immovable property at Kalamb, with a view to derive its present market value.

2. The property is comprised of open, forest land admeasuring 1938 acres and 39 gunthas of cultivable area and 219 acres and 03 gunthas of pot-kharab area, bearing the following description:-

Village: KALAMB; Tal.:KARJAT; Dist.:KOLABA.

Survey No.	Area Cultivable Acre	Gunthas	Pot Kharab Acres	Gunthas	Assessment Rs. Ps.
20	87	25	12	20	23=00
44	135	34	19	16	35=81
55	71	4	10	6	18=69
58	72	8	10	12	19=06
66	284	21	16	39	78=31
67	7	30	-	-	2=37
68/1	95	12	13	13	20=94
73	169	7	26	18	44=62
76	169	7	26	18	44=62
80/8	153	10	21	36	33=69
87	220	23	14	12	48=50
122	183	7	12	3	40=25
138	154	9	22	1	40=69
143	72	3	4	32	22=15
163/1	39	34	2	26	12=25
171	17	36	-	30	4=69
205	35	9	5	1	7=75
TOTAL	1938	39	219	3	497=39

TOTAL Area = 2158 acres and 2 Gunthas.

3. The village Kalamb is accessible from Karjat on the Central Railaway, by a pucca road. S.T. buses ply on the road leading to Kalamb, which is thus accessible by a 'pucca' road. The Kalamb gaothan lies in the lap of the range of surrounding hills. The village lands, except the hilly area, are harnessed for raising agricultural crops, mainly of paddy.

4. The hilly area is called 'Shindad' (forest lands) and is accessible by a road built to carry transport vehicles, upto some depth. The hills are covered by jungle of trees - mainly of Palas, Dhavad, Ain, Babul, Mohwa and Karvand with a few mango trees. The wood is very thin and patchy at places and fairly good in few other parts. Small groups of trees of verying ages, stand at all places but are not well or systematically stocked. The wood is, generally speaking, almost throughout, rather thinly stocked, and in consequence of unsystematic cuttings, as it appears, the growth is middle to bad. At places there are farm-houses and but a few terraced areas nearer the gaothan, are occupied by small paddy fields.

5. The major produce is the yield of wood that is mainly fire wood and also timber of limited quantity. The firewood includes final yield given by final cuttings and also intermediate yield given by thinnings etc. In addition there is minor produce in the form of fruit, dried leaves, field and forest crops etc.

6. The value of growing stock is given by felling down by successive rotation, which is little during the first past of the life of the wood and which, reaching maximum, falls again. The normal yield is that which a normal forest can permanently give, either annual or intermittent.

7. Expenses on forest lands comprise of the cost of administration, protection, formation, harvesting, construction

of roads, huts and taxes payable to the authorities.

8. The forest lands under valuation have not been, as they cannot be easily, let on lease. They have been, however, given over to contractors for cutting and carrying away of forest crop, from time to time and in rotation for a consideration. The following amounts, I am told, have been realised from the different forest areas :—

Year	Amount realised Rs.
1951	23,500/-
1957	24,000/-
1958	23,900/-
1964	4,000/-
1966	14,500/-
1968	18,500/-
Period of 17 years..	1,07,800/-

9. It is thus seen that during 17 years a sum of Rs.1,07,800/-, or a sum of Rs.6,341/- per year, was realised. No definite data as to the forest acreage involved each time, are available. However, roughly an area of 500 acres was covered by the contract for felling. The felling is done in a rotation of 10 to 12 gears. On this basis, during the period of 17 years there could be 2 rotations, at the most, to cover an area of 500 x 2 =1000 acres, that is, about half the area of the forest. From the entire forest area, therefore, an income of Rs.(=6,341x2) 12,682/- or say Rs.12,700/- is considered P.A. available.

10. I have set off all the expenses including the land revenue of Rs.497839 p.a., against the income received from minor produce. I have thus considered that Rs.12,700/-is the net annual value of the entire forest area under valuation.

11. Safety of capital invested in forest areas is subject to damage by moss, insects, fungi, wind and above all by fire. The degree of damage by fire cannot be limited.

On the other hand forest requires much less labour and the management is not so difficult.

Another important aspect is that there is not a ready customer available in the market who would be willing to purchase such an extensive forest area.

12. Taking these factors into account I feel justified in capitalizing the net annual value of Rs.12,700/-of the entire forest area on 8% basis or @ $12\frac{1}{2}$ Years' Purchase. The capital value on this basis is worked out to Rs.1,58,750/- or say Rs.1,60,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

KSTI/

R E P O R T

Under instructions from Shri D.R.Shivarkar 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 standing thereupon and bears City Survey No.582 of Shaniwar Peth and No.10 of Narayan Peth, Poona City. It is bounded as under:-

East : C.S.No.581; West : C.S.No.583;
North: C.S.No.578; South: Public road.

3. The plot of land has a frontage of 25' on a public (Narayan Peth) road and a depth of about 73'. It is of a Gaothan tenure and, as per the Extract from the Property Register Card admeasures about 1962 sq.ft.. It has shopping facility and is subject to the 'Regular line' of the street; as 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 Gaothan part of the City and falls within the limits of the Poona Municipal 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 Gaothan part of the City.

5. The building standing on the land and fronting the road, is of ground floor and, in part of one upper floor. It has, on the ground floor, a shop at the front and residence at the rear, occupied by the owner. The first floor, is

partly occupied by the owner and partly by a tenent. There is a courtyard in the rear with a ground floor shed and a lavatory unit.

5. The building is of mosonry class. It has ground floor parts at the front and rear that are about 80 years old, the front part falling within the road-widening line. The central part of ground and one upper floor was newly added in 1962 and it falls outside the road-widening line. The walls are of brick masonry plastered over and colour-washed. The flooring is of rough Shahabad. The doors are of teak wood with panelled or plain-planked shutters of old type. The windows are of teak wood with plain-planked shutters for the old part while for the new part they are secured with W.I. decorative grille. In the rear kitchen there are openings with wooden balusters. The wood work is oil painted or oiled. The front and rear parts of ground floor have C.G.I. lean-to roof and have a frame-work of wooden posts and beams. The front shop has false ceiling, oil painted. The first floor is of similar descfiption and is roofed over with C.G.I.sheets with false ceiling below. The ceiling floor is of T.W.joists resting on M.S. girders. Front part of this floor is affected by the road-widening line. The building measures 37'-4" x 25'-0".

6. In the rear courtyard, there are 2 W.C.s and a bath room which are used in common by the owners of the property under report and of the property adjoining on west side and bearing C.S.No.583 of Shaniwar Peth and No.21 of Narayan Peth. They are of similar construction and have water storage tanks in the shape of drums.

7. The ground floor shed in the rear courtyard has one room with adjoining bath room. It measures 9'-6" x 12'-3". It is of similar description. It has C.G.I. sheet roof and is stated to be built in 1952.

The courtyard has stone-set flooring.

8. The front building is, as stated, in the occupation of the owner, except for a part on the first floor which is rented out to a tenent who pays a rental of Rs.20/- p.m. The Poona Municipal Corporation has assessed its net rateable value @ Rs.810/-p.a. which gives a rental of Rs.900/- p.a. or Rs.75/-p.m. I am of the opinion that this rental is on the lower side and I have assessed its fair rental @ Rs.220/-p.m. or Rs.2640/-p.a., gross, for the purposes of this valuation.

9. I have considered all outgoings like Municipal taxes, repairs and maintenance, collection and management charges and fire insurance and have allowed a total deduction @ 40% of the gross rent estimated @ Rs.2,640/-. I have thus arrived at the net annual value of Rs.(2,520-1,008)1,584/-, or say, Rs.1,600/- p.a. The buildings are in a fair condition of repairs and do not need any capital repairs.

10. The rental of the property under valuation is subject to : (a) the future life of the building, which is, in parts, old and, therefore, restricted in point of time; (b) the road-windening, in as much as, the front part is covered by it. I am told that the adjoining property (C.S.No.583 of Shainwar Peth) will vest in Survashri S.B.Shivarkar and V.B.Shivarkar, in pursuance of a deed of partition and that, thereupon, they will enjoy a right of using for 4 years the lavatory unit of 2 W.C.s and one bath room forming partof the property under valuation. This is

a restrictive element but as it is very much limited in point of time, I have not considered it affecting the valuation.

11. Taking into account all these factors I have capitalized the net annual value of Rs.1,600/- on 7% and 4% basis, for 60 years, or @ 13.48 Years' Purchase. On this basis the capital value is worked to Rs.21,568/- or say Rs.21,500/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

KSTI/25.12.

