



Er. & Vr. Ashok D. Kadam

B.E. Civil, M. Com. (Valuation of Real Estate), M.I.E., E.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.
- IIBI Registered Valuers.
- Chartered Engineers.
- Structural Engineers.

Ref. No. KAA/SBI/4955/2024

Date: 04 / 04 / 2024

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

Sub, : Valuation report for bank loan recovery purpose.

Client name : Mr. Anuj Vasant Rao Patil.

Respected sir,

Please find here enclosed the subject valuation report.

Location of property : A/p.-Residential flat in apartment named "Disha Residency", Flat No.202 @ First Floor in Plot.No.11 & 12, S.No.705, Vyankatesh Colony, Jijamata Nagar, Varunji, Tal.- Karad, Dist.- Satara-415 124.

Market value : Rs.15,75,000.00
(Rs. Fifteen Lakh Seventy Five Thousand Only)

Realizable value : Rs.14,17,000.00
(Rs. Fourteen Lakh Seventeen Thousand Only)

Forced sale value : Rs.11,81,000.00
(Rs. Eleven Lakh Eighty One Thousand Only)

This report has 10 pages + 02 photograph pages.

Thanking you.

Yours faithfully,



ASHOK D. KADAM

B.E. (CIVIL), MIE, EIV,
M.COM (VALUATION OF REAL ESTATE)
PANEL VALUER,
STATE BANK OF INDIA.

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FORMAT D
VALUATION REPORT (IN RESPECT OF FLAT)

I. 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	: 03/04/2024.
	b) Date on which the valuation is made	: 04/04/2024.
3.	List of documents produced for perusal	
	i)	: Regd. sale deed no. KRD-1/1906/2019 dated 25/09/2019. Purchase price: Rs.16,00,000.00
	ii)	: N.A. order dated 09/02/2007.
	iii)	: Commencement certificate issued by Varunji Grampanchayat dated 26/03/2011.
	iv)	: Sanction building plan issued by Varunji Grampanchayat dated 18/03/2008.
	v)	: Completion certificate issued by Varunji Grampanchayat dated 02/03/2018.
	vi)	: Sanction layout plan issued by ADTP Satara dated 16/10/2006.
	vii)	: Our earlier valuation report dated 23/08/2019.
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)	: Mr. Anuj Vasant Rao Patil.
5.	Brief description of the property	: A/p.-Residential flat in apartment named " Disha Residency ", Flat No.202 @ First Floor in Plot.No.11 & 12, S.No.705, Vyankatesh Colony, Jijamata Nagar, Varunji, Tal.- Karad, Dist.- Satara-415 124.
6.	Location of property	
	a) Plot No. / Survey No.	: Plot No.11 & 12, S.No.705.
	b) Door No.	: Flat No.202 @ First Floor.
	c) T.S. No. / Village	: Varunji.
	d) Ward / Taluka	: Karad.
	e) Mandal / District	: Satara.
	f) Date of issue & validity of layout of approved plan.	: 16/10/2006.
	g) Approved plan issuing authority.	: ADTP Satara.
	h) Whether genuineness or authenticity of approved plan is verified	: Xerox copy of sanction plan was available. Hence authenticity of the same cannot be verified.
	i) Any other comments by our empaneled valuers on authentic of approved plan.	: No.
	j) Remarks if any	: No.
7.	Postal address of the property	: As above.
8.	City / Town	: Varunji.
	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	: Rural.												
10	Coming under Corporation limit / Village Panchayat / Municipality	: Lies within Varunji Grampanchayat Office 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.202 @ First Floor												
	North	: By flat no. 201.												
	South	: By flat no.205.												
	East	: By road.												
	West	: By common passage & staircase.												
13	Dimensions of the site	: <table><tr><td>A</td><td>B</td></tr><tr><td>As per the Deed</td><td>Actual</td></tr><tr><td>North</td><td>---</td></tr><tr><td>South</td><td>---</td></tr><tr><td>East</td><td>---</td></tr><tr><td>West</td><td>---</td></tr></table>	A	B	As per the Deed	Actual	North	---	South	---	East	---	West	---
A	B													
As per the Deed	Actual													
North	---													
South	---													
East	---													
West	---													
14.1	Extent of the site	: Super Built up area of 1BHK flat as per sale deed: 685 Sq.ft. (63.66 Sq.mt.)												
14.2	Latitude & longitude	: Latitude: 17.287651 N, Longitude: 74.155864 E												
15	Extent of the site considered for Valuation (least of 13a & 13b)	: Super Built up area of 1BHK flat as per sale deed: 685 Sq.ft. (63.66 Sq.mt.)												
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant but flat in banks possession.												
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.11 & 12, S.No.705.												
	Block No.	: ---												
	Ward No.	: ---												
	Village / Municipality / Corporation	: Varunji.												
	Door No., Street or Road (Pin Code)	: 415 124.												
3	Description of the locality Residential / Commercial / Mixed	: Residential.												
4	Year of Construction	: 2018.												
5	Number of floors	: Parking floor + Ground 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.												



