MILIND JADHAV *B.E.(Civil), F.I.I.V., MIE*

CONSULTING CIVIL ENGINEER & VALUER

101,Vaastusiddhi Apartment, Off Mumbai-Goa Highway, Chiplun,Dist-Ratnagiri.
Email : milindjd@gmail.com, Mob. 9421227983/7756856594

Valuation Report address to :
The Branch Manager,
Bank of India,
Branch Guhagar,
Tal: Guhagar, Dist. Ratnagiri

Name of registered valuer : Mr. Milind Daulat Jadhav

Registration No. with CBDT/CCIT : CAT - I - 945-2022-23

VALUATION

I	**General**			
1)	Purpose of Valuation made		:	To assess fair market value for loan
2)	a)	Date of inspection	:	23.07.2026.
	b)	Date of valuation	:	30.07.2026.
3)	Name of financial instuition		:	**Bank of India, Branch Guhagar**
4)	List of documents produced for perusal		:	
	i) Copy of the Old Valuation Report References dated 29.02.2018, Mr. Umesh Bhansode			
	ii) Registered agreement to Sale No.GHG-951/2017 dated 30.10.2017			
	iii) N.A. order No. LNA/SR/4833/2016 dated 01.04.2016 issued by SDO, Chiplun			
	iv) Building construction permission No. LNA/SR/4833 dated 01.04.2016 issued by SDO, Chiplun			
	v) 7/12 extract of S. No. 30			
	vi) Occupancy certificate for building No. 1477 dated 28.02.2017			
5)	Name of Owner(s) and his/their address(es) with phone No. (details of share of each owner in case of joint ownership)		:	Raviraj Janardan Patil & Reena Raviraj Patil Address : Bazar Peth, Shrigartali,Tal: Guhagar, Dist: Ratnagiri
6)	If the property is under joint ownership/co-ownership, share of each sush owner. Are the shares undivided		:	joint ownership
7)	Brief description of the property		:	It is residential flats No. 201 having BUA of 58.73 Sqm in **'Samarth Saiprasad'**. The flat consists of a hall, a kitchen, bedroom with balcony, common bathroom & WC. The building was completed in 2017. Internal inspection was not possible as flat was lock on inspection date.
8)	Location of property		:	
	a)	Survey/ Plot No.	:	S. No. 30
	b)	Door No.	:	Flat No. 201
	c)	T. S. No./Village	:	Shrigartali
	d)	Ward/Taluka	:	Guhagar
	e)	Mandal/District	:	Ratnagiri



	f)	Date of issue and validity of layout of approved map/plan	:	No. LNA/SR/4833/2016 dated 01.04.2016	
	g)	Approved map / plan issuing authority	:	SDO, Chiplun	
	h)	Whether genuineness or authenticity of approved map / plan is verified	:	YES/~~No~~	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
9	Postal address of the property		:	Flat No. 201, 2nd floor, Samarth Saiprasad, Shrigartali, Tal: Guhagar, Dist: Ratnagiri	
10	City/Town		:	Shrigartali	
	Residential Area		:	Yes	
	Commercial Area		:	Yes	
	Industrial Area		:	No	
11	Classification of the area		:		
	i)	High/Middle/Poor	:	Middle	
	ii)	Urban/Semi urban/Rural	:	Semi urban	
12	Coming under Corporation limit / Village Panchayat / Municipality		:	Pat Panhane Grampanchayat	
13	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	
14	Boundaries of the property			**S. No. 30**	**Flat No. 201**
	East		:		Staircase
	West		:	Adj. H. No. 5, 11	Flat No. 202
	North		:	Adj. H. No. 10	Entrance lobby
	South		:	Guhagar Vijayapur NH No. 166E	Open to sky
	Upper floor		:	-	Flat No. 301
	Lower floor		:	-	Flat No. 101
15	Dimensions of the site		:	A	B
			:	As per the Deed	Actuals
	North		:	-	
	South		:	-	
	East		:	-	
	West		:	-	
16	Extent of the site			58.73 Sqm BUA of flat	
17	a) Latitude: 17°29'26.32"N		:		
	b) Longitude: 73°15'49.01"E		:		
18	Extent of the site considered for valuation (least of 14A & 14B)		:	58.73 Sqm BUA of flat	
19	Whether occupie by the owner/tenant? If occupied by tenant, since how long? Rent received per month		:	Occupied	

