Consulting
- Govt. Approved Valuer (CAT.I/206/2016-17)
- Project Management Consultant
- Chartered Engineers
- An ISO 9001-2008 Certified

SHAILESH S. AGRAWAL

BE.(CIVIL), MIE, F.I.I.V., F.I.V.

Mobile No 9011081628

Email agrawalshailesh391@gmail.com

Office :"Gauri" 150, New IUDP Colony Washim. 444505

Branch Office : Near Naya Mondha, Hingoli

Date : 11.03.2025

Certificate

1 Name Of Owner	:	**Surekha Shivaji Kokare R/o At. Hingoli Tq. & Dist. Hingoli Mob. No.9673762258**
3 Complete address of the Property	:	The Said Property is Situated in Survey No.09, CTS No.2759 (Part), Plot No.92, Malmatta No.4-1870, Kamla Nagar, Mouje Malharwadi Tq. & Dist. Hingoli
4 Name of Bank	:	Panjab National Bank Branch : Hingoli
5 Date of Inspection	:	20.02.2025
6 Nature of Property	:	**Residential House**
7 Purpose of Valuation	:	To ascertain the present market value of the Property

Fair Market Value	:	Rs	1837264.00
Realizable/Conservative Market Value	:	Rs	1653537.60
Distress Value of	:	Rs	1286084.80

This is to certify That in my opinion fair market value of the same is

Rs. 1837264.00

Rupees Eighteen Lakh ThirtySeven Thousand Two Hundred SixtyFour Only

Govt. Approved Valuer
Shailesh S. Agrawal
CAT I/206/2016-2017
Washim

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Appendix-I

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

(To be filled in by the Approved Valuer)

To
Panjab National Bank Branch : Hingoli

	REF/SSA/PNB-10/24-25	**Date : 11.03.2025**
I.	**Introduction**	
1.	Name of Valuer	Mr. Shailesh Satyanarayan Agrawal, "Gauri"150 New IUDP Colony Washim Contact :- 9011081628.
2.	Date of inspection	20.02.2025
	Date of Valuation	11.03.2025
3.	Purpose of Valuation	To Obtained Fair Market Value.
4.	Name of Property **Owner**/s (Details of share of each owner in case of joint & Co-ownership)	Surekha Shivaji Kokare R/o At. Hingoli Tq. & Dist. Hingoli Mob. No.9673762258
5.	Name of Bank/FI as applicable	Panjab National Bank
6.	Name of Developer of the Property (in case of developer built properties)	-
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied
II.	**Physical Characteristics of the Asset**	

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1.	Location of the property in the city Plot No./Survey No./Door No./T. S. No./Village Ward/Taluka Mandal/District	**The Said Property is Situated in Survey No.09, CTS No.2759 (Part), Plot No.92, Malmatta No.4-1870, Kamla Nagar, Mouje Malharwadi Tq. & Dist. Hingoli**	
2.	Municipal Ward No.	-	
3.	City/Town/Village	Mouje Malharwadi	
	Residential Area/ Commercial Area/ Industrial Area	Residential House	
4.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Urban	
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	Municipality	
6.	Postal address of the property	The Said Property is Situated in Survey No.09, CTS No.2759 (Part), Plot No.92, Malmatta No.4-1870, Kamla Nagar, Mouje Malharwadi Tq. & Dist. Hingoli	
7.	Latitude, Longitude and Coordinates of the site	Latitude : 19.737543° Longitude : 77.143295°	
8.	Area of the plot/land (supported by a plan)	**Sqm**	**Sqft**
	Area of the plot in	108.00	1162.51
	Total Area of the Plot in	**108.00**	**1162.51**
9.	Layout plan of the area in which the property is located	Yes	
10.	Development of surrounding areas	Developed	
11.	Details of Roads abutting the property	Cement Road 9 Mtr. Wide	

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12.	Whether covered under any State/Central Govt.enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	No	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	Yes	
14.	**Dimensions of the property in Mtr.**	**A**	**B**
		As Per Sale Deed	**As Per Actuals**
	East	12.00	12.00
	West	12.00	12.00
	North	9.00	9.00
	South	9.00	9.00
	Total Extent of the site considered for valuation	**108.00**	**Sqm.**
15.	**Description of Adjoining properties**		
		As Per Sale Deed	**As Per Actual**
	East	Plot No.91	Plot No.91
	West	Plot No.93	Plot No.93
	North	Survey No.08	Survey No.08
	South	Layout Road	Layout Road
16.	Survey no. if any	Survey No.09, CTS No.2759 (Part), Plot No.92	
17	Type of Building (Residential/ Commercial/Industrial)	Residential House	

