

VALUATION REPORT

TO

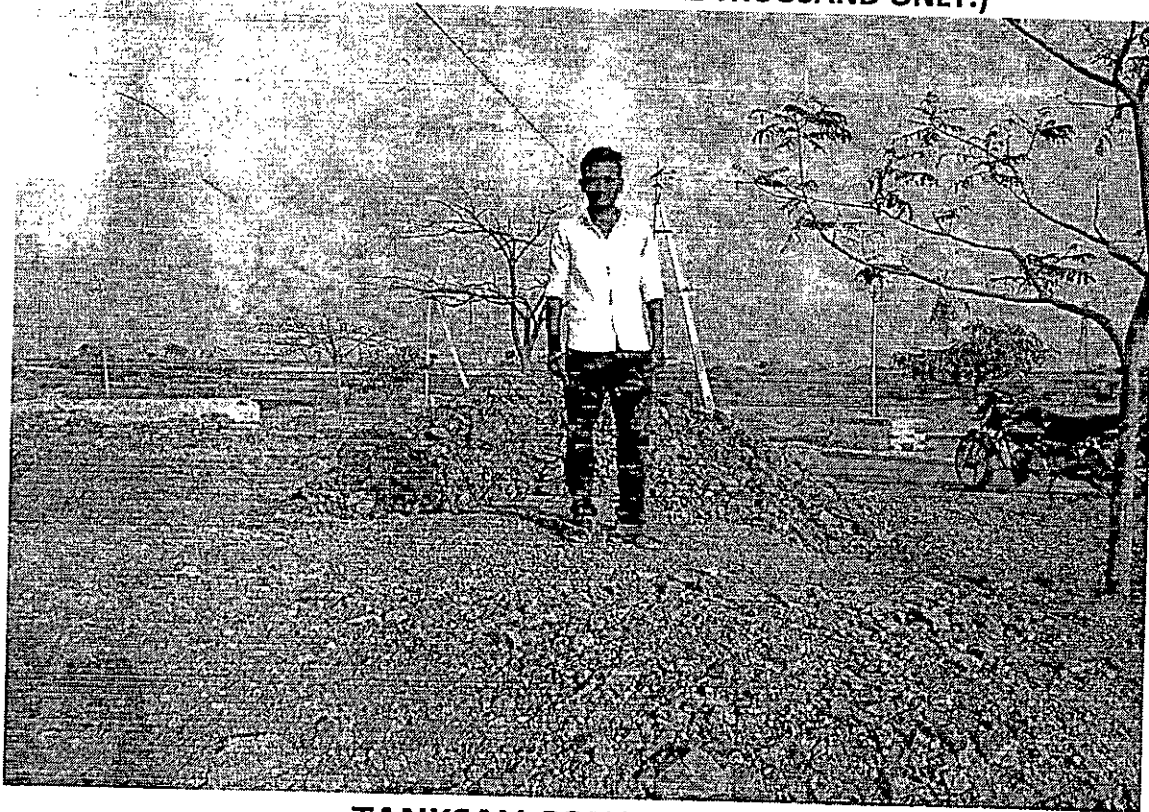
THE MANAGER

SYNDICATE BANK, DEVAR HIPPARAGI.

OWNER: SHRI.BHEEMANAGOUDA-SHARANAGOUDA-BIRADAR.

TOTAL VALAUATION: Rs.5,23,000.00

(RUPEES FIVE LAKHS TWENTY THREE THOUSAND ONLY.)



TANKSALI CONSULTANTS

ARCHITECTS ENGINEERS PLANNERS VALUERS

BEHIND WATWE HOSPITAL, GODBOLEMALA, VIJAYAPUR.-586 101.

PH; 08352-251168 (o), Mob: 94483 78757

Dealt By: Yallappa

File:COM1/E/2018/valuation 2018/syndicate bank/open/Bheemanagouda-biradar.

Email Id: sudheertanksali@yahoo.co.in or tanksali.consultants@gmail.com, Office: 08352 251168.

SUDHEER. P. TANKSAL

BE (CIVIL) LL.B. M.E. P
Civ. Civil Engineer & Approved Valu
M. of Valuers Regn. No. F/8373 (L
Watve Hospital, Godbole Mala,
VIJAYAPURA-586 101. Ph. 08352-25114

SUDHEER.P.TANKSALI.B.E.(CIVIL). L.L.B., M. I. E., F. I. V.

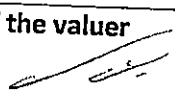
(Reg. No. : F/8373/LM) WEALTH TAX Reg. No CCIT /PNJ/34-AB/92(9)/09-10/08

APPROVED VALUERS FOR :State Bank of India, Syndicate Bank, Canara Bank, Karnataka Bank, S.B.M, DCC Bank, Bank of Baroda,

K.V.G.Bank, Bijapur Sahakari Bank. Vijaya Bank, Axis Bank, ICICI, Bank of India, Basaveshwar Bank.