353

222/1268.
Dec. 6, 1963.

R E P O R T

Under the instruction from Lady Soonoo Jamshetjee Jejeebhoy of Bombay, 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 two buildings and C.T.S. Nos. 372-A(2) (Part) (3) (Part) and (4) (Part) Koregaon Park, Poona, and bearing No. 372/A/1 in the P.M.C. records and is bounded as follows :-

North : Shrimant Patwardhan's Property;
South : 40' wide Koregaon Park Road;
West : C.T.S. No.371/A;
East : 20' wide private passage;

3. The land is of a freehold tenure and admeasures 28040 sq.ft. It has a frontage of 177' on Koregaon Park Road and depth of about 160' on an average. The land adjoins but does not form part of the Koregaon Park Area, land under which belongs to the Government. That being so, the land under valuation is of freehold tenure, as stated. The property was purchased for Rs.1,30,000/- in Feb. 1966.

4. Situation : The property forms part of an extensive land bearing S.No.371. It adjoins, as aforesaid, the Koregaon Park Area on the north side and has a frontage on the 40' wide Koregaon Park Road. The plot is nearer the Koregaon Road. The whole area has been the choice of the elite of the Society and will obviously have the restricted market of prospective buyers from amongst them. All the auxiliary services are readily available though the necessary amenities like shops, market, school, post-office, bank, taxi-rickshaw-bus stands, nursing home etc. are no all within easy reach.

...2...

5. Buildings : There are : (a) Main bungalow and (b) Outhouse.

(a) Main bungalow : It is a ground floor structure and is of masonry class, having 18" stone masonry, load-bearing walls. It has about 12" high plinth, the floor height being 10'-6" on an average. It is covered over with a Manglore tiled roof supporte on T.W. trusses and other roof members. From underside is provided suspended ceiling of A.C. sheets, painted etc. The walls are plastered over and painted or colour-washed. The flooring is of terrazzo quality marble mosaic tiles. The sanitary units have marble mosaic tiling for floor and dado. Doors are of teakwood with panelled shutters, oil-painted. Windows have glazed shutters some being of the 'French Window' type with large glazing area, and are oil painted. The building is in a good condition of repair

(b) Outhouse : It is a ground floor masonry class structure with brick walls, I.P.S. flooring and manglore tiled roof with squared T.W. roof members. The doors have plain-panelled shutters while the windows have glazed shutters. There is one sanitary unit.

6. Built area : (a) Main bungalow covers plinth area of 2400 sft.
(b) Outhouse covers plinth area of 735 sft.

7. (a) The main building is appears to be about 20 years old and is estimated to have a future life of 50 years. The depreciated cost at 4% is worked out to Rs.55,200/- (Prime cost Rs.60,000/- @ Rs.25/- per sft.) .

(b) The depreciated cost of the outhouse is worked out to Rs. 11,000/- (Prime cost Rs.12,000/- @ Rs.16/- per sft.).

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.2,485/- p.a. This gives the rental of Rs.2,760/- p.a. The buildings are occupied by the owner. I have considered the rent of Rs.660/- p.m. or Rs.7,920/- p.a. as fair 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.4,900/-. It is capitalized on 6% & 4% basis or @ 15.026 Years' Purchase. The capitalized value is thus worked out to Rs.73,500/-. The land is not fully developed laterally. An area of 10000 sft. is taken to go with the existing buildings. The remaining area is taken as surplus and value there of is added as shown in the Appendix. The full value of the property is thus worked out to Rs.1,64,000/- 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 Smt. Lady Soonoo Jamshetjee Jejeebhoy of Bombay bearing H. No.372/A/1 , Koregaon Part, Poona.

I)

i) Depreciated cost of the buildings	Rs.67,200=00
ii) Gross Rent	Rs. 7,900=00 P.A.
iii) Net Rateable value	Rs. 7,110=00 P.A.

II) OUTGOINGS

i) Municipal tazes @ 30 1/2% on Rs.7,110/- Approx.	Rs. 2,169=00 P.A.
ii) Repairs & maintenance @ 6% on Rs.7,900/-	Rs. 474=00 P.A.
iii) Management charges @ 3% on Rs.7,900/-	Rs. 237=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.67,200/-	Rs. 114=00 P.A.
Total	Rs. 2,994=00 P.A.
Say	Rs. 3,000=00 P.A.
Net annual value	Rs. 4,900=00 P.A.

III)

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

a) The capitalized value of the property is Rs.73,500=00

b) Value of surplus land (28040 less 10000 sft. going with existing buildings) of 18040 sft., value @ Rs.5/- per sft. Rs.90,200=00

Rs1,63,700=00

Say Rs. 1,64,000=00

(R.G.PUNDLIK)

12th December 1968.

VALUATION REPORT.

1. This valuation report is being prepared after the inspection of the premises under instructions from Smt. Rama Bhagwanjee.

2. The subject matter of this report is the property bearing Nos. - 14 C & 14 C/1, R. S. No.41, Cannaught Road, Poona 1. It is on the - South side of Railway overbridge East of the Poona Railway Station - area on Cannaught Road that runs North South. It is diagonally - - - opposite to Dreamland Hotel on N.E. side. The area is commercially - developed with hotels and shops predominating and auxiliary services such as water-supply, drainage lines, O. H. Electrical wiring and - street lighting are all available.

3. Development of shopping is permissible on either side of Cannaught Road.

4. The original property consisting of R.S. No.41 was inherited from the late Shri Morarjee Gokuldas by his four sons, viz. Shri Bhagwandas Morarjee Gokuldas, Shri Randas Morarjee Gokuldas, Shri Rajaram - - - Morarjee Gokuldas and Shri Maridas Morarjee Gokuldas.

5. The four brothers subsequently mutually divided the property among themselves by partition deed registered under No.3718/1953, by the - Sub-Registrar, Bombay, into four parts. Out of the four shares of the property, Shri Bhagwandas Morarjee subsequently acquired the share of Shri Maridas Morarjee in addition to his own inherited share which - together form the subject matter of this report.

6. The total portion belonging to Shri B. M. Gokuldas admeasured - 48104.00 Sft. Out of the said portion a strip of land admeasuring - 4642.00 Sft. was acquired by the Poona Municipal Corporation on - - 17.1.1966 under section 213 of the Bombay Provincial Municipal - - Corporations Act.1949 as per Notice served on Shri Bhagwanji Morarji Gokuldas No.LEO/2225 of 9.11.1965.

7. Awards in this area are stated to be in the region of Rs.13/- per Sft. for open land.

8. The said land has been given on 99 years' lease at a monthly - rental of Rs.2,000/- to Messrs Nandlal Talakshi Doshi and others for the purposes of constructing a Cinema House which as presently - - constructed is known as " Alankar ". A premium of Rs.50,000/-(Rs.Fifty thousand only) was paid by the said lessees to the owners in - - - addition.

(contd....2)

9. Since the P. M. C. awards are stated to be based on the rate of Rs.13/- per Sq. ft. for land fronting on Cannaught Road and - - whereas the land under report has a depth of more than 100 ft. and whereas the land is admeasuring little more than an acre in area, - it is bound to have restricted demand and as such the rate is bound to be considerably lower than Rs.13/- per Sq.ft.. The said rate - therefore is not tenable in our opinion.

10. On the basis of return from the said property, however, the - following considerations are applicable :--

The land is yielding Rs.2,000/- (Rs. Two thousand only) per - month or Rs.24,000/- (Rs. Twenty four thousand only) P.A. return - with all taxes borne by the lessee. Under the interpretation of Rent Act by various Courts of law in Maharashtra State, land is to yield 6 % (six percent) return per annum. The term of lease is extensive and hence valuation @ 6 % is fully tenable.

Nett annual value of the property ...	Rs.24,000.00.
Capitalised on 6 % basis or @ 16⅔ years' purchase	Rs.4,00,000.00.
Valuation on the basis of percentage return as @ 6 %	Rs.4,00,000.00
Add premium being Rs.50,000/- received by the owners for execution of the lease deed	Rs. 50,000.00
	Rs.4,50,000.00.

Valuation on Rental method Rs.4,50,000/.
(Rs. Four lakhs, fifty thousand only.)

The Cinema house and other building development is not included in this valuation report in view of the fact that the said premises - are the property of Sarvashri Nandlal Talakshi Doshi and others who are the lessee of the said property under a lease agreement for a - period of 99 years.

This valuation report dated 12th December 1968,

issued at Poona.

R. G. Pundlik.

R. G. Pundlik,
Authorised Valuer
No.224/1268.

Revised A/c.

