Anil Khandagale

B.E. (Civil) MIE. FIV.

Govt.Approved Valuers, Chartered Engineer

AUXILO FINSERVE PRIVATE LIMITED

TECHNICAL APPRAISAL REPORT FOR PREMISES

Type of Loan: Education Loan

Date : 21/02/2019

1.	Loan Application No.	400419004467			
	Name Of The Applicant	Anandsagar Public School And Junior College			
	Property Address (As Per Documents)	Gat No.745 (P), Boregaon, Tal - Kavathe Mahakal, Dist - Sangli.			
	Property Address (At Site)	Gat No.745 (P), Sangli - Kavathe Mahakal Road, Boregaon, Tal - Kavathe Mahakal, Dist - Sangli 416312			
	Property Zone/ Area	Mixed			
	Property Documents Details	1. Index II (Transfer deed made between Mr. Mahadev Ishwara Salunkhe AND Sanjay Annasaheb Patil, Mrs. Vijayshri Sanjay Patil A.P.K of Mr. Rajkunvar Sanjay Patil & Mrs. Vijayshri Sanjay Patil Dated 18/06/2010) Reg. No.976/2010, Agreement Value Rs.3,75,000/- 2. Extract 7/12 issued in favor of Mr. Mahadev Ishwara Salunkhe Dated 31/05/2010 (For the property located at Gat No.745, Borgaon, Tal - Kavathe Mahakal, DIst - Sangli)			
2.	Type Of Property (House / Flat / Land / Office/Commercial Space)	Open Plot			
a)	Area Of Property / Unit (Sq Ft)	NA			
b)	Area Of Land (Sq Ft)	60500 Sq Mtrs (As per Index II)			
c)	**Market Value As On The Date Of Inspection :-**				
		Area (Sq Ft)	**Rate (Per Sq Ft)**	**Value**	
	(A) Land	60500 Sq Mtrs	1500.56 Per Sq Mtrs	**Rs.90783880/-**	
	Construction				
	Ground Floor -	NA	NA	**Rs.NA/-**	
	1st Floor -	NA	NA	**Rs.NA/-**	
	2nd Floor -	NA	NA	**Rs.NA/-**	
	3rd Floor -	NA	NA	**Rs.NA/-**	
	4th Floor -	NA	NA	**Rs.NA/-**	
	Parking	NA	NA	**Rs.NA/-**	
	Extra Item-Compound Wall & Gate	NA	NA	**Rs.NA/-**	
	(B) Total Construction Value	**Rs./-**			

Govt. Approved Valuer * ANIL KHANDAGALE B.E.(Civil) MIE FIV Chartered Engineer * Regd.No.CAT-I-838

Office Address

Opp. Tahasildar Niwas, St. Mary's School Road, Newasa, Dist.Ahmednagar

E-Mail : khandagalevaluers@outlook.com

	Total Value (Land (A) + (B) Construction)	**Rs.90783880/-**		
d)	**Composite Method :-**			
	Area (Sq Ft)	**Rate (Per Sq Ft)**	**Value**	
	Area as per Measurement : NA	Rs./-	**Rs. /-**	
	Area as per Agreement : NA			
	Area as per Approved Plan: Sanction plan not provided			
	Area Considered For Valuation: NA			
	Loading: NA			
	Super BUA.: NA			
e)	Current Developer Sale Price Per Sq Ft (If Applicable)	NA	NA	Rs./-
f)	**Current Market Value As On Date (Rs.)**	**Rs.90783880/- Nine Crore Seven Lakh Eighty Three Thousand Eight Hundred Eighty**		
g)	Estimated Market Value After Completion As Per Given Specification (In Case Of Under Construction Property)	NA	NA	NA
h)	Guideline Value/Circle Rate (To Be Obtained From Local Sub-Registrar Office)			
	Land	Record not found		
	Flat	NA		
i)	Rental Value Per Month After Completion As Per Given Specification, If Applicable (Rs./ per Sq Ft)	NA		
j)	Possibility Of Cost Over Run	NA		
k)	Whether Plan Has Been Approved By Competent Authority	Sanction Plan not provided		
l)	Property Description :			
	Flooring	NA		
	Fittings	NA		
	Door and Windows	NA		
m)	Is Construction Progressing According To Sanction Plan And Also Confirm % Age Of Deviation, If Any Whether Deviation Is Compoundable Or Non- Compoundable	Not as per our knowledge		
n)	FAR/FSI Permitted & Utilized (in Sq Ft)	Refer Remarks		