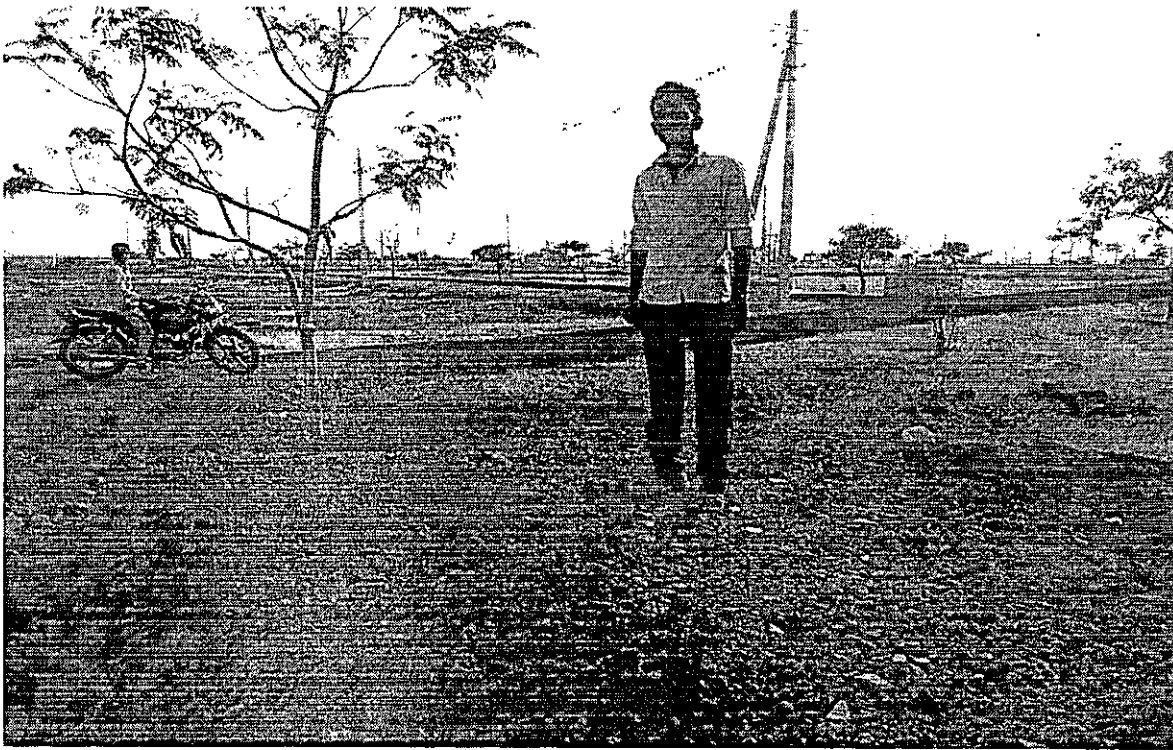
VALUATION REPORT

1	Customer details		DATE:- 27/03/2018	
	Name	SHRI.BHEEMANAGOUDA-S-BIRADAR.		Mobile-7349342634
	Case Type			Application No
2	Asset Details			
	Address	Property No.6682, Plot No.254 of Devar Hipparagi Town:-DevarHipparagi Tq: sindagi & Dist: Vijayapur. Location:-Karnataka Colony, Near Jyanajyoti school Yaranal road DevaraHipparagi		
	Nearby Landmark	Near Jyanajyoti school		
3	Document details			
	Lay Out Plan	Yes	Name of Approving Auth	-NA- Approval No NA
	Building Plan	Open plot	Name of Approving Auth	Open plot Approval No NIL
	Construction Permission	Open plot	Name of Approving Auth	Open plot Approval No NIL
	Legal Documents	Yes	List of documents	1. Sale deed dated: 01/02/2017
4	Physical details			
	Adjoining properties	East	Plot No.253	West Plot No.255 North Mashaksab-Vaddodagi South 9 mt Road
	Matching of boundaries	Yes	Plot demarcated	yes Approved land use Residential Area. Type of property Residential Plot
	No of rooms/shops	Living/dining	Open Plot	Bed rooms Open Plot Toilets Open Plot Kitchen Open Plot
	Total no of floors	Open Plot	Floor on which the property is located	Open Plot Approximate age of property Open Plot Residual age of the property Open Plot Type of structure Open Plot
5	Tenures/Occupancy Details			
	Status of tenure	Open Plot	No of years of occupancy	Not applicable. Relationship of tenant to owner Not applicable.
6.	Stage of construction	Open plot	If, under construction extent of completion	
7	Violation, if, any observed:			

