



Ref No.: AST/1718199/MVK

Date: 06/08/2017.

To,  
Branch Manager,  
State Bank of India  
Branch: Satpur, Nashik.

**Sub: Valuation Report of N.A. Plot for Loan purpose.**

**Client Name: M/S. V.B. Power Pvt. Ltd.**

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Location of the property : Open Plot No. 570/2(P)/1 Paikie West-North Side portion, B/H.  
Meher Dham Temple, Off Nashik Peth Road, Mouje Makhamalabad,  
Tal. & Dist. Nashik.

**Fair Market Value : ₹ 80,00,000.00**  
**(Rupees Eighty Lakh Only)**

**Realizable Value : ₹ 72,00,000.00**  
**(Rupees Seventy Two Lakh Only)**

**Distress Value : ₹ 64,00,000.00**  
**(Rupees Sixty Four Lakh Only)**

This report has 1 + 5 = 6 Pages

Thanking you,

Yours faithfully,

FOR ASTUTE VALUERS & CONSULTANTS.

(AMIT H. GADNIS)  
PANEL VALUER  
STATE BANK OF INDIA



I HAVE VISITED THE MORTGAGED  
PROPERTY CORROBORATION WITH  
THE PROPERTY OWNER OF SIMILAR  
TYPE IT IS REVEALED THAT MARKET  
VALUE GIVEN BY THE EMPANELLED  
VALUER IS REASONABLE

**Valuers, Engineers & TEV Consultants**

**Nashik :**  
1, Yash Co-Op Hsg. Soc.,  
Dhamankar Corner, Tidke Colony,  
Trimbak Road, Nashik - 02

**Mumbai :**  
Balaji Darshan, B Wing,  
Opp Railway Station, Kulgaon,  
Badlapur (W) - 421 503

**Pune :**  
1002/3, Rajyog,  
Nr. Dattawadi Bridge,  
Rajendra Nagar, Pune - 30

**Cell:**  
9822420131, 9822033757  
**email:**  
astvaluer@gmail.com



ANNEXURE-I

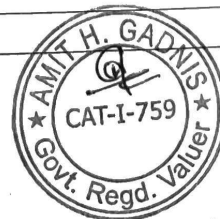
FORMAT OF VALUATION REPORT

(to be used for all properties of value upto Rs.5 crores)


Name & Address of Branch		SBI, Satpur, Nashik.	
Name of Customer (s)/ Borrowal unit (for which valuation report is sought)		M/S. V.B. Power Pvt. Ltd.	
<b>1 Customer Details.</b>			
Name of owner		Mrs. Chandrakala Sudhakar Patil.	
Apl no.		---	
<b>2 Property Details.</b>			
Address.		Open Plot No. 570/2(P)/1 Paikee West-North corner portion, B/H. Meher Dham Temple, Off Nashik Peth Road, Mouje Makhamalabad, Tal. & Dist. Nashik.	
Nearby Landmark/Google Map Independent access to the property.		B/H. Meher Dham Temple, Off Nashik Peth Road, Mouje Makhamalabad, Tal. & Dist. Nashik.	
<b>3 Document Details</b>			
		Name of Approving Auth.	Approval No.
Layout Plan	No.	Not Submitted for perusal.	--
Building Permission N.A. Purpose Plan.	Yes.	Exe. Engineer, Town Planning, NMC, Nashik.	No.C-2/1968/6723. Dtd:20/03/2013.
N.A. Order	Yes	Collector of Nashik.	No. Maha/Kaksha-3/7/N.A.L.No./152/2013, Dtd: 03/08/2013.
Legal Documents	Yes	Dividation Deed Reg. No. 7352, Dtd: 13/06/2013 Sub Registrar Office Nashik-5, 7/12 Extract Dtd: 18/04/2017, N.A. Order, Building Permission For N.A. Purpose Plan etc.	
<b>4 Physical Details. [As per Dividation Deed]</b>			
Adjoining Properties			
<b>East:</b> Sy No. 570/2(P)/1Pikee Land of Shaileja Mukund Patil beyond that 6.0 mtr. Colony Road.			
<b>West:</b> Sy No.438. & Proposed 7.5 mtr. Colony Road.			
<b>South:</b> Sy No. 570/2(P)/1Pikee Land of Malati Rangnath Patil.			
<b>North:</b> Sy No. 570/2(P)/1Pikee Land of Surekha Patil.			
Matching of Boundaries: Yes.		Plot Demarcated: No.	
Approved land use: Residential.		Type of Property: Open Plot.	



	No of rooms:	NA.
	Total No of Floors: NA.	Floor on which the property is located: NA.
	Approx age of the Property: NA.	Residual age of the Property: NA.
	Type of structure:	NA.
5	<u>Tenure / Occupancy Details.</u>	
	Status of Tenure:- Free Hold	No of years of Occupancy:- NA.
	Relationship of Tenant or owner:-	Owner Possession.
6	<u>Stage of Construction.</u>	
	NA.	If under construction, extent of completion: NA.
7	Violations if any observed:	NA.
	Nature and extent of violations:	NA.
8	<u>Area Details of the property [As per Dividation Deed &amp; 7/12 Extract].</u>	
	Plot No. 570/2(P)/1 Paikee West-North Side portion:	500.00 Sqm
	Site Area: NA.	Plinth area: NA.
	Carpet area	NA.
	Built Up area.	NA.
	Basis of Valuation: Property under valuation is NA plot in developing area off Peth Road Makhamalabad on Proposed 7.50 mtr road. After enquiring with property brokers we have derived the rate of ₹ 16000/ Sqm	
9	<u>Valuation.</u>	
	i. Mention the value as per Government Approved Rates also.	
	ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.	
	<b>Summary of Valuation.</b>	
	<b>* Guideline Value</b>	
	A] Land: ₹ 7200.00/sqm Guideline Value of Land = ₹ 36,00,000.00	B] Building: NA
	<b>i) Fair market Value:</b> * Open Plot No. 570/2(P)/1 Paikee West-North Side portion = 500 Sqm x ₹ 16000.00 = ₹ 80,00,000.00	
	ii) Realizable Value = ₹ 72,00,000.00	
	iii) Forced/ Distress Sale value. = ₹ 64,00,000.00	





10	<u>Assumptions/Remarks.</u> <ul style="list-style-type: none"><li>i. Qualifications in TIR/Mitigation suggested, if any - not submitted for perusal</li><li>ii. Property is SARFAESI compliant: Yes</li><li>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc. (No)</li><li>iv. Whether entire piece of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged. (Reportedly Yes)</li><li>v. Details of last two transactions in the locality/area to be provided, if available.</li><li>vi. Any other aspect which has relevance on the value or marketability of the property - It is recommended that the subject plot be physically demarcated on site along the boundaries of the plot.</li></ul>
11	<u>Declaration</u> <ul style="list-style-type: none"><li>i. The Property was inspected by me on 05/08/2017 in presence of Mr. Vikas Malekar.</li><li>ii. The undersigned does not have any direct/indirect interest in the above property.</li><li>iii. The information furnished herein is true and correct to the best of our knowledge.</li><li>iv. I have submitted Valuation report directly to the Bank.</li><li>v. The Said Plot Area is assumed to be strictly as per NA Layout plan.</li></ul>
Name address & signature of valuer with Wealth Tax Registration No.	
 Signature of the Valuer.	Date of Valuation: 06 <sup>th</sup> Aug, 2017.
Enclosures Documents & Photographs (Geo- stamping with date) etc.	