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II	**APARTMENT BUILDING**		
1	Nature of Apartment	:	Residential
2	Location		Shrigartali
	T.S. No.	:	S. No. 30
	Block No.	:	-
	Ward No.	:	-
	Village/Municipality/Corporation	:	Pat Panhane Grampanchayat
	Door No. Steet or Road (Pin Code)	:	415724,
3	Description of the locality Residential / Commercial/ Mixed	:	Mixed
4	Year of Construction	:	2017
5	Numbers of floor	:	G+ 3
6	Type of Structure	:	R.C.C framed structure
7	Number of Dwelling units in the building	:	26 Flats
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available		
	Lift	:	NA
	Protected Water Supply	:	Well
	Underground Sewerage	:	Yes
	Car Parking - Open / Covered	:	Cover parking
	Is Compound wall exist ?	:	Yes
	Is pavement laid around the building	:	Yes
III	**flat**		
1	The floor on which the flat is situated	:	Second floor
2	Door No. of the flat	:	Flat No. 201
3	Specification of the flat	:	
	Roof	:	RCC slab with G. I. sheet roofing on terrace
	Flooring	:	Ceramics tiles
	Doors	:	T.W frame with flush doors
	Windows	:	Aluminium sliding windows with M.S grill
	Fittings	:	Open & conceal electric wiring
	Finishing	:	Outerside sand face plaster with cement paint colour & internal plaster with neeru finish with OBD paint
4	House Tax	:	N.A.
	Assessment No.	:	N.A.
	Tax paid in the name of	:	N.A.
	Tax Amt	:	N.A.
5	Electricity Service Connection No.	:	N.A.
	Meter Card is in the Name of	:	N.A.
6	How is the maintenance of the the flat	:	Good
7	Sale Deed executed in the name of	:	Raviraj Janardan Patil & Reena Raviraj Patil
8	What is the undivided area of land as per Sale Deed?	:	Not applicable

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9	What is the plinth area of the flat		:	Builtup area 58.730 Sqm
10	What is the floor space index (app)		:	-
11	What is Carpet area of the flat ?		:	53.39 Sqm
12	Is it Posh/ I class /Medium / Ordinary		:	I class
13	Is it being used for Residential or Commercial purpose		:	Residential
14	Is it Owner - occupied or let out ?		:	It was locked.
15	If rented, what is the monthly rent ?		:	-
IV	**MARKETABILITY**			
1	How is the marketability		:	Good
2	What are the factors favouring for an extra Potential Value ?		:	Flats are located in a residential area
3	Any negative factors are oberved which affect the market value in general ?		:	No.
V	**RATE**			
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of atleast two latest deals / transactions with repect to adjacent properties in the areas)		:	₹ 31,850 /Sqm
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give detail)		:	₹ 35,000 /Sqm
3	Break - up for the rate			
	i)	Building + Services	:	- /Sqm
	ii)	Land + Others	:	- /Sqm
		Total	:	₹ 31,850 /Sqm
4	Guidline rate obtained from the Registrar's office (an evidence theof to be enclosed)		:	₹ 22,900 /Sqm
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**			
a	Depreciated building rate		:	9%
	Replacement cost of flat with Services (V (3)i)		:	₹ 14,68,250
	Age of the building		:	9 year
	Life of the building estimated		:	51 years
	Depreciation percentage assuming the salvage value as 10%		:	NA
	Depreciated Ratio of the building		:	-
b	Total composite rate arrived for valuation		:	
	Depreciated building rate VI (a)		:	- /Sqm
	Rate for Land & other V (3)ii		:	- /Sqm
	Total composite Rate		:	₹ 31,850 /Sqm



Details of Valuation :				
S. N.	Description	Qty	Rate per unit	Estimated Value
1	Present value of the flat (incl. car parking, if provided)			
	BUA of flat	58.73	₹ 31,850	₹ 18,70,551
2	Wardrobes			₹ 0
3	Showcases			₹ 0
4	Kitchen Arrangements			₹ 0
5	Superfine Finish			₹ 0
6	Interior Decoration			₹ 0
7	Electricity deposits / electrical fittings			₹ 0
8	Extra collapsible gates / grill works etc.,			₹ 0
9	Potential value, if any			₹ 0
10	Others			₹ 0
	Total			₹ 18,70,551

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also such aspects as impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions and their effect on i) Salability ii) likely rental values in future and iii) any likely income it may generate may be discussed).

A photograph of the owner/representative with the property in the background is to be enclosed. Screenshot of longitude/latitude and coordinates of property using GPS/Various Apps/Internet sites.

