Ashok M. Dahad
B. Arch.
◆ ARCHITECT ◆ REGISTERED VALUER
183, NAVI PETH, M.G. ROAD, NEAR TOWER, JALGAON - 425001 PH : 0257-2225335, Mob : 9422277972, 9405050474

Valuation Report Summary Date:- 05-12-2025

Land Valuation Report

Indian Bank

Branch : Station Road Branch, Jalgaon
Customer : Shri. Anil Atmaram Mahajan
Panel Architect **Shri. Ashok M. Dahad**
(B. Arch. , Regd. Valuer.), Jalgaon.

1	Building Owner's name and address (If Jointly owned full details to be furnished - i.e. names of joint owners, share of each joint owner etc.)		Shri. Anil Atmaram Mahajan Individual Ownership
2	Survey No and Register office Wherein the title Deeds are registered		Dharangaon Register Office
	a) Whether verified with legal opinion - Survey No. / Patta No.		P. No. 5, G. No. 216/1, Paldhi (Kd.), Tal. Dharangaon, Dist. Jalgaon
	b) Extent of Land		55.76 Sqm
3	Type of Land - Wet or Dry - Residential / Industrial / Commercial / Quarry / Mine		Dry - Residential
4	a. Locational address of the property		Behind Bus Stand, Kashi-Pandhari Nagar, Near Ram Mandir
	b. Coordinates of the site	Latitude	21.020998 ° N
		Longitude	75.460452 ° E
	c. Specify the boundary description on	East	P. No. 5 (Part)
		West	G. No. 216
		North	P. No. 4
		South	Road
5	Details of recent registration a. Buyer b. Seller c. Extent of the area d. Registered for Rs. e. Date of registration		N.A
6	Whether the property self acquried or ancestral Property		Self Acquired
	If ancestral property whether VAO certificate is available		--
	If self-acquired whether the original title deed Verified		Yes

ASHOK M DAHAD ARCHITECT REGD VALUER CAT/1/37 JALGAON

7	a. Whether freehold or Leasehold if leasehold unexpired of lease	Free - Hold Land		
	b. Other Infrastructure	--		
	Possibility of frequent flooding	No		
	Proximity to civic amenities	Within 2.00 Km. Distance		
	Proximity to surface communication i.e. Road, Rail etc.	Within 2.00 Km. Distance		
	Availability of water / electricity, etc.	Yes		
	Whether the land or part there of notified for acquirement	Please Refer Legal Opinion		
8	Whether the Property tax has been paid regularly and the amount of tax and the value of the property as per property tax assessment	New Building, Not Generated		
9	Date of physical inspection done by the Engineer	05-12-2025		
	a. Whether vacant	No		
	b. Whether under unauthorised occupation / under legal entanglement	No		
10	Whether falls under "Land ceiling Act"	Please Refer Legal Opinion		
11	Legal Encumbrances, if any, (Searches and Investigation made)	Please Refer Legal Opinion		
12	VAO / Guidance value maintained at Registrar office (copy enclosed)	Plot Area	55.76 Sqm.	
		Rate / Sqm.	₹ 1,120 /- Per Sqm. (Section - 9.2)	
		Plot Value	₹ 62,451 /-	
13	Local / Market rate prevailing at the time of valuation (Basis of Valuation)	Plot Area	55.76 Sqm.	
		Rate / Sqm.	8,000 /- Per Sqm	
		Plot Value	₹ 4,46,080 /-	
		Say	₹ 4,46,000 /-	
14	Value arrived at by the undersigned and reasons there of			
	a. Market Value	₹	4,46,000 /-	
	b. Forced / Distree Sale Value	₹	3,41,000 /-	
	c. Comparable sale value (in the Vicinity)		-	
	d. Realisable sale Value	₹	4,01,000 /-	