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Auxilo Finserve Pvt Ltd

o)	Please state whether in your opinion the construction of the property may be treated as a single unit	Yes
p)	If The Flat / House Is Old	
	Is It Well Maintained	NA
	Is It Structurally Sound	Yes
	Age Of Property And Residual Life	NA
		NA
q)	Name Of The Builder/Society/Vendor	NA
r)	Marketability	Average
3.	Location:	
a)	Developed / Developing Urban area in existence ?	Developing
	If the surrounding area is not inhabited, then the property not to be financed	Habited
b)	Infrastructure Available (Yes/No) :	
	Electricity and water connection	Yes
	Drainage system/Piped Sewage/soakpit	Yes
	Transport Facility	Yes
	Motorable road whether up to property	Yes
	Schools/Hospitals/Market Complex etc.	Yes
c)	Neighboring habitat	
	Is there any adverse feature like slum, graveyard, crematorium (non electric), dumping ground etc are near by the site and Any other favorable/adverse feature regarding the property/ surrounding area etc.	No
	Is it surrounded by factory, Godown etc.	No
d)	Stage Of Construction	Completed: NA Recommended: NA
	Date of Visit	21/02/2019
	Name of the person & Phone no contacted at site (if any) - Mandatory	Mr. Umesh Patil 8888823772 (Applicants Accountant)
	Property Occupied By (Self Occupied/ Rented/ Vacant/ Seller occupied)	Vacant

Boundary of the Property :-

	East	West	North	South
As Per Document	Gat No.748, 749, 744	Kharshing Road & Yogewadi Shiv	Gat No.746, 747	Gat No.743
As Per Site	Gat No.748, 749	Road	Remaining Part of Gat	Gat No.743

Govt. Approved Valuer
ANIL KHANDAGAR
B.E.(Civil) IIE
Chartered Engineer
Regd No.CAT-I-628

Auxilo Finserve Pvt Ltd

				No.745 & Gat No.747	
	Popular Landmark	Near Gajraj Buildcon			
	Name of nearest Bus Stop/Railway Station	25 Kms from Madhav Nagar Railway Station			
e)	**Final Marketable value**	**Rs.90783880/- Nine Crore Seven Lakh Eighty Three Thousand Eight Hundred Eighty**			
f)	**Distress Value % of FMV**	**Rs.75062350/- Seven Crore Fifty Lakh Sixty Two Thousand Three Hundred Fifty**			

f)	**Remarks : -**
1)	The Said property is an open plot.
2)	Name plate and address is not displayed on site, property is identified through person met at site.
3)	As the plot is not demarcated & name plate not installed hence property cannot be identified unless owner comes to show it.
4)	As per informed on site & documented, Subject property is a part land of Gat No.745 as the whole plot (i.e Gat No.745) is divided in to two owners i.e Mahadev Ishwara Salunkhe and Hariram Krushna Bagane, Wherein Mahadev Ishwara Salunkhe has ownership of Southern side East-West facing plot.
5)	Plot owned by Mahadev Ishwara Salunkhe and Hariram Krushna Bagane has been purchased as - 1) Mahadev Ishwara Salunkhe's plot purchased by Sanjay Annasaheb Patil, Mrs. Vijayshri Sanjay Patil A.P.K of Mr. Rajkunvar Sanjay Patil & Mrs. Vijayshri Sanjay Patil. 2) Hariram Krushna Bagane's plot purchased by Sanjay Annasaheb Patil, Mrs. Vijayshri Sanjay Patil A.P.K of Ms. Oishika Sanjay Patil & Mr. Manthan Sanjay Patil. And this both plots are amalgamated together. Need to verify same with amalgamation deed & Layout.
6)	Valuation is given for the plot under consideration of Mr. Sanjay Annasaheb Patil, Mrs. Vijayshri Sanjay Patil A.P.K of Mr. Rajkunvar Sanjay Patil & Mrs. Vijayshri Sanjay Patil.
7)	Subject land having an area about 60500 Sq Mtrs is divided in between three owners & each owner has his/her independent share i.e Sanjay Annasaheb Patil (1H,26R = 12600 Sq Mtrs), Mrs. Vijayshri Sanjay Patil A.P.K of Mr. Rajkunvar Sanjay Patil (2H,38R = 23800 Sq Mtrs) & Mrs. Vijayshri Sanjay Patil (2H,38R = 23800 Sq Mtrs) hence combine report released & area considered i.e 60500 Sq Mtrs.
8)	NA Order issued by Sub Divisional Officer, Miraj; Ref. No.Jamin/N.A./S.R./3/2016 Dated 18/04/2016 (For the property located at Gat No.745, Borgaon, Tal – Kavathe Mahakal, Dist - Sangli) (120900 Sq Mtrs)
9)	Source of water to the property is not observed on site.
10)	Kindly verify demarcation before disbursement.
11)	Property is located about 300 Mtrs away from National Highway.

