




VEDANT ASSOCIATES

AN ISO 9001:2015 CERTIFIED VALUER
Plot No.621, New Nandanvan, Womens College to Shyamdharm mandir road, Nagpur (MH) – 440009
vedantasso2014@gmail.com

1	Reference No	SEBNDAR0313849		Date	13-12-2024
	Name of the Applicant	JAGDISH SURYABHAN GAJBHIYE			
	Name of the Owner (As per registered document)	JAGDISH SURYABHAN GAJBHIYE (AS PER SALE DEED - 3044/2020 AND CORRECTION DEED - 687/2021)		Relationship with the Applicant	SELF
	Branch Name	BHANDARA		Visit Done By	MR. PALAS PUNDE
	Contact Number	NOT AVAILABLE		Product	SARFAESI NPA
2	Age of the Property	0 YEARS		Residual Age	50 YEARS
3	Type of Property	Flat / House (Under Construction) / Plot / Bungalow / Row House –			
4	Property Usage	Residential / Commercial / Industrial			
PROPERTY ADDRESS / IDENTIFICATION					
5	Property Address as per Document	PLOT NO. 17, MALMATTA NO. 84, MOUZA – ASHOKNAGAR, T.S.NO. 11, SURVEY NO. 49/6/13, GRAM PANCHAYAT UMARI, TAH. AND DIST. – BHANDARA – 441906.			
	Property Address as per site	PLOT NO. 17, MALMATTA NO. 84, MOUZA – ASHOKNAGAR, T.S.NO. 11, SURVEY NO. 49/6/13, BEHIND PUBLIC LIBRARY, NEAR MANIK RAO SUKHDEV SCHOOL, GRAM PANCHAYAT UMARI, TAH. AND DIST. – BHANDARA – 441906.			
	Nearest Land Mark	BEHIND PUBLIC LIBRARY, NEAR MANIK RAO SUKHDEV SCHOOL			
	Latitude and Longitude	21.155312, 79.592271			
6	Whether property is identifiable	YES		Whether property is clearly demarcated	YES
7	Nature of Locality	RESIDENTIAL		Locality development	60%
8	a. % Residential Usage in Property	0%		b. % of other usage in property(Commercial/ Industrial etc.,)	0%
9	a. Whether property is situated near water body, Railway lines, Buffer zones, etc.	NO		b. Distance from property if any	NA
10	a. Electricity Meter reference no.	NOT RECEIVED		b. Installation in favour of	NA
11	a. Nearest ESFB Branch	BHANDARA		b. Distance from Nearest Branch	08KM
12	National Disaster Management Assessment Parameters				
a	Whether the area is prone for Tsunami	Yes/ No		b. Whether the area is frequently gets affected in Cyclone	Yes/ No
b	Whether the area is prone for Earthquake	Yes/ No		d. Seismic zone of the region	III
c	Whether the area is prone for Flooding.	Yes/ No		f. Whether the area is prone for Land sliding.	Yes/ No