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18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, year of construction, year of makingalterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	1) Roof Hight > 11 Feet, 2) GF 3) year of construction :- 2002 4) Plot in Rectangle Shape	
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	**House Area**	**Sqm.**
		GF Floor	**84.32**
		FF Floor	**0.00**
		Total	**84.32**
20.	Any other aspect	-	
III.	**Town Planning Parameters**		
1.	Master plan provisions related to the property in terms of land use	Not Provided	
2.	Date of issue and validity of layout of approved map/plan	Not Provided	
3.	Approved map/plan issuing authority	Building Plan is Approved by Municipal Council Hingoli	
4.	Whether genuineness or authenticity of approved map/plan is verified	Yes	
5.	Any other comments by our empanelled valuers on authentic of approved plan	No	
6.	Planning area/zone	Residential Zone	
7.	Development controls	Municipality	
8.	Zoning regulations	-	

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9.	FAR/FSI permitted and consumed	FSI :- Consumed 0.78
10.	Ground coverage in Percentage	78 Percent
11.	Transferability of development rights if any, Building bye- law provisions as applicable to the property viz.setbacks, height restrictions, etc.	No
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential
13.	Comment on unauthorized constructions if any	No
14.	Comment on demolition proceedings if any	No
15.	Comment on compounding/ regularization proceedings	No
16.	Comment on whether OC has been issued or not	No
17.	Any other aspect	No
IV.	**Legal Aspects**	
1.	**Ownership documents :-**	
	a) Sale Deed No.1711	04.04.2016
	c) N A Order	Not Provided
	d) Layout Plan	Not Provided
	e) Building Plan	Yes
	f) Construction Permission	08.12.2002
	g) PR Card	Not Provided

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	h) Assessment	Not Provided
	i) Tax Receipt	Not Provided
2.	Names of Owner/s (In case of Joint or Co ownership, whether the shares are undivided or not?)	Sole Ownership
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	No.
4.	Comment on whether the IP is independently accessible?	Yes
5.	Title verification	As Per Document Provided by Owner
6.	Details of leases if any	No.
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold
8.	Agreements of easements if any,	No
9.	Notification for acquisition if any,	No.
10.	Notification for road widening if any,	Yes
11.	Possibility of frequent flooding/sub-merging	No.

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12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast/tidal level must be incorporated)	No
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	No
14.	Comment on transferability of the property ownership,	Transferable
15.	Comment on existing mortgages/charges/encumbrances on the property if any	Not Provided
16.	Comment on whether the owners of the property have issued any guarantee(personal/corporate) as the case may be	Not Provided
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	No.
18.	Any other aspect	No.

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	Remark	**Latest Documents Must be taken before disbursement of loan. Internal inspection is Not Given.**
V.	**Economic aspects**	
1.	Details of ground rent payable,	-
2.	Details of monthly rents being received if any,	-
3.	Taxes and other outgoings,	-
4.	Property insurance,	-
5.	Monthly maintenance charges,	-
6.	Security charges, etc	-
7.	Any other aspect	-
VI.	**Socio-cultural aspects**	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Said Property Is located in Urban Locality.
VII.	**Functional and Utilitarian Aspects**	
	Description of the functionality and utility of the assets in terms of	
	1. Space allocation,	-
	2. Storage spaces,	-
	3. Utility of spaces provided within the building,	-

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	4. Any other aspect	-
VIII.	**Infrastructure Availability**	
	a) Description of aqua infrastructure availability in terms of	
	1. Water supply	Yes
	2. Sewerage/sanitation	Yes
	3. Storm water drainage	-
	b) Description of other physical infrastructure facilities viz.	
	1. Solid waste management	Yes
	2. Electricity	Yes
	3. Roads & Public transportation connectivity	Yes.
	4. Availability of other public utilities nearby	Yes.
	c) Social infrastructure in terms of	
	1. Schools	Yes.
	2. Medical facilities	Yes.
	3. Recreation facilities in terms of parks and open spaces.	Yes.
IX.	**Marketability**	
	Analysis of the market for the property in terms of	
	1. Locational attributes	Located in Developed Area
	2. Scarcity	No

