



Er. & Vr. Ashok D. Kadam

B.E. CIVIL, M. Com. (Valuation of Real Estate), M.I.E., F.I.V.

Er. & Vr. Ajinkya K. Dhumal

B.E. CIVIL, M. Val. (Plant & Machinery), A.M.I.E., A.I.I.V.

- Govt. Regd. & Approved Valuers.
- IBBI Registered Valuers.
- Chartered Engineers.
- Structural Engineers.

Ref. No. KAA/SBI/4819/2023

Date: 06 / 11 / 2023

To,
The Branch Manager,
State Bank of India,
Branch: Malkapur.

Sub: : Valuation report for bank loan recovery purpose.

Client name : 1) Mr. Vishal Vasant Rao Ghare.
2) Mrs. Priyanka Vishal Ghare.
Nec. Priyanka Hanmant Jadhav.

Respected sir,

Please find here enclosed the subject valuation report.

Location of property : A/p.-Residential flat in apartment named "Sanskriti City, Wing B",
Flat No.B-24 @ Second Floor in Plot.No.1 & 2, S.No.105, Behind
Reliance Petrol Pump, Malkapur, Tal.- Karad, Dist.- Satara-415 539.

Market value : Rs.17,30,000.00
(Rs. Seventeen Lakh Thirty Thousand Only)

Realizable value : Rs.15,57,000.00
(Rs. Fifteen Lakh Fifty Seven Thousand Only)

Forced sale value : Rs.12,97,000.00
(Rs. Twelve Lakh Ninety Seven Thousand Only)

This report has 12 pages + 02 photograph pages.

Thanking you.

Yours faithfully,



ASHOK D. KADAM
B.E. (CIVIL), MIE, FIV
M.COM (VALUATION OF REAL ESTATE)
PANEL VALUER,
STATE BANK OF INDIA.

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FORMAT D
VALUATION REPORT (IN RESPECT OF FLAT)

1.	GENERAL	
1.	Purpose for which the valuation is made	To find out the fair market value for loan recovery purposes in State Bank of India, Branch:- Malkapur.
2.	a) Date of inspection	: 20/09/2023.
	b) Date on which the valuation is made	: 06/11/2023.
3.	List of documents produced for perusal	
	i)	: Regd. sale deed no.1/111/2033/2020 dated 30/12/2020. Purchase price: Rs.16,40,250.00
	ii)	: N.A. order dated 12/12/2011.
	iii)	: Commencement certificate dated 03/11/2018.
	iv)	: Occupancy certificate dated 12/11/2018.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: 1) Mr. Vishal Vasantrao Ghare. 2) Mrs. Priyanka Vishal Ghare. Nec. Priyanka Hanmant Jadhav. (Joint ownership with undivided share)
5.	Brief description of the property	: A/p. Residential flat in apartment named "Sanskriti City, Wing B", Flat No.B-24 @ Second Floor in Plot.No.1 & 2, S.No.105, Behind Reliance Petrol Pump, Malkapur, Tal.- Karad, Dist.- Satara-415 539.
6.	Location of property	
	a) Plot No. / Survey No.	: Plot No.1 & 2, S.No.105.
	b) Door No.	: Flat No.B -24 @ Second Floor.
	c) T.S. No. / Village	: Malkapur.
	d) Ward / Taluka	: Karad.
	e) Mandal / District	: Satara.
	f) Date of issue & validity of layout of approved plan.	: Sanction building plan was not available for our perusal.
	g) Approved plan issuing authority.	: Sanction building plan was not available for our perusal.
	h) Whether genuineness or authenticity of approved plan is verified	: Sanction building plan was not available for our perusal.
	i) Any other comments by our empaneled valuers on authentic of approved plan.	: Sanction building plan was not available for our perusal.
	j) Remarks if any	: Sanction building plan was not available for our perusal.
7.	Postal address of the property	: As above.
8.	City / Town	: Malkapur.
	Residential area	: Yes.
	Commercial area	: No.
	Industrial area	: No.
9.	Classification of the area	
	i) High / Middle / Poor	: Middle class.
	ii) Urban / Semi Urban / Rural	: Urban.
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Lies within Malkapur Municipal Council limits.



11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	: Not applicable.
12	Boundaries of the property as per sale deed	: Flat No.B-24 @ Second Floor
	North	: By open to sky passage.
	South	: By flat no.B-23.
	East	: By duct & passage.
	West	: By flat no.C-19 in Wing C & duct.
13	Dimensions of the site	: A B
	As per the Deed	: Actual
	North	: ---
	South	: ---
	East	: ---
	West	: ---
14.1	Extent of the site	: Carpet area of 1B11K flat: 39.67 Sq.mt.(426.84 Sq.ft.) Exclusive balcony : 03.07 Sq.mt.(33.03 Sq.ft.) Total carpet area : 42.74 Sq.mt.(459.87 Sq.ft.) Add 35% for saleable area, Thus, 42.74 x 1.35 = 57.69 Sq.mt. (620.74 Sq.ft.)
14.2	Latitude & longitude	: Latitude: 17.251823 N, Longitude: 74.185010 E
15	Extent of the site considered for Valuation (least of 13a & 13b)	: Saleable area of flat: 57.69 Sq.mt. (620.74 Sq.ft.)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Occupied by tenant. (Details was not available for our perusal.)
II. APARTMENT BUILDING		
Sr. No.	Description	: Remarks
1	Nature of the apartment	: Multi storied R.C.C. framed structure.
2	Location	: ---
	T.S. No.	: Plot No.1 & 2, S.No.105.
	Block No.	: ---
	Ward No.	: ---
	Village / Municipality / Corporation	: Malkapur.
	Door No., Street or Road (Pin Code)	: 415 539.
3	Description of the locality Residential / Commercial / Mixed	: Residential.
4	Year of Construction	: 2018.
5	Number of floors	: Parking floor + 03.
6	Type of structure	: Multi storied R.C.C. framed structure
7	Number of dwelling units in the building.	:
8	Quality of construction	: Good.
9	Appearance of the building	: Good.
10	Maintenance of the building	: Good.
11	Facilities available	:
	Lift	: No.