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223/1168
Dec. 9, 1968.

R E P O R T

Under instructions from Shri.T.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 S.No.101 A/3 C.T.S.No.2069, South of Ahmadnagar Road, Yerawada Village, Poona, and is bounded as follows :-

North : C.T.S.No.2072; South : Road;

West : C.T.S. 2073-B; East : 20' Wide road.

3. The land is of a leasehold tenure and admeasures 38 gunthas 14 annas or 41245 sft. It has a frontage of 337'-0" on T.P. Scheme road and return frontage of 230'-0" on a private road.

4. Situation :- The property is situated off Poona-Ahmednagar road, ~~but~~ on a T.P.Scheme road and within the limits of the Town Planning Scheme of the Poona Municipal Corpatation ~~and the Town Planning Scheme~~. It is approached by a 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, 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. Water and electricity are available but there is no sewer system and a septic tank is, therefore, installed. Other amenities like school, shopping-centre, market, nursing home, taxi-bus-rikshaw 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, onl a very restricted market of a few buyers who might take a fancy for the same.

...2...

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5. Buildings :- There is one bungalow and on outhouse.

(a) Main bungalow :- It is a ground floor structure, of a masonry class, with 14" brick load-bearing, mainly brick masonry 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. They are provided with 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, a guest bed room with attached toilet and verandah, two additional bed rooms with attached toilet and 10'-0" wide verandah, a 'batio' 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' vide verandah. It has on A.C. sheet roof.

6. The land under the buildings, has been leased out, I am informed, by Shri.C.T.Kothawala (Lessor) to the present holder Shri.T.T. Kothawala (Lessee) and the more important terms of the lease entered into by them, are stated to be as under :-

(i) Term of the lease, 12 years as from 1-9-1965, with a provision for renewal for further term of 12 years.

(ii) Rent reserved under the lease (ground rent) Rs.400/- p.a. as at present by assessed by the Poona Municipal Corporation or such other sum as will be revised and assessed by the said P.M.C.

(iii) On expiry of the lease-period or sooner determination, the existings buildings will be taken over and paid for by the Lessor to the Lessee, as per their market value then prevailing.

...3...

7. The interests of the Lessee in the property under valuation are therefore full value of the property less capitalized value of Lessor's interests, that is, the ground rent.

8. Built area :- (a) Main bungalow :- It covers plinth area of 3420 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 is estimated to have a future life of 70 years. The depreciation, being negligible, is disregarded. The prime cost is worked out at Rs.26/- per sq.ft. to Rs.75,400/-.

(b) Out house :- 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.

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 this valuation.

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/-. It is capitalized on 7% and 4% basis or at 13.75 Years' Purchase. The capitalized value is thus worked out to Rs.71,500/-. To this the value of surplus and is added to give full value of the property at Rs.92,000/-. From this the Lessor's interest calculated at Rs.400/- p.a. net, are deducted. The present value of the Lessor's interest are worked out to (400x12.55 Y.P.) Rs.5,020/-.

The final value of the Lessees interests in the property are thus arrived at Rs.87,000/- which amount, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

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A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri. T.T. Kothawala bearing S.

No.101, A/3, south of Ahamadnagar road, Poona.

I)

i) Cost of the buildings		Rs.96,700=00
ii) Gross Rent Rs.600/- p.m.	or	Rs. 7,200=00 P.A.
iii) Net Rateable Value		Rs. 6,480=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 20 1/2% on Rs. 6480=00	Rs. 1,328=00 P.A.
ii) Repairs & Maintenance @ 5% on Rs. 7200=00	Rs. 360=00 P.A.
iii) Management charges @ 2% on Rs. 7200=00	Rs. 144=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs. 96,700=00	Rs. 165=00 P.A.
	Total Rs. 1,997=00 P.A.
	Say Rs. 2,000=00 P.A.
	Net annual Value Rs.5,200=00

III)

Net annual value is capitalized on 7% and 4% basis or at 13.75 Years' Purchase.

i) The capitalized value of the property is	Rs.71,500=00
ii) Add the value of Surplus land of (41,245 - 3 x 4850) 26,695 sq.ft. valued at 0.75 per sq.ft.	Rs.20,000=00
Value of the property, as if freehold	Rs.91,500=00
	Say Rs.92,000=00
Deduct value of Lessor's interests, Rs. 5,020=00	Say Rs. 5,000=00
Value of Lessee's interests	Rs.87,000=00

(R.G. PUNDLIK.)

231/1268
Dec. 13, 1968.

R E P O R T

Under instructions from Sarvashri V.N.Somavanshi and L.N. Somavanshi of Poona I have inspected their property at Pimpri, Poona, with a view to assess its present market value.

2. The property is comprised of a plot of land and building and bears S.Nos.20, 21 and 22 of Pimpri-waghera, dist. Poona and is bounded as follows :

North : S.No.23 and 24;
South : Pimpri railway station.
West : Poona Bombay railway line;
East : Road.

3. The land is of a freehold tenure and admeasures 6,06,573 sq.ft. It has a frontage of 982' on 80' wide road and depth of 1370' or so. It is a triagular plot. This irragular shape of plot will result in considerable wastage of land, in the process of development.

4. Situation :- The property is situated in the industrial part of the City. It is located near the Pimpri railway station, but is away from the Poona-Bombay Road, at a distance of about 2 furlongs there-from. The property is accessible by a 80'-0" wide road which connect the Pimpri railway station and the Poona-Bombay Road. The entire neighbourhood is occupied by large industrial establishments and the properties in this area will have a ready market. There is water and electricity available but there are no municipal sewers laid in the road and one has to install a septic, tank for disposal of human waste.

The property falls outside the limits of the Poona Municipal Corporation.

5. Buildings :-

The following buildings are standing on the land :-

a) factory building including its sanitary block;
b) Time-keepers office c) main bunglow and
d) outhouse.

a) and b) factory building sanitary block and Time-keeper's office:-

i) Factory :- It admeasures about 242'-6"X 60'-9" with an average height of about 15'-0". It is a framed class structure with M.S. stanchions and girders with A.C. sheet roof having north-light glazing attached to m.s. lattice girders. The enclosing walls are of rubble masonry with pointing from outside and brick-backing, plastered ~~pointed~~ from inside. The factory shed is divided in to smaller units with 9" brick partition walls, about 8'-0" high. The flooring is of rough Shahabad, except for the foundry portion which has stone -set flooring The external doors are of standard rolling shutters. The windows are of standard steel sections and are glazed.

ii) Sanitry unit is built on the rear side of the factory; and has brick walls, plastered and colour washed, R.C.C. roof slab and polished Tandoor flooring. It is connected to a septic tank by means of drainage line.

iii) Time-Keepers office :- It is a ground floor structute having brick walls and R.C.C. roof slab. The brick walls are plastered and colour washed. The flooring is of rough Shahabae. The doors have panelled shutters, while the windows are glazed and are of standard steel sections.

Iv) Powdering shed :- It is similar in construction to the main factory shed described in para (i) here above, except that the walls are of rubble masonry and the roof is supported on m.s. roof trusses.

Built area:- The built area and other details of the buildings are given below :-

Building	Built area	Age	estimate future of life years	Prime cost Rs. persq.ft.	Depreciated cost. Rs.
i) Main factory.	14,732	8	60	10/-	1,44,000/-
ii) Sanitary unit including drain age line.	482	8	40	25/-	11,200/-
iii) Time keepers' office	917	8	40	15/-	12,900/-
iv) Powdering unit	1182	8	45	12/-	13,500/-
	17313 sq.ft.			Total -	1,81,600

The factory, including all the structures, and the land of (17313X3) 51939 sq.ft. say 52,000 sq.ft. going with them, is rented out to m/s Vasant Shivaji and Co. at Rs. 1760/- p.m. or Rs.21,000/- p.a. I have deducted 25% of the gross rental towards the outgoings, to derive a sum of Rs. 15,750/- as the net annual value of this part of the property. It is capitalized on 7% basis or at 142/7 Years' Purchase, The capitalized value is worked out to Rs. 2,25,000/

(C) and (D) :-

Main bunglow ~~at~~ and out house :-

i) Main bunglow :- It is a ground and first floor (partly built) building of masonry class. The walls are of 14" brick masonry, plastered over and colour washed on the inside and plastered with sponge finish, on the outside. The floor and roof slabs, are of R.C.C. The flooring for the main rooms is of marble mosaic tiles, ~~for the main rooms is of marrble of mosaic tiles~~, for the kitchen of polished Tandoor and for sanitary unit of white glazed tiles.