ASHOK M.DAHAD ARCHITECT REGD VALUER CAT/1/37 JALGAON

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property

Detailed valuation report is enclosed

Signature with seal

Ashok M. Dahad
B. Arch.
◆ ARCHITECT ◆ REGISTERED VALUER
183, NAVI PETH, M.G. ROAD, NEAR TOWER, JALGAON - 425001 PH : 0257-2225335, Mob : 9422277972, 9405050474

Valuation Report Summary

Date :- 05-12-2025

Building Valuation Report

Indian Bank

Branch : Station Road Branch, Jalgaon
Customer : Shri. Anil Atmaram Mahajan
Panel Architect : **Shri. Ashok M. Dahad**
(B. Arch. , Regd. Valuer.), Jalgaon

1	Building Owner's name and address (If Jointly owned full details to be furnished - i.e. names of joint owners, share of each joint owner etc.)		Shri. Anil Atmaram Mahajan Individual Ownership
2	Survey No and Register office Wherein the title Deeds are registered		Dharangaon Register Office
	a. Whether verified with legal opinion - Survey No. /Patta No.		P. No. 5, G. No. 216/1, Paldhi (Kd.), Tal. Dharangaon, Dist. Jalgaon
	b. Extent of Plot		55.76 Sqm
3	a. Locational address of the property		Behind Bus Stand, Kashi-Pandhari Nagar, Near Ram Mandir
	b. Coordinates of the Sites	Latitude	21.020998 ° N
		Longitude	75.460452 ° E
	c. Specify the boundary description on	East	P. No. 5 (Part)
		West	G. No. 216
		North	P. No. 4
		South	Road
4	Details of recent registration a. Buyer b. Seller c. Extent of the area d. Registered for Rs. e. Date		N.A
5	Whether the property self acquried or ancestral property		Self Acquired
	If ancestral property whether VAO certificate is available		--
	If self-acquried whether the original title deed Verified		Yes
6	If the building is leased out, terms of lease, unexpired period of lease and possibility of getting vacant possession		No
7	Whether the land on which the building stands is owned by the borrower		Yes, Owned by the Borrrower

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8	Type of construction with details	--
	a. Whether construction as per approved plan (Enclose photocopy of the approved Building plan)	Yes, Plan Approved by Gram Panchayat, Paldhi
	b. Whether any major deviations observed from the approved plan	No
9	a. Age of the building and the present	11 Years, Good
	b. Life expectancy (Future Life)	59 Years
	c. Locational disadvantages	--
10	a. Whether property tax has been paid regularly	Yes
	b. Amount of tax	--
11	Any other relevant details	--
	Whether premises utilized for residential / Commercial purpose -	Residential Purpose
	Own / rental occupation / Long lease -	Owned
	If rented, rent yield per month Whether standard rent has been fixed under Rent Control Act; if so, details :	--
	Any dispute between owner and tenant	N.A.
12	Legal Encumbrances, if any, (Searches and Investigation made)	Please take legal opinion
	Any other details which affects our charge on the property as security	Please take legal opinion
13	Area of the Land	55.76 Sqm
	Construction Area	**Ground Floor**
		22.83 Sqm.
	Year of construction	2014
	Type of construction	R.C.C Frame Structure
	Type of roof	R.C.C. Slab
	Type of floor	Ceramic tiles flooring
	Amenities / Extra fittings - Replacement Value Rs. In lacs)	--

ASHOK M. DAHAD ARCHITECT REGD VALUER CAT/1137 JALGAON

Estimate / Present Value	Name of Structure	B/U Area in Sqm.	Rate/Sqm.	Amount
	Ground floor	22.83	18,000	₹ 4,10,940 /-
	Add Compound wall, Show wall, Otta, Balcony, Paving etc.			₹ 1,00,000 /-
			Total	₹ 5,10,940 /-
			Depreciation (-)	₹ 35,940 /-
				₹ 4,75,000

Less : Depreciation (Rs.)	35,940 /-
Forced / Distress Sale Value (Rs.)	7,05,000 /-
Availabilty of Civic amenities	Within 2.00 Km. Distance