B) Govt. Valuation:

Gov. rate of land	=	₹ 1,160 /Sqm
Deprciation	=	9%
Govt rate of property	=	₹ 22,900 /Sqm
Depriciated Govt rate of property	=	((22900-1160)*(91/100))+1160)
	=	₹ 20,943 /Sqm
Value of the Structure (B)	=	Area of flat X Govt. Rate for flat
For Flat	=	58.73 Sqm X ₹ 20,943 /Sqm
	=	₹ 12,30,006
Government Valuation of Property	=	**₹ 12,30,006**

As a result of my appraisal and analysis it is my considered opinion that,

a) The **market value** of the above property in the prevailing condition with the aforesaid specifications is

₹ 18,70,551 - Rupees Eighteen Lakh Seventy Thousand Five Hundred FiftyOne Only

b) The **realizable value** of the above property as of

₹ 16,83,496 - Rupees Sixteen Lakh EightyThree Thousand Four Hundred NinetySix Only

c) The **distress value** of the above property as of

₹ 14,96,441 - Rupees Fourteen Lakh NinetySix Thousand Four Hundred FourtyOne Only

d) The **insurable value** of the above property as of

₹ 14,68,250 - Rupees Fourteen Lakh SixtyEight Thousand Two Hundred Fifty Only

e) The **Govt. value** of the above property as of

₹ 12,30,006 - Rupees Twelve Lakh Thirty Thousand Six Only



In Summary :

1	Fair market value (FMV)	₹ 18,70,551
2	Realizable value 90% of FMV	₹ 16,83,496
3	Distressed value 80% of FMV	₹ 14,96,441
4	Insurable value(Area X Const rate)	₹ 14,68,250
5	Govt. value of property	₹ 12,30,006
6	Basis for rate recommanded	Market survey

Delcaration:

I hereby declare that:-

1. I, myself inspected the property on 23.07.2026.
2. I have no direct or indirect interest in the property valued.
3. The valuer is not responsible for the genuineness of title deeds or documents furnished.
4. This report is based on property as shown & identified by as mentioned above, available legal & technical documents as mentioned above but irrespective of its title & subject to change with date, purpose & future market scenario.

MILIND D. JADHAV CAT NO. I-945 2022-23 Govt.Regd.Valuer

Place - Chiplun
Date - 30.07.2026.

(Mr. Milind D. Jadhav)
Valuer

The undersigned have inspected the property detailed in the Valuation Report dated _____ on _____ We are satisfied that the fair and reasonable market value of the property is _____ (₹._____)

Place - Guhagar

Signature
(Name of the Branch Manager)

DECLARATION - CUM – UNDERTAKING

I hereby declare that :

a. The information furnished in my valuation report dated 30.07.2026. is true and correct to the best my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the asset valued.

c. I have personally inspected the property on 23.07.2026. The work is not sub-contracted to any other valuer and carried out by myself.

d. I have not been convicted of nay offence and sentenced to a term of imprisonment.

e. I have not been found guilty of misconduct in professional capacity.

f. I have read the Handbook policy, Standards and procedure for Real Estate Valuation , 2011 of the IBA and this report is in conformity to the "Standard" as enshrined for valuation in the part-B of the above handbook to the best of my ability.

g. I have read the international Valuation Standard (IVS) and the report submitted to the bank for the respective asset class id in conformity to the '' Standard" as enshrined for valuation the IVS in '' General Standard" and ''Asset Standard" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

i. I am registered under Section 34 AB of the Wealth Tax Act 1957

j. I am the proprietor of the firm, who is competent to sign this valuation report.

k. Further, I hereby provide the following information.

SI.	Particulars	Valuer Comment
1	Background information of the asset being	Valuation is done as per bank instruction for NPA case
2	Pupose of valuation and appointing authority	For collateral security purposes
3	Identity of the valuer and any other experts involved in the valuation	Property valued by me personaly.
4	Disclosure of valuer interest or conflict if any	I have no direct or indirect interest in the asset valued
5	Date of appointment, valuation date of report	Date of appoinment - 23.07.2026. Date of valuation - 30.07.2026.
6	Inspection and / or investigation undertaken	Property inspected by me personaly
7	Nature and sources of information used or relied upon	Guide Line Value of Plot Current rates of construction depend on i) Marketability. ii) Supply & demand. iii) Locality. iv) Construction quality
8	Procedures aborted in carrying out the valuation and valuation standard followed .	Market comparative rate method
9	Restrictions on use of the report, if any ;	Only for the Bank of India, loan purpose.
10	Major factors that wear taken into account during the valuation	Prevelling market rate.
11	Caveats, limitation and disclaimers to the extent they or elucidate the limitations faced by valuer which shall not be for the purpose of limited his responsibility for the valuation report.	Not applicable

Place - Chiplun
Date - 30.07.2026.