The doors are of 'flush' type, polished. The windows are of T.W. with glazed shutters and decorative grille. There are two and rooms, kitchen, etc. and Living-dining rooms on the ~~first~~ ground floor and two bed rooms on the first floor. The remaining area on this floor

is left open as terrace.

II) Out house :- The out house consists of a garage and three living rooms with a common sanitary unit and a connecting verandah, It has 14" brick walls, plastered and colour washed, R.C.C. slab-roof, panelled doors, glazed steel windows and rough shahabad flooring

Built area etc.

i) Main bunglow :- The plinth area on the ground floor and first floor is 2528 sq.ft. and 1180 sq.ft. respectively. The total floor area is 3708 sq.ft. The building is stated to have been built in 1961-1962 and is estimated to have a future life of 55 years. The prime cost is assessed at Rs. 22/- per sq.ft. or at Rs. 81,400/- The depreciated cost is worked out to Rs. 79,000/-

ii) Out house : It covers the plinth area of 970 sq.ft. and its depreciated cost is worked out to Rs. 15,000/-

The total depreciated cost of the two structure aggregated to Rs. 94,000/-

The rent of the two buildings is assessed together at Rs.350/- p.m. or Rs.4200/- p.a. which also covers an area of about 10,500/- sq.ft. of land going with them. I have deducted 20% of the gross rent towards the outgoings, which leaves a sum of Rs. 3360/- as its net annual value. I have capitalized this annuity on 6% basis or at 16 2/3 Years' Purchase to give the capitalized value of the property of Rs.56,000/-

(E) Surplus land:-

I have considered that an area of about 2 acres goes with the buildings described above to leave a surplus area of about to 11 acre-37 gunthas. Most of this land is in the from of an agricultural land having building potentiality. Considering that the land is of triangular shape, that is, of irregular shope to result in its wastage from the point of view of further development, not forgetting its situation as 'back land' and its extensive area, I value it at Rs. 6000/- per acre or for a sum of Rs. 41,550/-

The full value of the property is worked out as shown below :-

(a) and (b)

The factory buildings	Rs.2,25,000=00
(c) and (d)	
Main bunglow and out-house.	Rs. 56,000=00
(e) Surplus land.	Rs. 41,550=00
	Total Rs.3,22,550=00

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

(R.G.PUNDLIK.)

367

57/672

371

225/1268.
Dec. 12, 1965.
June 22, 1972

R E P O R T

Under instructions from Shri.V.N.Somavanshi,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 H.No.32/6 S.No. 104/32, Gultekadi,of T.P.S., Poona No.III and is bounded as follows :-

North : road; South : M.P.B.Canal;
West : road; East : P.No. 15;

3. The land is of a freehold tenure and admeasures 13448 sq.ft. It has a frontage of 108' on a private road and depth of 133' (average).

4. Situation :- The property is situated about 600 ft. away from and to the South of the Nana Shankarsheth Road and is near the old Navyug Studio. On its northen side is the State Transport depot. The amenities such as school, Colleges Post-offices,taxi-stand, shopping centre etc. are not within easy reach. The - auxiliary services, however, are available.

5. Building :- This is factory building of masonry class, of ground floor except for the west wing, which has a first floor, used as an office. The walls are of squared rubble masonry 18" thick, plastered over and colour washed from inside and pointed on the out side. The flooring is of stone-set and rough Shahabad. The doors have planked shutters. The windows have XPM fitted and have planked shutters at places. The ventilators have been provided with XPM filling. The roof is of A.C. sheet on m.s. trusses and T.W. purlins. On the first floor are two rooms. There is a common sanitary unit. There is one well covered with R.C.C. slab. There is 8'-0" high R.R. masonry compound wall allround. The building is rented out to M/s.Vasant Shivaji and Co. at Rs.240/- p.m.

6. Built area :-

It covers plinth area of 4785 sq.ft. on ground floor. The area at first, floor is 700 sq.ft. The total floor area is worked out to 5485 sq.ft.

(out of old materials of a school building and old steel)

7. The building is stated to be built in 1948 and is estimated to have a future life of ~~50~~ 46 years. The depreciated cost at 4% is worked out to Rs.~~70,600~~/- 19,700/- (Prime cost Rs.~~87,900~~/- 22,000/- at Rs.14/- p.sq.ft.)

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.2,590/- p.a. This gives the rental of Rs.2,877/- p.a. The rent received is Rs.240/- p.m. or Rs.2,880/- 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.~~3,280~~/- 3,320/-. It is capitalized on ~~6%~~ 8% and 4% basis or ~~15.026~~ 11.379 Years' Purchase considering the element of risk involved in factory income. The capitalized value is thus worked out to Rs.~~49,200~~/- 38,000/-. To this the ____ value of the well is added at Rs.1,000/- and further the present value of the land, to give the full value of the property at Rs.~~50,200~~/- 54,000/- which sum, in my opinion, is fair and proper.

(R.R.PUNDLIK.)

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A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri. V.N. Somavanshi bearing H.

No. 32/6, Gultekadi, Poona.

I)

i) Depreciated cost of the building 19,700/— Rs. ~~70,600=00~~

ii) Gross rent Rs.400/- p.m. or Rs. 4,800=00 P.A

iii) Net Rateable value (15% allowance) 4,080/ Rs. ~~4,320=00~~ P.A

II) OUTGOINGS

i) Municipal taxes @ 26% / ~~23 1/2%~~ on Rs. 4,080/- ~~4,320/-~~ 1,061/— Rs. ~~1,015=00~~ P.A

ii) Repairs & maintenance @ 6% on Rs.4,800/- Rs. ~~288=00~~ P.A

iii) Collection and Management Charges @ 2% on Rs.4,800/- Rs. ~~96=00~~ P.A

iv) Insurance @ 0.19% on 9/10 of Rs. 19,700/- ~~70,600/-~~ 34/— Rs. ~~120=00~~ P.A

Total Rs. ~~1,619=00~~ P.A

say Rs. ~~1,620=00~~ 1,479/— 1,480/—

Net annual value Rs. ~~3,280=00~~ 3,320/—

III)

Net annual value is capitalized on ~~6%~~ and 4% or at ~~15.026~~ (11.379) Years' Purchase 8%

The capitalized value of the property is Rs. ~~49,200=00~~ 38,000/—

Add for utility value of the well Rs. ~~1,000=00~~ Rs. 1,000/—

Add for present value @ 4% ~~full value~~ Rs. ~~50,200=00~~

of land valued @ Rs 7/- per SF Rs. 15,000/—

Full value Rs. 54,000/-

(R.G.PUNDLIK.)

225/1268.
Dec. 12, 1963.

REPORT

Under instructions from Shri.V.N.Somavanshi, 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 H.No.32/6 S.No. 104/32, Cultekadi, of T.P.S., Poona No.III and is bounded as follows :-

North : road; South : M.R.B.Canal;
West : road; East : P.No. 15;

3. The land is of a freehold tenure and admeasures 13448 sq.ft. It has a frontage of 108' on a private road and depth of 133' (average).

4. Situation :- The property is situated about 600 ft. away from and to the South of the Nana Shankarsheth Road and is near the old Naryug Studio. On its northen side is the State Transport depot. The amenities such as school, Colleges Post-offices, taxi-stand, shopping centre etc. are not within easy reach. The auxiliary services, however, are available.

5. Building :- This is factory building of masonry class, of ground floor except for the west wing, which has a first floor, used as an office. The walls are of squared rubble masonry 13" thick, plastered over and colour washed from inside and pointed on the out side. The flooring is of stone-set and rough Shahabad. The doors have planked shutters. The windows have XPM fitted and have planked shutters at places. The ventilators have been provided with XPM filling. The roof is of A.C. sheet on m.s. trusses and T.W. purlins. On the first floor are two rooms. There is a common sanitary unit. There is one well covered with R.C.C. slab. There is 8'-0" high R.R. masonry compound wall allround. The building is rented out to M/s.Vasant Shivaji and Co. at Rs.240/- p.m.

6. Built area :-

It covers plinth area of 4785 sq.ft. on ground floor. The area at first, floor is 700 sq.ft. The total floor area is worked out to 5485 sq.ft.

7. The building is stated to be built in 1948 and is estimated to have a future oife of 50 years. The depreciated cost at 4% is worked out to Rs.70,600/- (Prime cost Rs.87,900/- at Rs.14/- p.sq.ft.)