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	3. Demand and supply of the kind of subject property.	-
	4. Comparable sale prices in the locality.	Not Available
X.	**Engineering and Technology Aspects**	
1.	Type of construction,	RCC
2.	Materials and technology used,	Steel, Cement
3.	Specifications,	RCC
4.	Maintenance issues	Properly Maintened
5.	Age of the building (Years)	23
6.	Total life of the building, (Years)	47
7.	Extent of deterioration,	No
8.	Structural safety	-
9.	Protection against natural disasters viz. earthquakes,	Yes
10.	Visible damage in the building if any,	No
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	Details Not Provided
12.	System of air conditioning,	No
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	No
XI.	**Environmental Factors**	

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1.	Use of environment friendly building materials, Green building techniques if any,	No	
2.	Provision for rain water harvesting,	No	
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No	
XII.	**Architectural and aesthetic quality**		
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Not Applicable	
XIII.	**In case of valuation of industrial property**		
	1) Proximity to residential areas	Not Applicable	
	2) Availability of public transport facilities	Not Applicable	
XIV	**Valuation of Property**		
	i) Total area of Plot	108.00	Sqm
	ii) Prevailing market rate	11000.00	Sqm
	iii) Guideline rate obtained from the Registrar Office	2030.00	Sqm
	iv) Assessed/Adopted rate of valuation.	11000.00	Sqm

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	v) Estimated value of the land.(Rs)	**Rs.**	**1188000.00**

(Valuation of building property)

	Particulars of Items	**Plinth Area in Sqm**	**Estimated Replacement Rate (Rs)**	**Replacement Cost (Rs)**	**Depreciation (Rs)**	**Net Value(Rs)**
	LGF Floor					
	Ground Floor	84.32	10000	843200	193936	649264
	First Floor	0.00	0	0	0	0
	Second Floor	0.00		0	0	0
	Total	**84.32**	**0**	**843200**	**193936**	**649264**

Valuation of the other amenities /extra/Items/miscellaneous

	Particular of Items	**Gross Value (Rs.)**	**Depreciation (Rs)**	**Net Value (Rs.)**
	Interior	0		0
	Borewell	0		0
	Wall Compound	0		0
	Total	**0**		**0**

Valuation of proposed construction addition/renovation if any

	SUMMERY OF VALUATION :	**AMOUNT (Rs.)**
	Part I Land	**1188000.00**
	Part II Building (sanction)	**649264.00**
	Part III Other amenities/Miscellaneous	**0**
	Part IV Proposed construction renovation	**0.00**
	Total Rs.	**1837264.00**
	Say Rs.	**1837264.00**

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As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications in **Rs.1837264.00 (In words :- Eighteen Lakh Thirty Seven Thousand Two Hundred Sixty Four Only.)** (Prevailing market rate along with details/referancxe of atleast two latest deals/transaction with respect to adjacent properties in the areas. The referance shpould be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

i.	**Date of purchase of immovable property**	**04.04.2016**
ii.	**Purchase Price of immovable property**	**1600000.00**
iii.	**Book value of immovable property**	**Not Provided**
iv.	**Realizable Value of immovable property**	**1653538**
v.	**Distress Sale Value of immovable property**	**1286085**
vi.	**Guideline Rate obtained from the Registrar Office**	**2030.00**
vii.	**Guideline Value of Land (value as per Circle Rates), if applicable, in the area where immovabale property is situated.**	**219240**
viii.	**Guideline Value of Building**	**1178414.00**

Place : Washim

Date : 11.03.2025

Signature

Mr. Shailesh Satyanarayan Agrawal

Shailesh Agrawal Washim CAT I 2081 2016 2017

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year 20242025

Language English

Annual Statement of Rates

Selected District हिंगोली

Select Taluka हिंगोली

Select Village मौजा : मल्हारवाडी

Search By ○ Survey No ◉ Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकान	औद्योगिक	एकक (Rs.)
SurveyNo	3.64अ-सर्व रहिवासी मिळकती प्र.चौ.मी .	1930	16050	19500	21500	0	चौ. मीटर
SurveyNo	**3.64-सर्व रहिवासी मिळकती प्र.चौ.मी .**	**2030**	**16000**	**19500**	**21500**	**0**	**चौ. मीटर**
SurveyNo	3.65-जवळा पळशी रस्त्यावरील निवासी मिळकती	1570	16000	19500	21500	0	चौ. मीटर