	Water		Tap Water		
	Electricity Connection		M.S. E.B.		
	Drainage Connection		No		
	Transport / communication		Scooter, Motorcycle, Auto Rickshaw etc		
	Nearest Bus Stop		Paldhi Bus Stop		
	Nearest Railway Station		Paldhi Railway Station		
14	VAO/Guidance value maintained at Registrar Office (copy enclosed)	Plot Area	55.76 Sqm		
		Rate/Sqm.	₹ 1,120 /- Per Sqm. (Section - 9.2)		
		Plot Value	₹ 62,451 /-		
15	Local / Market rate prevailing at the time of valuation (Basis of Valuation)	Plot Area	55.76 Sqm		
		Rate/Sqm.	8,000 /- Per Sqm		
		Plot Value	₹ 4,46,080 /-		
		Say	₹ 4,46,000 /-		
	Value arrived at by the under signed and reasons there of after completion	Land		Building	Total Amount
		₹ 4,46,000		₹ 4,75,000	₹ 9,21,000
	a. Market Value		₹ 9,21,000 /-		
	b. Forced / Distress Sale Value		₹ 7,05,000 /-		
	c. Comparable Sale Value (in the vicinity)		-- /-		
	d. Realizable Sale Value		₹ 8,29,000 /-		

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property

Detailed valuation report is enclosed

Signature with seal

ASHOK M.DAHAD ARCHITECT
REGD VALUER CAT/1/37
JALGAON

ASHOK DAHAD (B.Arch.)
Govt.Regd.Valuer(CAT-1/37)
PAN No.AANPD.5406C.

Location Map



Latitude : 21.020998 ° N **Longitude :** 75.460452 ° E

ASHOK M. DAHAD ARCHITECT REGD VALUER CAT-1/37 JALGAON

Year 2025-2026 **Language** English

Selected District Jalgaon

Select Taluka Dharangaon

Select Village Mauje : Paladhi Khurd

Search By ◉ Survey No. ○ Location

Select Location बिनशेती झालेल्या जमिनी

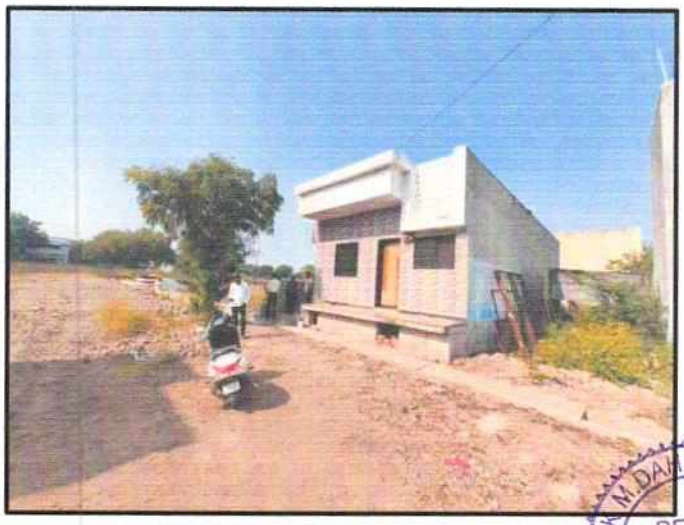
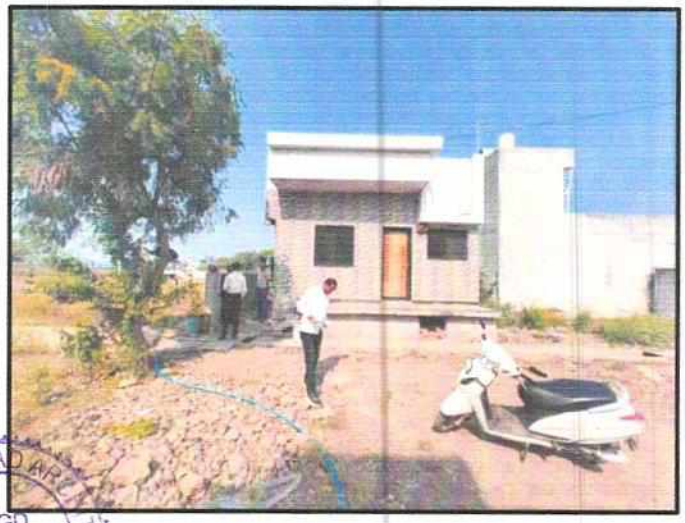
Enter Survey No 216 **Search**