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.2,590/- p.a. This gives the rental of Rs.2,877/- p.a. The rent received is Rs.240/- p.m. or Rs.2,880/- p.a. I have considered the rent of Rs.4,300/- 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.3,280/-. It is capitalized on 6% and 4% basis or 15.026 Years' Purchase. The capitalized value is thus worked out to Rs.49,200/- . To this the value of the well is added at Rs.1,000/- to give the full value of the property at Rs.50,200/- which sum, in my opinion, is fair and proper.

(R.R.PUNDLIK.)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of

Shri. V.N. Somavanshi bearing H.

No. 32/6, Gultekadi, Poona.

I)

i) Depreciated cost of the building		Rs.70,600=00
ii) Gross rent Rs.400/- p.m.	or	Rs. 4,800=00 P.A.
iii) Net Rateable value		Rs. 4,320=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 23 1/2% on Rs.4,320/-	Rs. 1,015=00 P.A.
ii) Repairs & maintenance @ 6% on Rs.4,800/-	Rs. 288=00 P.A.
iii) Collection and Management Charges @ 2% on Rs.4,800/-	Rs. 96=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.70,600/-	Rs. 120=00 P.A.
Total	Rs. 1,519=00 P.A.
say	Rs. 1,520=00
Net annual value	Rs. 3,280=00

III)

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

The capitalized value of the property is	Rs.49,200=00
Add for utility value of the well	Rs. 1,000=00
full value	Rs.50,200=00

(R.G.PUNDLIK.)

373

230/1268.
Dec. 13, 1968.

R E P O R T

Under instructions from Sarvashri V.N.Somvanshi and L.N.Somvanshi, Executors of Late Shri.N.M. Somvanshi's property, I have inspected the same for the purposes of ascertaining its present market value.

2. The property is comprised by of 3 open plots of land of the following description :-

Village Parvati, S.Nos. 67 to 73, Hissa No.6.

Plot No.	Area in s.qft.	Price paid in Feb.' 43. Rs.	Net rateable value P.A. Rs.
9	19940	3,000/-	110/-
21	16700	2,500/-	95/-
47	15829.5	2,500/-	95/-

3. The plot of lands fall within the limits of the Poona Municipal Corporation which has assessed their net rateable values as stated above. They are situated at a distance of over 2 miles from Swar-gate and lie about 6 furlongs away from the Poona-Satara Road. They from part of what is known as the 'Padma-nagar' Colony and are situated on a hillock. The development is spreadin all along the Poona-Satara Road but is nowhere near the said - Colony. No auxiliary services are available while all other necessary amenities are so far away as to discourage anyone from building over the plots. In fact, except an old building, there is no building standing on any of the numberous plots of the Padm nagar Colony.

4. The plots are fairly large in area almost 3 to 4 times the permissible plot area. I assess their value @ Re.1/ per sq.ft. in view of the prevailing market rates. The full value of the three plots is thu worked out as under :-

Plot No. 9		Rs.19,940=00
" " 21		Rs.16,700=00
" " 47		Rs.15,829=00
	Total	Rs.52,469=00

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

REPORT

Under instructions from Shri.L.N.Sonavanshi of Poona I have inspected his immovable property at Poona, with a view to assess its present market value. (R.G.PUNDLIK)

2. The property is comprised of a plot of land and a building and bears C.T.S.No.431/157, H.No.1172/ of Shukrawar Peth,Subhash-nagar Poona, and is bounded as follows :-

North : C.T.S.No.431/158; South : C.T.S.No.431/156;

West : C.T.S.No.431/140; East : Colony Road;

3. The land is of a freehold tenure and admeasures 4200 sq.ft. It has a frontage of 60' on Colony road and depth of 70'.

4. Situation :- The property is situated in Subhash-nagar, which is developed by properties belonging to good class of people. The locality is very decent and the property will, therefore, be always in demand. All the auxiliary services and amenities are readily available.

6. Building :- It is a ground and one upper floor building of R.C.C. frame class. The walls are of brick masonry, plastered and colour washed from inside and plastered with snowcem rendering from out side. The doors except the main door, are of T.W. with flush shutters, polished. The main door is of T.W. with decorative panels, polished. The windows have glazed and ventioned shutters, oil painted and have decorative grille. The flooring for kitchen is of polished Tandoor and the cooking platform has glazed tiles. The sanitary unit has polished Tandoor floor with glazed tiled dado. The roof and floor are of R.C.C. slabs. The terrace has broken tiled terrazzo. There is a decent compound wall all round. The open spaces are paved. The building is wholly occupied by the owner. The plan of the building as it stands will not permit letting of the two floors independently. This is taken up for account.

375

58/672

~~229/1268~~

~~Dec. 13, 1968.~~

June 23, 1972

3+1

R E P O R T

Under instructions from Shri.L.N.Somavanshi of Poona I have insperted 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 C.T.S.No.431/157, H.No.1173/ of Shukrawar Peth,Subhash-nagar Poona, and is bounded as follows :-

North : C.T.S.No.431/158; South : C.T.S.No.431/156;
West : C.T.S.No.431/149; East : Colony Road;

3. The land is of a freehold tenure and admeasures 4200 sq.ft. It has a frontage of 60' on Colony road and depth of 70'.

4. Situation :- The property is situated in Subhash-nagar, which is developed by properties belonging to good class of people. The locality is very decent and the property will, therefore, be always in demand. All the auxiliary services and amenities are readily available.

5. Building :- It is a ground and one upper floor building of R.C.C. frame class. The walls are of brick masonry, plastered and colour washed from inside and plastered with snowcem rendering from out side. The doors except the main door, are of T.W. with flush shutters, polished. The main door is of T.W. with decorative panels, polished. The windows have glazed and ventioned shutters, oil painted and have decorative grille. The flooring for kitchen is of polished Tandoor and the cooking platform has glazed tiles. The sanitary unit has polished Tandoor floor with glazed tiled dado. The foof and floor are of R.C.C. slabs. The terrace has broken tiled terrazzo. There is a decent compound wall allround. The open spaces are paved, The building is wholly occupied by the owner. The plan of the building as it stands will not permit letting of the two floors independantely. This is taken in to account.

...2..

while assessing the rent.

6. Built area :- It covers plinth area of 1370 sq.ft. on ground floor. The area at first floor is 1370 sq.ft. The total floor area is worked out to 2740 sq.ft.

7. The building is stated to be built in 1964 and is estimated to have a future life of 70 years. The depreciation, being negligible is not considered. The prime cost, at Rs.28/- per sq.ft, is worked out to Rs.~~76,220/-~~. 74,600/-

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.3,400/- p.a. This gives the rental of Rs.3,778/- p.a. I have assessed it @ Rs.550/- p.m. 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.~~4,200/-~~ 4,700/- p.a. It is capitalized on ~~6%~~ 7% and 4% basis or at ~~15.983~~ 13.652 Years' Purchase. The capitalized value is thus worked out to Rs.~~67,700/-~~ 64,000/- which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

377

A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. L.N. Somavanshi bearing H. No.1173, Shukrawar Peth, Poona - 2.

I)

i) Cost of the building Rs.76,220=00 ~~74,600/-~~

ii) Gross Rent Rs.550/- p.m. or Rs. 6,600=00 P.A.

iii) Net Rateable Value (40% allowance) Rs. ~~5,940=00~~ 3,960/- P.A.

II) OUTGOINGS

i) Municipal taxes @ ~~28 1/2~~ 30 1/2 on Rs.~~5,940~~/- 3,960/- Rs. ~~1,693=00~~ 1,208/- P.A.

ii) Repairs & maintenance @ 6% on Rs.6,600/- Rs. 396=00 P.A.

iii) Collection and management charges @ 2% on Rs.6,600/- Rs. 132=00 P.A.

iv) Insurance @ 0.19% on 9/10 of Rs.76,220/- ~~74,600/-~~ Rs. ~~130=00~~ 128/- P.A.

Total Rs. 2,351=00 P.A.

Say Rs. ~~2,359=00~~ 1864/- P.A.

Net annual value Rs. ~~4,250=00~~ 4736/- P.A.

Say Rs. 4,700/-

III)

Net annual value is capitalized on ~~6%~~ 7% and 4% basis or at ~~15.933~~ 13.652 Years' Purchase.

The capitalized value of the property is Rs. ~~67,736=00~~ 64,164/-

Say Rs. ~~67,700=00~~ 64,000/-

(R.G.PUNDLIK.)

378

229/1268
Dec. 13, 1968.