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1 , 2 , 2758 , 2759 , 2760 , 2761 , 2762 , 2763 , 2764

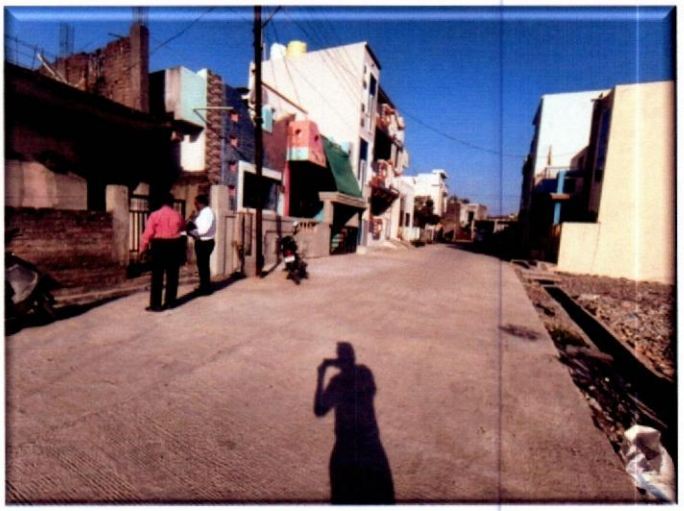
Survey Number

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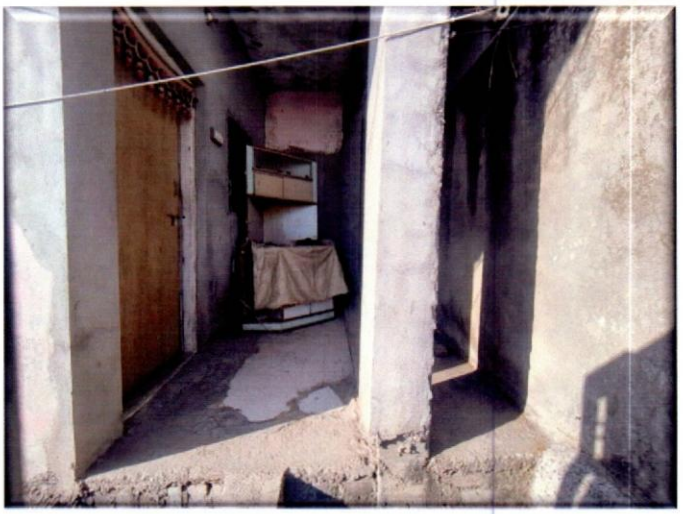
