﻿

N. S. MALVANKAR

**A.I.I.A., F.I.V.**

**ARCHITECTS, ENGINEERS**

**INTERIORS & APPROVED VALUERS**

NEAR DATTH MANDIR BIDRI (MOUNINAGAR)

TAL. - KAGAL, DIST. – KOLHAPUR.

Mob. No.- 9421039869, 02325-254517

To DATE: 13/06/2023

CHIEF MANAGER

JANATA SAH BANK LTD, AJARA.

BRANCH: MURGUD

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **1. GENERAL** | | | | |
|  | Purpose for which the valuation is made | | To know fair market value for Bank loan purpose | |
|  | a) date of inspection | |  | |
| b) date on which the valuation is made | |  | |
| c)name of person present at the time of inspection for identification | | Branch manager & owner | |
|  | Name of the applicant | |  | |
|  | Name of the owner as per OWNER AS DOCUMENTS | |  | |
| A) address of owner(S) | |  | |
|  | B) Name of CO-joint owner(S) and his / their address (as) with Phone no. (details of share of  each owner in case of ownership) | |  | |
|  | 1) sale deed | |  | |
|  | 2) 7/12 PAPER | |  | |
| 2. DESCRIPTION OF PROPERTY | | | | |
| 1 | brief description of the property | | Agri land /Residential Land | |
| 2 | a) Location of property | |  | |
|  | b) Assessment no | |  | |
|  | C) Village/city | |  | |
|  | d) Ward/taluka | |  | |
|  | e) Mandal/district/corporation | |  | |
| 3 | NEAREST LAND MARK- | |  | |
| 4 | Postal address of the property | |  | |
| 5 | LATITUDE-LONGITUDE DETAILS (near about) | |  | |
| 6 | Coming under village Panchayat / municipality | |  | |
| 7 | Boundaries of the property | |  | |
| **Boundary of gut no** | | | | |
|  | ON OR TOWARDS |  | | |
|  | East | Property of | |  |
|  | West | Property of | |  |
|  | South | Property of | |  |
|  | North | Property of | |  |
|  |  |  | | |

GAT NO. 35, 263, 473, 492, 641, Admapur

BOUNDRIES OF GAT NO. 35

PROPERTY OF PROPERTY OF PROPERTY OF PROPERTY OF

Abaso Narayan Patil Pandurang Doulu Patil Nanaso Dnynu Patil Vishnu Narayan Patil

ON OR TOWARDS

BOUNDRIES OF GAT NO.-263

East

:

PROPERTY OF

West

:

South

North

PROPERTY OF

Sambhaji Shivaji Gurav Road

Nipani-Radhanagari Road Vishnu Nrayan Patil

BOUNDRIES OF GAT NO. 473

ON OR TOWARDS

East

:

PROPERTY OF

Dhondiram Laxman Patil

West

PROPERTY OF

Ramchandra Dattatray Patil

South

PROPERTY OF

Vishnu Nrayan Patil

North

PROPERTY OF

Nandkumar Vasnat Patil

BOUNDRIES OF GAT NO. 492

ON OR TOWARDS

East

Panand Road

West

PROPERTY OF

Pandurang Doulu Patil

South

:

PROPERTY OF

North

PROPERTY OF

Baburao Dnyanu Patil Vishnu Nrayan Patil

BOUNDRIES OF GAT NO.

ON OR TOWARDS

East

West

South

: PROPERTY OF

PROPERTY OF PROPERTY OF

641

Vitthal Maruti Patil Ratnappa Dnyanu Patil

North

Ranjit Dhondiram Patil

PROPERTY OF

Vishnu Nrayan Patil

8 Electricity service connection

CONSUMER NO.

ON NAME OF

Whether occupied by the owner/tenant?

:

Not available for plot. But available nearby

:

THIS PROPERTY IS UNDER OWNERS POSSESION

9

If occupied by tenant since how long? Rent received per month.