R E P O R T

Under instructions from Shri.L.N.Somavanshi of Poona I have insperted 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 C.T.S.No.431/157, H.No.1173/ of Shukrawar Peth,Subhash-nagar Poona, and is bounded as follows :-

North : C.T.S.No.431/158; South : C.T.S.No.431/156;
West : C.T.S.No.431/149; East : Colony Road;

3. The land is of a freehold tenure and admeasures 4200 sq.ft. It has a frontage of 60' on Colony road and depth of 70'.

4. Situation :- The property is situated in Subhash-nagar, which is developed by properties belonging to good class of people. The locality is very decent and the property will, therefore, be always in demand. All the auxiliary services and amenities are readily available.

5. Building :- It is a ground and one upper floor building of R.C.C. frame class. The walls are of brick masonry, plaster and colour washed from inside and plastered with snowcem rendering from out side. The doors except the main door, are of T.W. with flush shutters, polished. The main door is of T.W. with decorative panels, polished. The windows have glazed and venitioned shutters, oil painted and have decorative grille. The flooring for kitchen is of polished Tandoor and the cooking platform has glazed tiles. The sanitary unit has polished Tandoor floor with glazed tiled dado. The foof and floor are of R.C.C. slabs. The terrace has broken tiled terrazzo. There is a decent compound wall allround. The open spaces are paved, The building is wholly occupied by the owner. The plan of the building as it stands will not permit letting of the two floors independantely. This is taken in to account,

...2..

while assessing the rent.

6. Built area :- It covers plinth area of 1370 sq.ft. on ground floor. The area at first floor is 1370 sq.ft. The total floor area is worked out to 2740 sq.ft.

7. The building is stated to be built in 1964 and is estimated to have a future life of 70 years. The depreciation, being negligible is not considered. The prime cost, at Rs.28/- per sq.ft, is worked out to Rs.76,220/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.3,400/- p.a. This gives the rental of Rs.3,778/- 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.4,250/- p.a. It is capitalized on 6% and 4% basis or at 15.938 Years' Purchase. The capitalized value is thus worked out to Rs.67,700/- 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. L.N. Somavanshi bearing H. No.1173, Shukrawar Peth, Poona - 2.

I)

i) Cost of the building		Rs.76,220=00
ii) Gross Rent Rs.550/- p.m.	or	Rs. 6,600=00 P.A.
iii) Net Rateable Value		Rs. 5,940=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 28 1/2 on Rs.5,940/-	Rs. 1,693=00 P.A.
ii) Repairs & maintenance @ 6% on Rs.6,600/-	Rs. 396=00 P.A.
iii) Collection and management charges @ 2% on Rs.6,600/-	Rs. 132=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.76,220/-	Rs. 130=00 P.A.
Total	Rs. 2,351=00 P.A.
Say	Rs. 2,350=00 P.A.
Net annual value	Rs. 4,250=00 P.A.

III)

Net annual value is capitalized on 6% and 4% basis or at 15.938 Years' Purchase.

The capitalized value of the property is Rs.67,736=00

Say Rs.67,700=00

(R.G.PUNDLIK.)

223/1268
Dec. 13, 1968.

REPORT

Under instructions from Sarvashri V.N.Somavanshi and L.N.Somavanshi, Executors of Late Shri.N.M.Somavanshi's property of Poona I have inspected the same ~~immovable property at Poona~~ wit a view to assess its present market value.

2. The property is comprised of a plot of land and a building and bears C.T.S.431/88, P.No.79, H.No.1247 of Shukrawar Peth,Purandare Colony of Poona and is bounded as follows :-

West : Road 40 ft; East : P.N.125,P.N.126,P.N.127;

South: P.N.80; North: P.No.78;

3. The land is of a freehold tenure and admeasures 5610 sq.ft. It has frontage of 80' Colony road and depth of 66'.

4. Situation :- The property is situated in a very good locality, known as Purandare Colony. It is a residential area developed with buildings belonging to good class of people. All the auxiliary services and amenities are readily available.

5. Building :- It is a ground floor building of masonry class with masonry walls, plastered and colour-washed. ~~The~~ For main rooms the brick flooring is of marble mosaic tiles and that for passages is of polished Tandoor. The doors are of T.W. with panelled shutters and glazed ventilators, oil painted. The windows are of T.W. with partly glazed and partly panelled shutters, oil painted. The - windows on the front side have decorative grille, while the - windows on remaining sides have guard bars. The roof is of R.C.C. slab. The staircase is of R.C.C. with polished Tandoor treads and tiled risers. The bathroom has polished Tandoor floor while W.C. has white glazed tiles. The building is occupied by the heirs of the late owner. In addition to the main building there is a garage loacted in the corner, built in brick walls, plastered. There is R.C.C.slab roof. The flooring is of rough Shahabad. The door is of panelled shutter. There are small ventilators with louvers.

...2...

6. Built area :- It covers plinth area of (1655 + 145) = 1800 sq.ft. ground floor including staircase bag at first floor. In addition there is garage of 207 sq.ft.

7. The building is stated to be built in 1958 and is estimated to have a future life of 60 years. The depreciated cost at 4% is worked out to Rs.45,300/-. The primecost is Rs.46,800/- at Ps.26/- p.sq.ft.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.1,795/- p.a. This gives the rental of Rs.1,994/- p.a. I have considered the rent of Rs.3,000/- 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.1,990/-. It is capitalized on 6% and 4% basis or at 15.576 Years' Purchase. The capitalized value is thus worked out to Rs.31,000/-. To this the value of the garage and compound wall is added to give full value of the property at Rs.35,000/- which, in my opinion, is fiar and proper.

(R.G.PUNDLIK.)

"A P P E N D I X

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. N.M. Somavanshi bearing H. No. 1247, Shukrawar Peth, Poona - 2.

I)

i) Depreciated cost of the building			Rs.45,300=00
ii) Gross Rent Rs.250/- p.m.		or	Rs. 3,000=00 P.A.
iii) Net Rateable Value			Rs. 2,700=00 P.A.

II) OUTGOINGS

i) Minicipal taxes @ 26 1/2% onRs.2,700/-	Rs. 695=00 P.A.
ii) Repairs & maintainance @ 6% on Rs.3,000/-	Rs. 180=00 P.A.
iii) Management charges @ 2% on Rs.3,000/-	Rs. 60=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.45,300/-	Rs. 78=00 P.A.
Total	Rs. 1,013=00 P.A.
Net annual value	Rs. 1,987=00
Say	Rs. 1,990=00

III)

Net annual value is capitalized on 6% and 4% basis orat 15.576 Years' Purchase.

The capitalized value of the property is	Rs.30,996=00
Say	Rs.31,000=00
Add for the value of garage,Compound wall etc.	Rs. 4,000=00
Full value	Rs.35,000=00

(R.G.PUNDLIK.)

226/1268
Dec, 13, 1968.

R E P O R T

Under instructions from Sanvashri V.N.Somavanshi and L.N. Somavanshi, excecuters, of Late Shri. N.M.Somavanshi's propert of Poona, I have inspected thier immovable property at Poona, with a view to assess its present market value. ~~of the dame~~.

2. The property is comprised of a plot of land and a building and bears Plot No. 32/15, C.T.S. No. 104/32 of Gultekdi, of T.P.S. Poona No. III and is bounded as follows :-

North: State Transport area.

South: M.R.B.Canal

West : Plot No. 6

East: Road,

3. The land is of a freehold tenure and admeasures 13303 sq ft. It has a frontage of 136' on private road and depth of 91' or thereabout.

4. Situation : The property is situated about 600 away from and to the south of the Nana Shankarsheth Road and is near the old Navyug Studio. On its northern boundry there is State Transport depot. The amenities such as school, colleges, post-offic taxistand, shopping centre etc. are not within the easy reach. The auxiliary services are, however, available.

5. Building: This is factory building with two wings with open chowk in between. The eastern wing has ground and one upper floor, while the western wing has only ground floor. The connecting southern side wing has ground and two upper floors.

It is a frame class structure with M.S.Stanchions supporting trusses on which A.C. sheet roof is resting. There are 14" thic brick walls (in between stanchions) which are plastered and white washed from in side and pointed and white washed from outside. The flooring is of I.P.S. The floor in the other wing is of R.C.C.slab.

The doors have planked shutters. The windows have B.R.C.fabrics filling. The stair-case is of R.C.C. with rough Shahabad treads. The connecting wing has polished Tandoor flooring on upper floors. The doors are having panelled shutters while windows have glazed shutters, both having glazed ventilators. The windows also have decorative grille. The sanitary units, on two upper floors have glazed tiles for flooring. The building is rented out to M/s Vasant Shivaji and co.