PROPERTY BOUNDARY / DEMARCATION									
13	Description	North		South		East		West	
	Schedule boundary as per Document	LAND OF PLOT NO. 16		LAND OF PLOT NO. 18		20FT LAYOUT ROAD		LAND OF PLOT NO. 49/7	
	Schedule boundary as per Layout Plan	PLOT NO. 16		PLOT NO. 18		20FT LAYOUT ROAD		LAND OF OTHER SURVEY	
	Boundary as per Site investigation	PLOT NO. 16 (HOUSE OF GONDANE)		PLOT NO. 18 (HOUSE OF RAMTEKE)		ROAD		OPEN LAND	
	Property Dimension as per document	50FT		50FT		30FT		30FT	
	Property dimension at site	50FT		50FT		30FT		30FT	
	Boundaries Matching	Yes / No		Yes / No		Yes / No		Yes / No	
	Mismatch Remarks	IDENTIFIED THROUGH COLLECTION TEAM, LOCAL INQUIRY AND PROVIDED DOCUMENT							
14	Ownership confirmed with Neighbor enquiry	Yes / No				Neighbor's Reference: 1) Name/Contact No. 2) Name/Contact No		WE INQUIRED THERE BUT THEY REFUSED TO GIVE THE NUMBER	
VALUATION (Area in Sq.ft)									
15	Area Type	As plan/ Deed	As Site		Adopted Area	Rate/ Sqft	% of completion	Valuation INR	
	Plot Area/UDS	1500	1500		1500	500		750000	
	CONSTRUCTION AREA		1100			0	55%	0	
	Amenities	Wall Compound, sump, wood work & OHT						0	
	TOTAL VALUE (TOTAL MARKET VALUE)					Total Value		750000	
	Note 1. Area units mentioned above should be as per the area units specified in the title document 2. Not to adopt loading area unless SBUA is specified in the title document. 3. Non FSI area can be considered for valuation but not to computed for FSI/FAR.							NA	
VALUATION SUMMARY									
16	Realisable Value (INR) (FMV)						80%	600000	
17	Forced Sale Value (INR) (FMV)						75%	562500	
TECHNICAL DOCUMENT PERUSED									
20	Document Name	Record type	REF No			REF Date		Details of Approval	
a	Approved Layout Plan//CTS MAP	COPY						NOT CLEAR/VISIBLE	
b	Approved Floor Plan	PENDING							
c	Building Permission Certificate	PENDING							
e	NA Order Details	COPY	R.M.NO.106/NAP-34/1988-89			NOT CLEAR/VISIBLE		NON CLEAR/VISIBLE	
f	Sale Deed	COPY	3044/2020			15-10-2020		SUB REGISTRAR OFFICE BHANDARA	
g	Tax Paid Receipt	COPY	RECEIPT NO. 84			NOT CLEAR/VISIBLE		GRAM PANCHAYAT UMARI	
h	Additional Documents (Correction Deed)	COPY	687/2021			02-02-2021		SUB REGISTRAR OFFICE BHANDARA	

OTHER DETAILS						
21	Builder Name		NA			
22	Is the Property Technically Acceptable	YES		Marketability of the Property	AVERAGE	
23	Actual FSI at site	0.73	Allowable FSI as per development regulations	NA	Adopted FSI	NA
24	Whether the approved Plan copy available	NO		Local Body (Plan approving authority)	NA	
25	Person Met at site	NO ONE MET THERE	Occupancy Status	OCCUPIED BY OWNER FOUND LOCAL INQUIRY	Occupancy Unit details	(Owner/Tenant)
26	Type of building structure	RCC / Load Bearing	Foundation type	RCC	Flooring type	CC FLOOR
27	Approach Road Type	CC ROAD	Approach road width	15FT	Road widening proposals if any	NO
28	Approved Land Use as per Master Plan / CDP	RESIDENTIAL	Current Usage	RESIDENTIAL	No of Tenants	0 FAMILY
29	Number of floors Permitted	NA	No of Floors constructed	GROUND FLOOR	Type of Structure	RCC FRAMED
30	Setback Deviation (%)	NA	Vertical Deviation	NA	Risk of Demolition	High / Low
31	Rental Information		NA			
Property Remarks						
a	SAID PROPERTY HAVING AN UNDER CONSTRUCTION HOUSE; WHICH IS ONLY 55% COMPLETE AND HAD OCCUPIED BY OWNER FOUND LOCAL INQUIRY.					
b	LAND AREA IS 139.40 SQMT i.e. 1500 SQFT (ACCORDING TO SALE DEED - 3044/2020).					
c	PROPERTY IS ONLY 55% COMPLETE, SO WE ARE NOT TAKING THIS AREA, ONLY LAND VALUE IS CONSIDERED.					
d	WE VISITED THE PROPERTY WITH COLLECTION TEAM.					
e	AT THE TIME OF SITE VISIT NO ONE MET THERE.					
g	PROPERTY IS COMES UNDER UMARI GRAM PANCHAYAT LIMIT & AVERAGE MARKETABILITY AREA.					
VENDOR - LOG						
Initiation On			09-12-2024			
Query raised On						
Final query resolved from ESFB On						
Final report released On			14-12-2024			
Report correction 1						
Report correction 2						
Same property valuation done earlier			Yes / No			

PHOTOGRAPHS OF PROPERTY	
	
Google MAP- MUST BE SATILITE VIEW with Google approximate measurement	
Latitude and Longitude	21.155312, 79.592271
	
Declaration	
I hereby declare that	
1.Our associate/ Myself has personally inspected the property	
2.We have no direct or indirect interest in the property	
3.The information furnished in the report is true and correct	
4.In our view the work being done for construction/extension/improvement in the dwelling unit does not endanger the residents in the dwelling unit and also the structure of the building is suitable for the aforesaid work in the dwelling unit	
5.The photographs of the property inspected are attached herewith the report are taken by our staff	