विभाग उपविभाग		दर	एकक (Rs./)	Attribute
9/9.2	9.2-गावठाण परिघस्त क्षेत्रातील हायवे सन्मुख बिनशेती जमिनी व्यतिरीक्त उर्वरीत जमिनी	1120	चौरस मीटर	गट नंबर

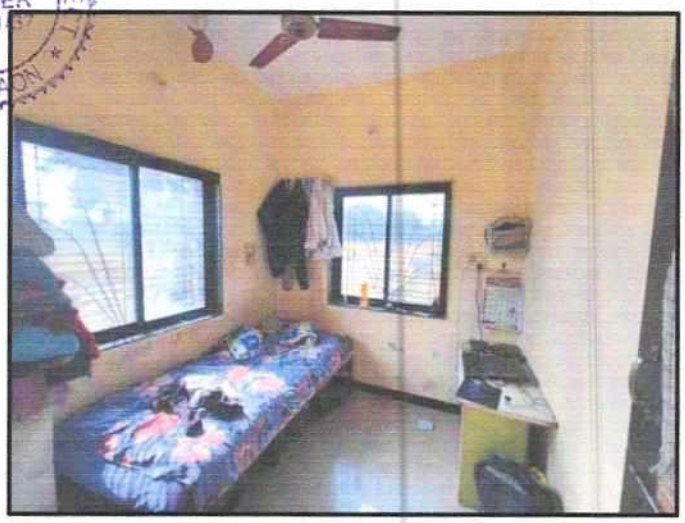
Govt. Ready Reckoner

ASHOK DAHAD (B.Arch.)
Govt.Regd.Valuer(CAT-1/37)
PAN No.AANPD.5406C.

~ PROPERTY PHOTOGRAPH ~





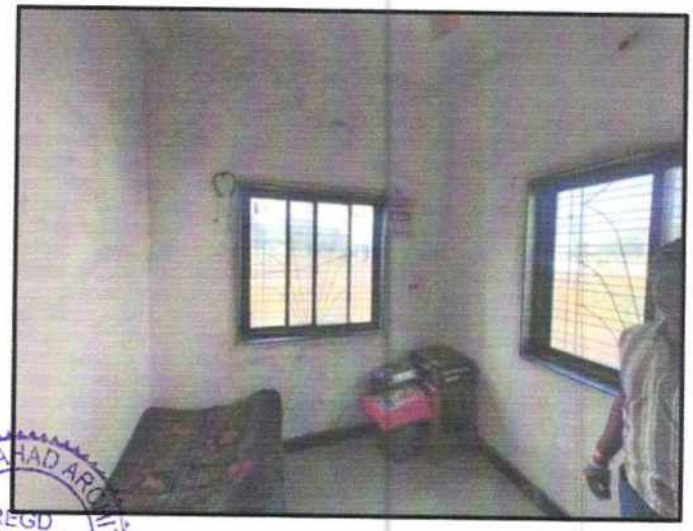
ASHOK M.DAHAD ARCHITECT REGD VALUER CAT-I/37 JALGAON

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ASHOK DAHAD (B.Arch.)
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PAN No.AANPD.5406C.

~ PROPERTY PHOTOGRAPH ~







ASHOK M. DAHAD ARCHITECT REGD VALUER CAT/1/37 JALGAON

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