6. Built Area

It covers plinth area of 4420'sq.ft. on ground floor. The area at first and second floors is 2700+400 sq.ft. respectively The total floor area is worked out to 7520 sq.ft.

7. The building is stated to be built in 1952 and additions were made in 1957 and is estimated to have a future life of 60years The depreciated cost at 4% is worked out to Rs.1,00,000/- (The prime cost is Rs. 1,05,000/- at Rs.141-P sq.ft.)

8. The Poona Municipal Corporation has assessed its net rateable value at Rs. 6910/- p.a. This gives the rental of Rs. 7677/- p.a. The rent received is Rs. 640/- p.m. or Rs. 7680/- p.a. I have considered the rent of Rs. 7680/- p.a.

9. The usual outgoings are deducted as shown in the accompanying statement marked Appendix, The net value is worked out to Rs. 5210/- It is capitalized on 6% and 4% basis or 15.576 years' purchase. The capitalized value is thus worked out to Rs. 81,300/- which is, ~~and proper~~ in my opinion, fair and proper.

(R.G.PUNDLIK)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Sarvashri V.N.and L.N. Somavanshi, executors of Late N.M. Somavanshi bearing Plot No. 32/15 of Gultekadi, Poona.

I)

i) Depreciated Cost of the building		Rs. 1,00,000/-
ii) Gross Rent Rs. 640/- p.m.	or	Rs. 7680/- p.a.
iii) Net Rateable Value		Rs. 6912/- p.a.

II) OUTGOINGS

i) Municipal taxes @25 1/2% on Rs.6912/-		Rs. 1763/- p.a.
ii) Repairs & Mainteinance @ 5% on Rs.7680/-		Rs. 384/- p.a.
iii) Collection and management Charges @ 2% on Rs. 7680/-		Rs. 154/- paa.
iv) Insurance @ 0.19% on Rs 1,00,000/-		171/-
	Total Rs.	2472/- p.a.
	Say Rs.	2470/- p.a.
Net Annual Value Rs.		5210/-

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. 81,276/-

say Rs. 81,300/-

(R.G.PUNDLIK)

Dec. 230/1268.
13, 1968.

R E P O R T

Under instructions from Sarvashri V.N.Somvanshi and L.N.Somvanshi, Executors of Late Shri.N.M. Somvanshi's property, I have inspected the same for the purposes of ascertaining its present market value,

2. The property is comprised by of 3 open plots of land of the following description :-

Village Parvati, S.Nos. 67 to 73, Hissa No.6.

Plot No.	Area in s.qft.	Price paid in Feb.' 43. Rs.	Net rateable value P.A. Rs.
9	19940	3,000/-	110/-
21	16700	2,500/-	95/-
47	15829.5	2,500/-	95/-

3. The plot of lands fall within the limits of the Poona Municipal Corporation which has assessed their net rateable values as stated above. They are situated at a distance of over 2 miles from Swar-gate and lie about 6 furlongs away from the Poona-Satara Road. They from part of what is known as the 'Padma-nagar' Colony and are situated on a hillock. The development is spreading all along the Poona-Satara Road but is nowhere near the said - Colony. No. auxiliary services are available while all other necessary amenities are so far away as to discourage anyone from building over the plots. In fact, except an old building, there is no building standing on any of the numberous plots of the Padm nagar Colony.

4. The plots fairly large in area almost 3 to 4 times the permissible plot area. I assess their value @ Re.1/ per sq.ft. in view of the prevailing market rates. The full value of the three plots is thu worked out as under :-

Plot No. 9	Rs.19,940=00
" " 21	Rs.16,700=00
" " 47	Rs.15,829=00
Total	Rs.52,469=00

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

(R.G.PUNDLIK)

389

232/1268.
Dec. 13, 1968.

REPORT

Under the instructions from Shri. A.V. Damle 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 2 buildings and bears FP.No.80 of ~~Shivaji-nagar~~ Erandawna, T.P.S., Poona No.III.

3. The land is of a freehold tenure and admeasures 14377 sq.ft. It has a frontage of on the Law College Road and depth of .

4. Situation :- It is situated on the Law College (Chiplunkar) Road. The whole neighbourhood is fully developed with buildings of bette class people. All the auxiliary services like water, drainage and electricity are readily available. The other amenities like school shopping area, taxi-rickshaw stands, market, nursing home, bank, post-office etc. are not all within easy reach. With all that the properties and mainly open plots, in this area have already ~~an open~~ market

5. Building :- (a) Main bungalow and (b) Out-house with a cow-shed.

(a) Main bungalow :-

It is a ground and one upper floor building of masonry class. The walls are load-bearing, of brick masonry, plastered over and colour washed. The floor and roof are of R.C.C. slabs. The flooring is mainly of polished tandur. The stairs are of R.C.C. construction The doors are of T.W. with panelled shutters while the windows have glazed shutters and decorative grille or guard bars. The wood-work is oil-painted ~~and~~ or polished. The first floor is partly built, some area having been left open to sky, as terrace.

(b) Out-house :-

It has ground and first floors and is of masonry class with brick masonry, load-bearing walls, plastered over and colour washed. The doors and windows are of teak wood. Both the buildings are stated to be occupied by the owner.

...2...

6. Built area :- (a) Main bungalow :- It covers plinth area of 3430 sq.ft. on the ground and first floors, to-gether.

(b) Out-house (with cow-shed) :- It has an area of 1772 sq.ft. of the two floors, together.

7. The two buildings are stated to be build in about 1934 and are estimated to have a future life of 40 and 35 years, respectively. The depreciated cost at 4% is worked out as shown below :-

(a) Main bungalow :- built area 3430 sq.ft.; prime cost @ Rs.22/- per sq.ft; depreciated cost Rs.63,000/-.

(b) Out-house :- built area 1772 sq.ft.; prime cost @ Rs.18/- per sq.ft.; depreciated cost Rs.25,600/-.

8. The Poona Municipal Corporation has assessed its net rateable value at Rs.2,180/- p.a. This gives the rental of Rs.2,422/- p.a. I have considered the rent of Rs.450/- p.a. for the two buildings as fair 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.3,420/-. It is capitalized on 6% and 4% basis or @ 13.96 Years Purchase. The capitalized value is worked out to Rs.48,900/-. To this is added the present value of the land as per details giv in the Appendix. The full value of the property is worked out to Rs.65,000/-, which, in my opinion, is fair and proper.

(R.G.PUNDLIK.)

APPENDIX

STATEMENT ON RENTAL VALUATION OF PROPERTY of Shri. V.G. Damle bearing H.P. No. 80, Shivajinagar, Poona.

I)

i) Depreciated cost of the buildings		Rs.88,600=00
ii) Gross Rent Rs.450/- p.m.	or	Rs. 5,400=00 P.A.
iii) Net Rateable Value		Rs. 4,840=00 P.A.

II) OUTGOINGS

i) Municipal taxes @ 26 1/2% on Rs.4,840/-	Rs. 1,283=00 P.A.
ii) Repairs & maintenance @ 8% on Rs.5,400/-	Rs. 432=00 P.A.
iii) Management charges @ 2% on Rs.5,400/-	Rs. 108=00 P.A.
iv) Insurance @ 0.19% on 9/10 of Rs.88,600/-	Rs. 151=00 P.A.
Total	Rs. 1,974=00 P.A.
Say	Rs. 1,980=00 P.A.
Net annual value	Rs. 3,420=00

III)

Net annual value is capitalized on 6% & 4% basis or at 13.96 Years' Purchase for an average future life of 38 years.

i) The capitalized value of the property is	Rs.48,900=00
ii) Add present value of 14377 sq.ft. of land valued @ Rs.5/- per sq.ft., deferred for 38 years @ 4%.	Rs.16,200=00
	Rs.65,100=00
Say	Rs.65,000=00

(R/G.PUNDLIK.)

231/1263.
Dec.14, 1963.

R E P O R U T

Under instructions from Shri.V.G.Damle 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 an open plot of land and F.P.No. 85 of Erandavne of T.P.S., Poona No.I, and is bounded as follows:

North : F.P.No.86; South :F.P.No.82;

West : Law College hill (Extension) East :Chiplunkar Road;

3. It is of a freehold tenure and admeasures 2,09,084 sq.ft. It has a frontage of only 120' on the Chiplunkar Road and depth of 1370'. It is an elongated piece of land having a depth over 11 times its frontage. It widens out to at its rear to measure 220' or so, the foot of the hill, where from it slopes down towards east, to front on the road. It is cut up by a ravine in the east-West direction. To cover an area of about 13800 sq.ft. The land is uneven though profitable its soil being hard to permit resting building foundations at a lower level. As the hill describes its western boundary, the road should end with a 'cul-de-sac' to cover an area of about 3000 sq.ft. of the land. It is fair to value the building land of this size by the method of valuation of 'building esutes'. I have appended hereto a statement and marked Appendix, this mehhod adlopted by me.