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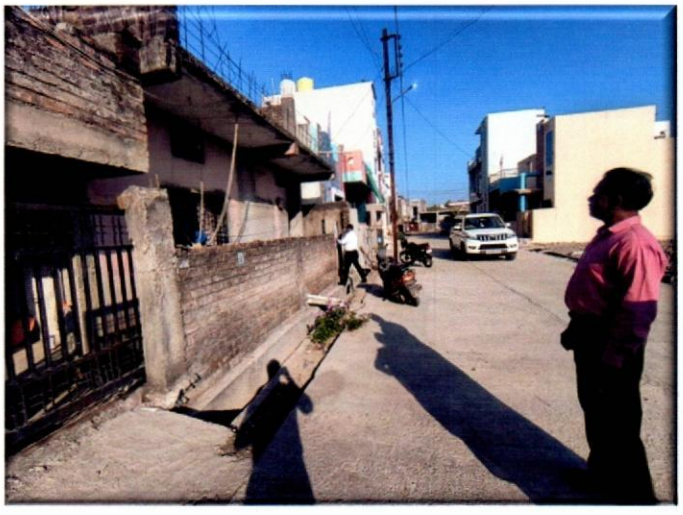
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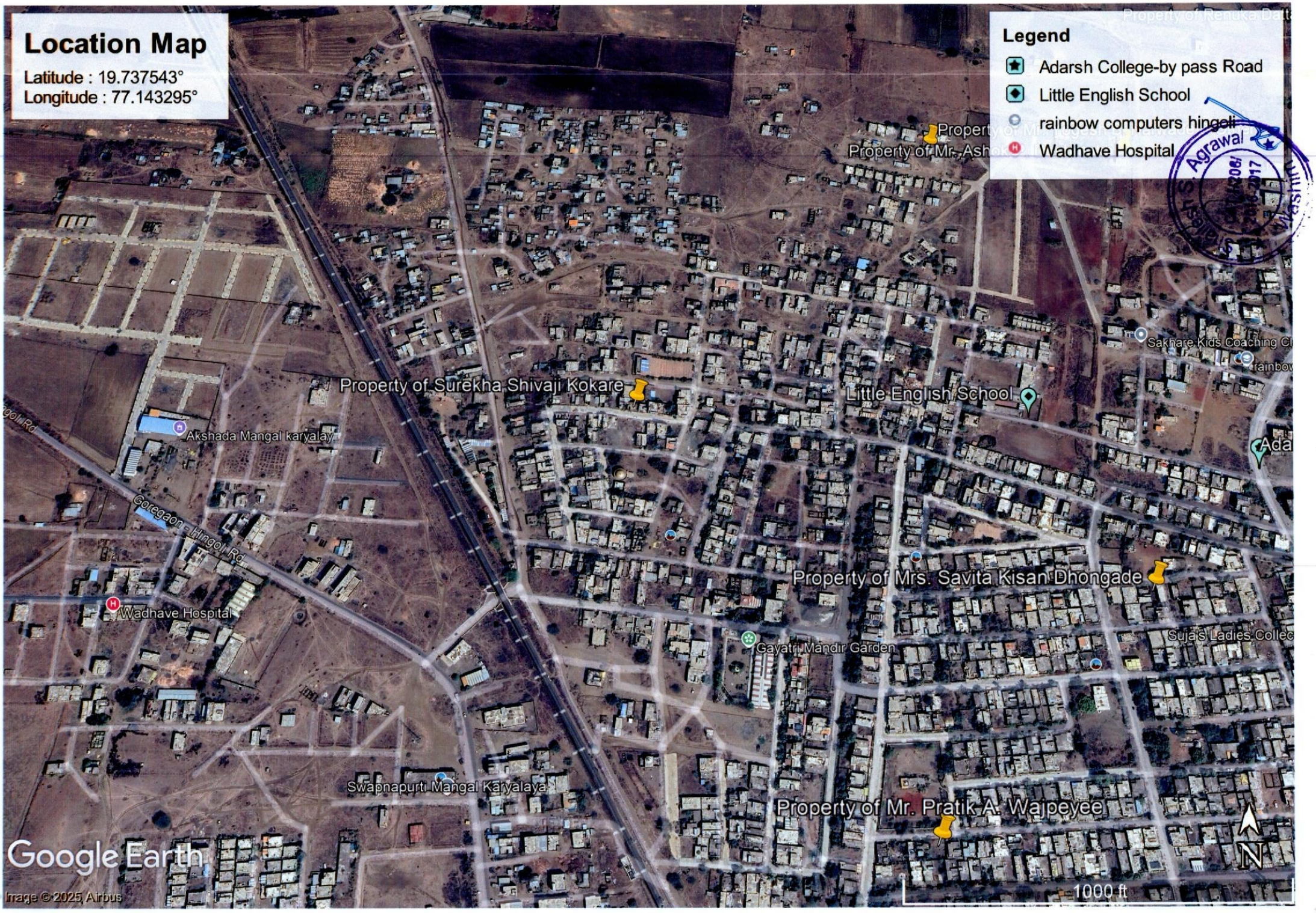