Govt. Approved Valuer * Regd.No.CAT-I-838 * ANIL KHANDAGALE B.E.(Civil) Chartered Engineer

Property Location :-



Geographical Coordinates	**Longitude**	**17.018662**
	Latitude	**74.751113**

Declaration -

We hereby declare that

1) This property is inspected by our executive Mr. Amol Sabale on 21-02-2019.
2) We have no direct or indirect interest in the property valued.
3) This report does not certify or confirm any ownership or title of the property that has been valued.
4) We do not possess legal expertise and hence recommend you to take opinion of legal expert.
5) The information furnished in the report is true and correct to the best of our knowledge and belief.

For

Govt. Approved Valuer
ANIL KHANDAGALE
B.E.(Civil) LIE FIV.
Chartered Engineer
Regd. No. CAT-1-838

Anil Khandagale

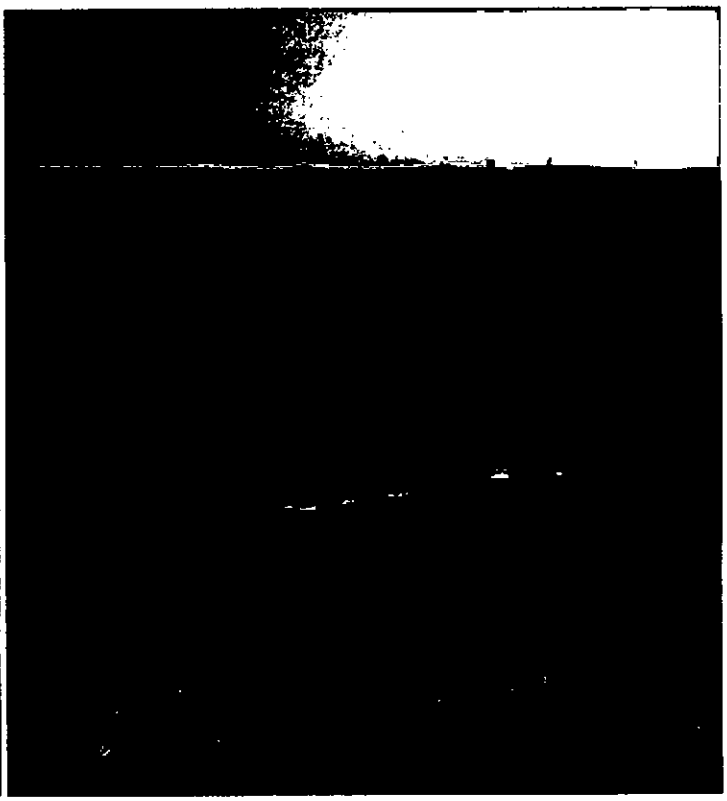
Date : 21-02-2019

Seal With Signature

Place: Ahmednagar

PHOTOGRAPHS OF PROPERTY	
Ref	201902191166
Applicant Name	Anandsagar Public School And Junior College
Address	Gat No.745, Boregaon, Tal - Kavate Mahakal, Dist - Sangli.







