



Er. & Vr. Ashok D. Kadam

B.E. Civil, M. Com. (Valuation of Real Estate), M.I.E., P.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/SHI/4954/2024

Date: 04 / 04 / 2024

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

Sub. : Valuation report for bank loan recovery purpose.

Client name : 1) Mr. Revannath Dattatray Sutar.
2) Mrs. Suvarna Revannath Sutar.

Respected sir,

Please find here enclosed the subject valuation report.

Location of property : A/p.-Residential flat in apartment named "Sun City, Wing E",
Flat No.E-203 @ Second Floor in Municipal Milkat No.GC-2448,
S.No.227/1/12G/2, Behind Sapphire Hotel, Pune- Bangalore
Highway, Malkapur, Tal.- Karad, Dist.- Satara- 415 539.

Market value : Rs.16,19,000.00
(Rs. Sixteen Lakh Nineteen Thousand Only)

Realizable value : Rs.14,57,000.00
(Rs. Fourteen Lakh Fifty Seven Thousand Only)

Forced sale value : Rs.12,14,000.00
(Rs. Twelve Lakh Fourteen Thousand Only)

This report has 11 pages + 02 photograph pages.

Thanking you.



Yours faithfully,

ASHOK D. KADAM

B.E. (CIVIL), M.I.E., P.I.V.
M.COM (VALUATION OF REAL ESTATE)
PANEL VALUER,
STATE BANK OF INDIA.

OFFICE ADDRESS:

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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-2/6186/2016 dated 08/11/2016.
	ii)	: N.A. order dated 05/06/2013.
	iii)	: Commencement certificate dated 26/11/2013.
	iv)	: Revised commencement certificate dated 29/01/2015.
	v)	: Sanction building plan dated 26/11/2013.
	vi)	: Our earlier valuation report dated 25/03/2022.
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. Revannath Dattatray Sutar. 2) Mrs. Suvarna Revannath Sutar. (Joint ownership with undivided share)
5.	Brief description of the property	A/p.-Residential flat in apartment named "Sun City, Wing E", Flat No.E-203 @ Second Floor in Municipal Milkat No.GC-2448, S.No.227/1/12G/2, Behind Sapphire Hotel, Pune- Bangalore Highway, Malkapur, Tal- Karad, Dist- Satara-415 539.
6.	Location of property	
	a) Plot No. / Survey No.	: S.No.227/1/12G/2
	b) Door No.	: M.M.No. GC-2448, Flat No.E-203 @ 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.E-203)	:	As per earlier valuation report.	As per orally information received from owner.
	North	:	By flat no.E-204 @ First floor.	By flat no.E-204 @ First floor.
	South	:	By flat no.E-202 @ first floor.	By flat no.E-202 @ first floor.
	East	:	By passage & staircase.	By passage.
	West	:	By road.	By open space.
13	Dimensions of the site	:	A	B
		:	As per the Deed	Actual
	North	:	---	---
	South	:	---	---
	East	:	---	---
	West	:	---	---
14.1	Extent of the site	:	Super built up area of 1BHK flat: 514 Sq.ft. (47.76 Sq.mt.)	
14.2	Latitude & longitude	:	Latitude: 17.262656 N, Longitude: 74.180396 E	
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	Super built up area: 514 Sq.ft. (47.76 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.	:	S.No.227/1/12G/2.	
	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	:	2013-2016.	
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	:	Yes.	
	Protected water supply	:	Yes.	
	Underground sewerage	:	Yes.	