III Legal Aspects of the Property

|  |  |  |  |
| --- | --- | --- | --- |
|  | 4 | Easement right/JOINT OWNERSHIP  details if any |  |
|  | 5 | Any usage restriction | Agri land & Residential |
|  | 6 | Is plot in T.P. layout |  |
|  | 7 | N.A. STATUS |  |
|  |  | 1Title verification (it is not  confirmation of title and based on  documents provided for valuation only) | As per document it is under owners’ possession |
|  |  | 2) Details of lease if any |  |
|  |  | 3) Tenure ship in terms of | Freehold |

1

5

6

1

no

freehold

IV CHARACTERSTICS OF THE SITE

Classification of locality

1

2

Type of locality

3

Comment on surrounding land use

and adioing properties in terms of

AGREE LAND & RESIDENTIAL

IN AGREECULTURAL ZONE

AGREE

medium class

AGREE

0%

usage

4

Possibility of frequent flooding/

submerging

5

Level of land with topographical

conditions

6

Shape of the land

leveled

rectangular

7

Corner plot or intermittent plot

8

Quality of approach

PANAND ROAD

V

INFASTEUCTURE AVAILABILITY

1

Road facilities details

A) type of road available at present

in form of N.H.S.H.village road,

:

colony road etc.

B) width of road below 20feet or

:

more

2

Public transportation connectivity of site

:

privet vehicles

3

Feasibility to the Civic amenities like

School,Hospital,Bus stop, Market

etc.

1

Market

2

:

2

School

In Km

2

3

Hospital

:

2

4

Bus stand

:

2

4

Water potentiality of site

5 Power supply is available site

VI ADDITIONAL DETAILS:

13 Advantages of the land:

1 2

14 Disadvantages of land:

1

2

Currently from RIVER

available

Agree Land/Residential Land

Gat No. 35, 263, 473, 492, 641, At-Admapur

B. VALUATION AS PER GUIDELINE RATE OBTAINED FROM THE SUB REGISTER'S OFFICE 2017-18

A) VALUATION OF LAND

1

VIBHAFG NO

2

Guideline rate obtained from the register's

Rs.

office / mandal revenue office if available

Ready reckoner of Maharashtra

government 2017-18

RS. 3,15,000.00 (GAT NO. 35) RS. 9,00,000.00 (GAT NO. 263) RS. 5,50,000.00 (GAT NO. 473) RS. 2,10,000.00 (GAT NO. 492) RS. 2,10,000.00 (GAT NO. 641)

3

4

Value of land using GLR

Any criteria's to be asset as per rules

Rs.

Rupees Twenty Lakh(S) Eighty Five Thousand Only

C. DISTRESS VALUE-

Rs.

21,85,000.00

In case of forced sale like auction, liquidation the value of property will fetch 10-20% lesser than fair market value.

Hence Distressed value above said property @ Less will be

20%

32,71,200.00

Rupees Thirty two Lakh(S) Seventy one Thousand Two hundred Only

Rs.

D. RELISABLE VALUE -

RELISABLE value above said property @ Less will be

Rs.

15%

34,75,650.00

Rupees Thirty four Lakh(S) Seventy five Thousand Six hundred fifty rs. Only

1. Open plot under valuation

PART III-REMARK

Place: Murgud

Date: 13-06-2023

PANELVALUE KALYANKAR S. S

PART IV - CERTIFICATE AND DECLARATION IVIL ENGINNER

I hereby certify that

1.

The fair and present market value of the property is Rs.

In words: Rupees Fourty Lakh(S) Eighty nine Thousand Only

2.

Distressed value and govt. ready reckoner value as state above.

3.

40,89,000.00

4.

The property is physically inspected this property on

5.

6.

Value various with the purpose of valuation. This is just my opinion with respect of documents provided and market holds and may vary person to person.

12-06-2023

The correct and right property as per documents provided is identified with branch manager and owner. This is only valuation report and it does not contain any legal aspect and based on the title is clear and transferable.

7.

Bank should satisfy regarding the jejunity of documents submitted by applicant.

8.

This valuation report does not cover confirmation of ownership.

Date: 13-06-202

Panel Valuer KALYANKAR S. S CIVIL ENGINNER

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DIMESIONAL DETAILS:

1

Dimensions of the Building IN FEET

AS PER SALE DEED-

A

As per the DEED

East

West

South

North

2

3

Comment on calculation in case of co-ownership, joint ownership

As per site consideration

4

Extent of the site considered for valuation

10

B

ACTUALS

:

PROPERTY OF

:

:

PROPERTY OF

PROPERTY OF

AS PER SALE DEED-

Sqm

Sqm

Sqm

﻿