MILIND D. JADHAV
CAT NO. I-945 2022-23
Govt. Regd. Valuer

(Mr. Milind D. Jadhav)
Valuer

Photographs :









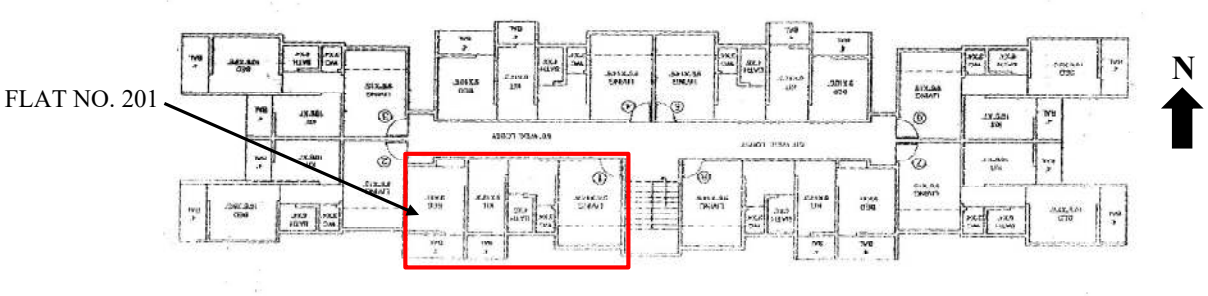
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Govt. Regd. Valuer

Location Plan :



a) Latitude: 17°29'26.32"N **b) Longitude:** 73°15'49.01"E

Rough sketch of Property :



Online Govt. rate :

Annual Statement of Rates Ver. 2.0 (beta vesrion)
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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धावा.

Year 2026-2027 Language English

Selected District Ratnagiri

Select Taluka Guhagar

Select Village Shrungaratali

Vibhag Number 5

Assesment Type	Assesment Range	Rate Rs/-	Unit
काजु--फळबाग	0-0.00	1720800	हेक्टर
आंबा--फळबाग	0-0.00	1716700	हेक्टर
नारळ--फळबाग	0-0.00	2552200	हेक्टर
सुपारी--फळबाग	0-0.00	2552200	हेक्टर
सदनिका	0-0.00	22900	चौरस मीटर
दुकाने	0-0	28900	चौरस मीटर
गावठाणातील मिळकती	0-0.00	1190	चौरस मीटर
हायवेवरील जमिनी	0-0	1170	चौरस मीटर

1 2 3

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CAT NO. I-945 2022-23
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MILIND JADHAV *B.E.(Civil) F.I.I.V., M.I.E.*

CONSULTING ENGINEER & APPROVED VALUER

101,Vaastu-Siddhi,Off Mumbai Goa Highway,Chiplun,Dist:-Ratnagiri,
Email : milindjd@gmail.com, Mob. 9421227983/7756856594

30.07.2026.

Valuation Certificate

Property : **It is residential flats No. 201 having BUA of 58.73 Sqm in 'Samarth Saiprasad'. The flat consists of a hall, a kitchen, bedroom with balcony, common bathroom & WC. The building was completed in 2017. Internal inspection was not possible as flat was lock on inspection date.**

Address of Property: **Flat No. 201, 2nd floor, Samarth Saiprasad, Shrigartali, Tal: Guhagar, Dist: Ratnagiri**

Owner : **Raviraj Janardan Patil & Reena Raviraj Patil**

The **market value after completion** of the above property with existing condition & specification is in my opinion :

₹ 18,70,551

Rupees Eighteen Lakh Seventy Thousand Five Hundred FiftyOne Only

Realizable Value : ₹ 16,83,496
Distress Value : ₹ 14,96,441
Insurable Value: ₹ 14,68,250
Govt. Value : ₹ 12,30,006
Insurable Value: ₹ 14,68,250

If this property is offered as a collateral security, the concerned financial Institution is requested to verify the extent of saleble Builtup area shown in this Report is issued on basis of documents, records & information furnished & it is at the request of the **the Branch Manager, Bank of India, Branch Guhagar, Guhagar Tal: Guhagar, Dist. Ratnagiri** "Strictly without prejudice" taking in to consideration prevailing market/Govt. value as per my opinion subject to fluctuation in market price variation of land & premises. Value varies with the purpose & date.

I here by declare that :

i) The information furnished in Part I is true and correct to the best of my knowledge and belief.

ii) I have personally inspected the property on 23.07.2026.

iii) I have no direct or indirect interest in the property valued.

iv) The legal aspect of property are not taken into consideration for valuation purpose.

v) Valuation has been carried out of correct property.

Place : Chiplun
Date : 30.07.2026.

MILIND D. JADHAV CAT NO. I-945 2022-23 Govt.Regd.Valuer

(Mr. Milind D. Jadhav)
Consulting Engineer & Approved Valuer