Nature and extent of violation		NIL							
8	Area details of the property								
	Site Area	1162.00 Sqft or 108.00 Sqmt.	Plinth Area	NA	Carpet Area	NA	Sale able area	1162.00 Sqft or 108.00 Sqmt.	Remarks
9	Site area: 1162.00 sqft or 108.00sqmt. @ Rs.450.00/- per Sqft. Rs. 5,22,900.00 Total Rs. 5,22,900.00 SAY Rs. 5.23 LAKHS. (RUPEES FIVE LAKHS TWENTY THREE THOUSAND ONLY.) Market Value : Rs.5,23,000.00 Realizable Value(-10% of M.V): Rs.4,70,700.00 Distress Sale Value(-20% of M.V): Rs.4,18,400.00								
10	Assumption/Remarks								
11	Declaration		1) The property was inspected by the undersigned on 26.03.2018 2) The undersigned does not have any direct/indirect interest in the above property. 3) The information furnished herein is true and correct to the best of our knowledge.						
12	Name and address and signature of valuer		SUDHEER P TANKSALI, (Architects ,Engineers' & Planners, Valuers) BEHIND WATWE HOSPITAL, GODBOLEMALA, VIJAYAPUR.-586 101				Signature of the valuer  SUDHEER. P. TANKSALI BE(CIVIL) L.E. ME. PPV Regd. Civil Engineer & Approved Valuer Govt. of Karnataka Bagn. No. F/8373 (LM) Watwe Hospital, Godbole Mala, VIJAYAPUR-586 101. Ph. 98352-251146		
13	List of documents enclosed		1. Photocopy of 2. Sale deed dated: 01/02/2017 3. Location Map.						

Date:-27/03/2018

Place:-Vijayapur



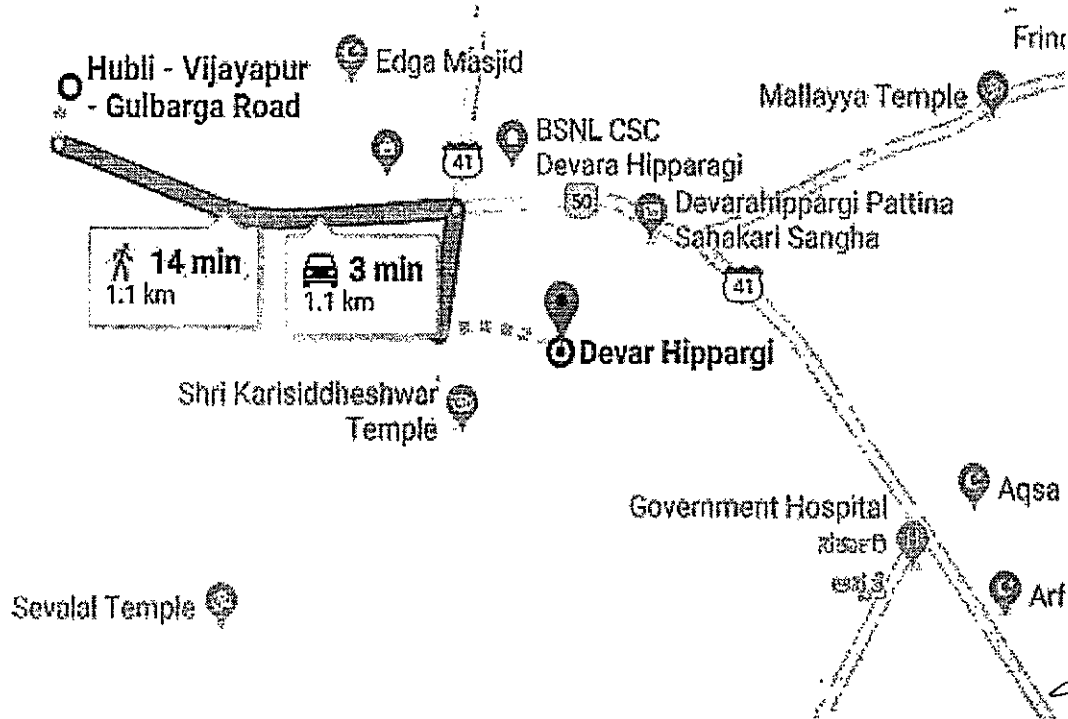
On Photo-Ramesh-Oddodagi (Applicant brother in law)

THE VIEW OF THE PROPERTY BELONGING TO: **SHRI.BHEEMANAGOUDA-S.BIRADAR.**

Property No.6682, Plot No.254 of Devar Hipparagi Town:-Devar Hipparagi

Tq: sindagi Dist: Vijayapur.

Location:-Karnataka Colony, Near Jyanajyoti school Yaranal road, DevaraHipparagi.



Location: Latitude, Longitude: 16:81943, 76:05382.

4

Email Id: sudheertanksali@yahoo.co.in or tanksali.consultants@gmail.com, Office: 08352 251168.

SUDHEER. P. TANKSALI
 BE (CIVIL) LL.D. MIE, PIV
 Cons. Civil Engineer & Approved Valuer
 Inst. of Valuers Regn. No. F/8373 (LM)
 Valuer Hospital, Gandhiji Maid,
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