(R.G.PUNDLIK.)

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A P P E N D I X

Valuation of land bearing F.P.No.82 Shivajinagar, Poona, belonging to Shri. V.G. Damle.

Total area of land			2,09,084 sq.ft.
Area (10%) under compulsory open space		= 20,908 sq.ft.	
Under roads	1370' x 30'	= 45,540 sq.ft.	
	94' x 20'		
	74' x 20'		
	54' x 20'		
'Cul-de-Sac' area		= 3,000 "	
Area for training of Nala		= 13,800 "	
Area under rounding of road corners.		= 1,600 "	
		84,848 "	84,848 "
net area available for plots			1,24,236 "

Gross proceeds of net area of 124236 sq.ft. of plots @ Rs.4/- per sq.ft. of developed plots, on an average		Rs. 4,96,944=00
Granting that there will be about 20 plots of standard area, and that the last plot will be sold at the end of, say, 6 years, the present value of the sum of Rs.4,96,944/- @ 5% deferred for an average period of 3 years (0.889)		Rs. 4,41,783=00
Deduct :		
Development expenses including construction of roads, laying of sewer lines water mains and electric lines, dust-bins, training of nala etc. @ Rs.0=75 per sq.ft.	Rs.1,56,813=00	
Developer's profits & risks, engineering & supervision charges, legal expenses, commission on sale of plots etc.etc., @ 20% on Rs.4,41,783/-	88,356=00	
	2,45,169=00	2,45,169=00
Value of the estate in its present undeveloped state		1,96,614=00
	Say	1,96,600=00

(R.G.PUNDLIK.)

FP No 2
1-20 Erandawane.

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233/1268,
Dec 14,1968.

REPORT

Under instructions from Shri A.V.Damle I have inspected his immovable property at Poona for ascertaining its present market value.

2. The property consists of four open plots of land, together hearing C.T.S. No.8 of Erandavana and Final Plot No.6 of the Town Planning Scheme, Poona No.1 and sub-plot Nos. 3,4,5 and 6.

3. The plots under valuation are of freehold tenure and have area as stated below:-

Plot No.	3	8100 sq.ft.
"	4	8100 sq.ft.
"	5	7100 sq.ft.
"	6	7100 sq.ft.
		30400 sq.ft.

4. The whole area is situated with a direct frontage on the Karve Road nearabout its junction with the Law College (Chiplunkar) Road and near the Church premises. It is located in a developed area where the necessary amenities like shops, market, school, bank, post-office etc. are available though not all at a closer distance. The auxiliary services are available.

5. The whole area of 30400 sq.ft. has been sub-divided into plots as detailed hereaboue. Plot Nos. 3 and 4 abut on the Karve Road, Plot No3 being a corner plot, having return frontag on a Colony Road. Plot Nos. 6 lies on the back side and has frontages on 2 Colony roads. Plot No.5 lies on the inside accessible by a Colony road running parallel to the Karve Road.

6. The area of the plots is nearabout 1 1/2 times the minimum permissible area of a building plot. They are again low-lying to the extent of 3' to 4'.

7. The Poona Municipal Corporation has assessed its net rateable value @ Rs.600/-, 600/-, 530/- and 530/- p.a., respectively.

8. Taking into account all these factors I value them as under. Besides the present market value, I am instructed to value them for the years 1964 to 1967.

Plot Nos. and their rates per sq.ft. and value.

Year	3 (8100 sft.) Rs.	4 (8100 sft.) Rs.	5 (7100 sft.) Rs.	6 (7100 sft.) Rs.
1968	@ 4=50 36,450/-	@ 4=50 36,450/-	@ 4=00 28,000/-	@ 4=00 28,000/-
1967	@ 4=50 36,450/-	@ 4=50 36,450/-	@ 4=00 28,000/-	@ 4=00 28,000/-
1966	@ 4=50 36,450/-	@ 4=50 36,450/-	@ 4=00 28,000/-	@ 4=00 28,000/-
1965	@ 3=50 28,350/-	@ 3=50 28,350/-	@ 3=00 21,300/-	@ 3=00 21,000/-
1964	@ 2=50 20,250/-	@ 2=50 20,250/-	@ 2=00 14,200/-	@ 2=00 14,200/-

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

(R.G.PUNDLIK.)

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232/1268.
Dec.14,1968.

R E P O R T

Under instructions from Shri.A.V.Damle, I have inspected his immovable property at Poona for the purposes of deriving its market value for the years 1964 to 1967.

2. I have already valued the property detailed below, to ascertain its present market value, under my report No.234/1268 dated 14-12-1968.

3. I value the land bearing F.P. No. 85 of T.P.S., Poona No. I and C.S.No. 56 of Erandavana with an area of 209084 sft. as shown below :-

Year	Undeveloped area. of 209084 sq.ft. valued @ :	
1967	@ Rs.0.94 per sft.	Rs.1,96,600/-
1966	@ Rs.0.94 "	Rs.1,96,600/-
1965	@ Rs.0-80 "	Rs.1,67,267/-
1964	@ Rs.0-75 "	Rs.1,56,813/-

(R.G.PUNDLIK.)

234/1268.

14th Dec.1968.

REPORT

Under instructions from Shri.A.V.Damle of Poona, I have value his immovable property at Poona with a view to ascertain its market value as at present and as in the years 1964 to 1967.

2. The property is comprised of an open plot of land bearing C.T.S. No.68 of Erandavana and Final Plot No.102 of the Town Planning Scheme, Poona No.I, Sub-plot No.1. It is of a freehold tenure and admeasures 13855 sq.ft. It has a frontage on its west on the Law College (Chiplunkar) Road. On its South side is a 25' common road which is not yet built.

3. It is situated almost opposite the Law College where all the auxiliary services are available. All other amenities are not placed within easy reach. The whole neighbourhood is fully developed.

4. The area of 13855 sq.ft. is well over twice the minimum permissible area of a building plot. All-the-same, it is divisible into 2 plots, which factor is taken into account.

5. I value the plot of land as under :-

(area : 13855 sq.ft.)

1968	@ Rs.5=50 per sft.	Rs.76,202/-
1967	@ Rs.5=50 " "	Rs.76,202/-
1966	@ Rs.5=50 " "	Rs.76,202/-
1965	@ Rs.4=00 " "	Rs.55,420/-
1964	@ Rs.3=00 " "	Rs.41,565/-

6. I am aware of a few sales executed by an institution like the Bhandarkar Institute, of lands on the road named after it, in 1963 and 1964, @ Rs.2=50 and Rs.2=75 per sft. The value so arrived at by me is, in my opinion, fair and proper.

(R.G.PUNDLIK.)

235/1268.
13th Dec.1968.

R E P O R T

Under instructions from Shri.A.V.Damle, I have inspected his property for the purposes of ascertaining its present market value, as well as that for the years from 1964 to 1967.

2. The property is comprised by an open plot of land of the following description :-

Village Parvati. S.Nos. 71 to 73.

Plot No.	Area in sq.ft.	Price paid in April 43. Rs.	Net rateable value P.A. Rs.
17	14570	3,645/-	180/-

3. The plot of lands fall within the limits of the Poona Municipal Corporation which has assessed their net rateable values as stated above. ~~They are~~ It is situated at a distance of over 2 miles from Swargate and lie about 6 furlongs away from the Poona-Satara Road. ~~They~~ It forms part of what is known as the 'Padma-nagar' Colony and ~~are~~ is situated on a hillock. The development is spreading all along the Poona-Satara Road but is nowhere near the said Colony. No auxiliary services are available while all other necessary amenities are so far away as to discourage anyone from building over the plots. In fact, except an old building, there is no building standing on any of the numberous plots of the Padmanagar Colony.

4. The plot is fairly large in area almost 3 times the permissible plot area. I assess its present market @ Re.1/- per sq.ft. in view of the prevailing market rates. The full value of the plot is thus worked out as under :- (area 14570 sft.)

1968 @ Re.1/- per sft. Rs.14,570/-
1967 @ " 1/- " " Rs.14,570/-
1966 @ " 0.75 " " Rs.10,927/-
1965 @ " 0.60 " " Rs. 8,742/-
1964 @ " 0.50 " " Rs. 7,285/-

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

(R.G.PUNDLIK.)