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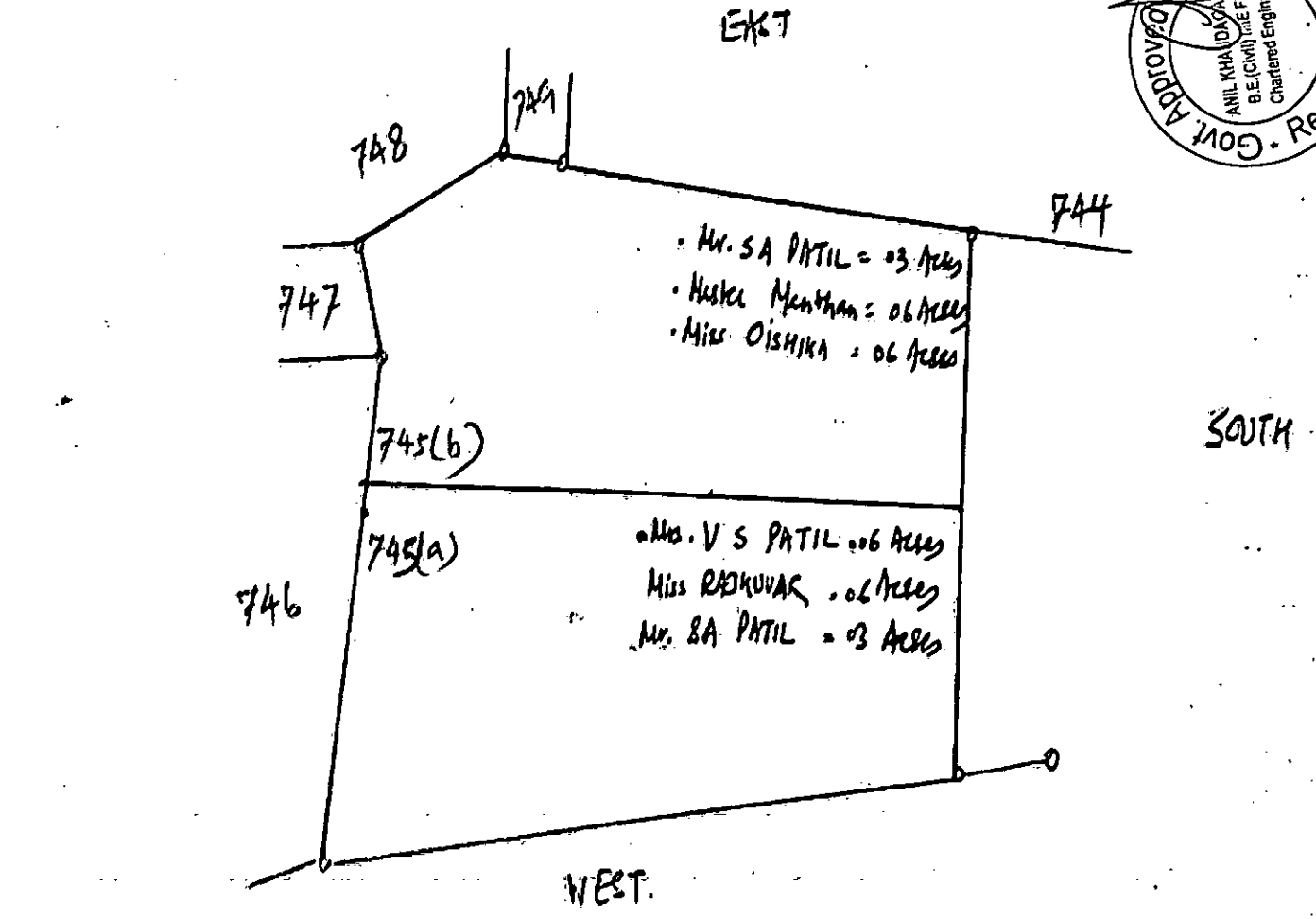
Nakasha of 30 Acre land of Sanjay A. Patil & Family at Boregaon Tal. Kavathe Mahankal. Dist. Sangli



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