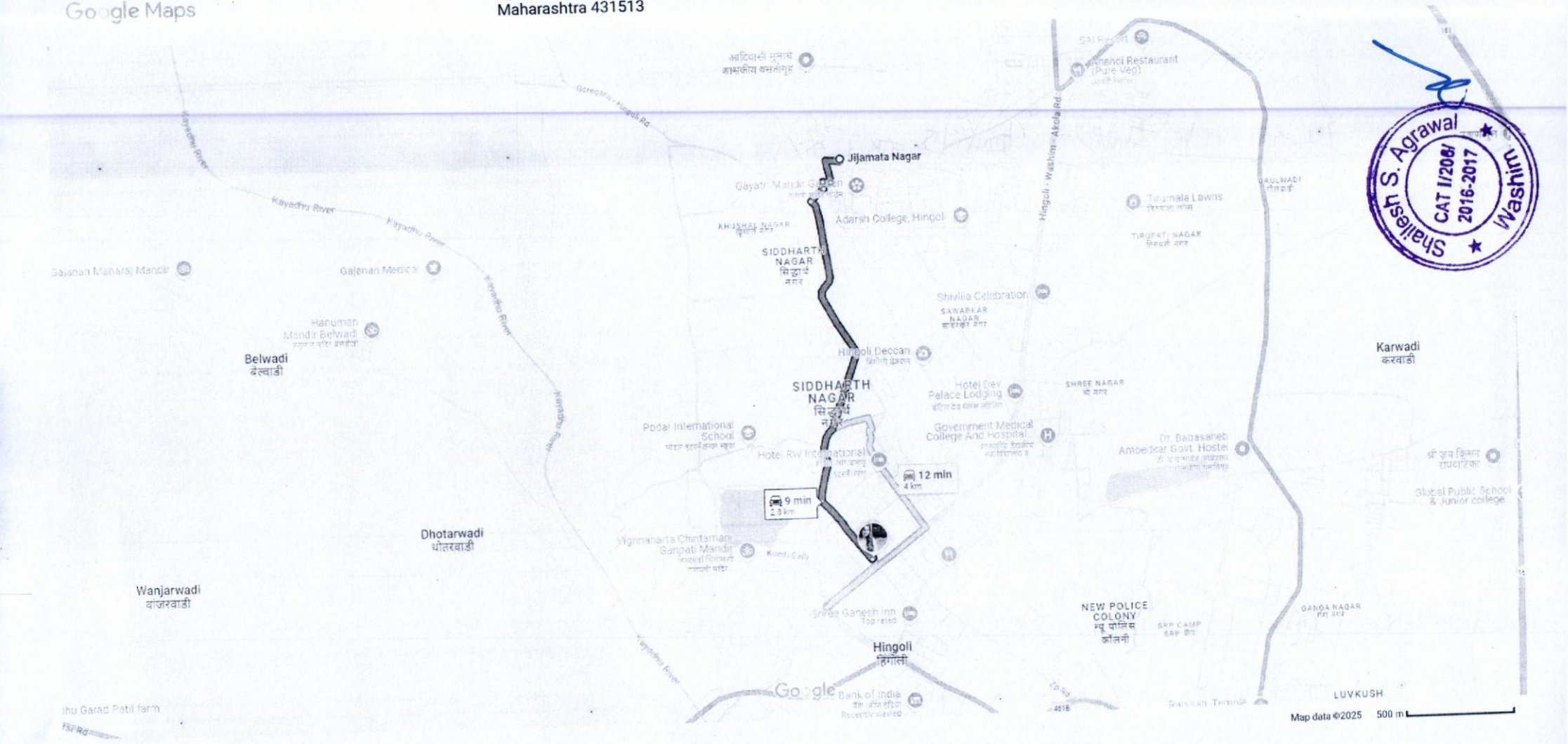




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CAT I/2081
2016-2017
Washim


Location Map
Latitude : 19.737543°
Longitude : 77.143295°
Legend
Adarsh College-by pass Road
Little English School
rainbow computers hingoli
Wadhave Hospital
Property of Mr. Ash
Property of Surekha Shivaji Kokare
Little English School
Akshada Mangal karyalay
Goregaon - Hingoli Rd
Wadhave Hospital
Property of Mrs. Savita Kisan Dhongade
Gayatri Mandir Garden
Swapnapurti Mangal Karyalaya
Property of Mr. Pratik A. Wajpeyee
Google Earth
Image © 2025 Airbus
1000 ft
N

Jijamata Nagar, Hingoli, Maharashtra 431513 to Punjab National Bank, P48V+JQW, Bhatt Colony, Siddharth Nagar, Hingoli, Maharashtra 431513 Drive 2.8 km, 9 min



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