

VALUATION REPORT

Name of the Owner	:-	Mrs. Bhagyashree Prakash Chorge.
Market Value	:-	Rs. 45,08,000/-
Date of Valuation	:-	08/03/2024
Property Description	:-	Duplex Flat No. 02, On Ground + First Floor, of the Building/Wing in "Viraj", On S. No. 38A1/A1/1/5, 38A1/2B(P), CTS No. 1127(P), Plot No. 1 & 2, at Nira Shिवtakrar, Tal. Purandar, Dist. Pune – 412102.



B.R. Chakor

B.E. (Civil)-M.E. (Struct.), M.I.V., F.I.V.
Associate Architect, RCC Consultants
Chartered Engineer, Govt. Approved Value



B.R. Consultant

B.R. Chakor

B.E. (Civil), M.E. (Struct.), M.I.E. (I), FIV., VMRE.

Kanchan Sangle

B.Arch., M.Arch (Computer Application)

Mobile : 9284999604 / 9823267097

Architect
R.C.C. Consultant
Chartered Engineer R.No. M 111659/7
Registered Valuer R.No.- F-6179
R.No. CAT - 1/731 2007-08

REF: VAL/PROP/0315/2024

VALUATION CERTIFICATE

I have carried out the inspection of property i.e. **Duplex Flat No. 02, On Ground + First Floor, of the Building/Wing in "Viraj", On S. No. 38A1/A1/1/5, 38A1/2B(P), CTS No. 1127(P), Plot No. 1 & 2, at Nira Shivtakrar, Tal. Purandar, Dist. Pune – 412102.**

Name of the Owners : - Mrs. Bhagyashree Prakash Chorge.

I hereby certify that the existing building is 05 years old & structurally sound, Future life expectancy for this building will be 55 years. These lives are estimated for Normal conditions.

A careful survey of land cost, construction cost with due consideration to the location, locality, accessibility, & amenities given to the construction it is evident to say that

- I) PRESENT FAIR MARKET VALUE OF THE PROJECT IS ESTIMATED = Rs. 45,08,000/- (Rupees Forty Five Lakh Eight Thousand Only)**
- II) REALIZABLE VALUE 10% LESS THAN P.F.M.V. = $0.90 \times \text{Rs. } 45,08,000/- = \text{Rs. } 40,57,200/-$ Say Rs. 40,57,000/- (Rupees Forty Lakh Fifty Seven Thousand Only).**
- III) DISTRESS VALUE 30% LESS THAN P.F.M.V. = $0.70 \times \text{Rs. } 45,08,000/- = \text{Rs. } 31,55,600/-$ Say Rs. 31,56,000/- (Rupees Thirty One Lakh Fifty Six Thousand Only) as calculated on 08/03/2024.**
- IV) INSURABLE VALUE of the property is 783.00 sq. ft. $\times \text{Rs. } 2000/- = \text{Rs. } 22,46,000/-$ (Rupees Twenty Two Lakh Forty Six Thousand Only) as calculated on 08/03/2024.**

Place : Pune

Date : 08/03/2024



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PART - A

I.	GENERAL	
1.	Purpose of Valuation	: FOR STATE BANK OF INDIA. (Mortgage or collateral security Purpose)
2.	Date of Valuation	: 08/03/2024
3.	Name of the Owners and address	: Mrs. Bhagyashree Prakash Chorge.
4.	Name of the Intending Buyer	: --
4.	Document Produced for Perusal	: 1. Copy of Agreement 2. Copy of Index II.
5.	Brief description of the property	: Duplex Flat No. 02, On Ground + First Floor, of the Building/Wing in "Viraj", On S. No. 38A1/A1/1/5, 38A1/2B(P), CTS No. 1127(P), Plot No. 1 & 2, at Nira Shivtakrar, Tal. Purandar, Dist. Pune - 412102.
6.	Location of the property	: -
	a. Plot No./Survey No.	: S. No. 38A1/A1/1/5, 38A1/2B(P), CTS No. 1127(P), Plot No. 1 & 2
	b. Door No.	: Duplex Flat No. 02
	c. T. S. No. / Village	: Nira Shivtakrar
	d. Ward / Taluka	: Purandar
	e. Mandal / District	: Pune
	f. Date of issue and validity of layout of approved map/plan	: Commencement Certificate No. SR/60/2018, Dt. 19/01/2019.
	g. Approved map / plan issuing authority	: SDO Purandar.
	h. Whether genuineness or authenticity of approved map/plan is verified	: Yes - Xerox Copy is Verified
	i. Any other comments by our empanelled values on authentic of approved plan	: Nil
	Postal Address of the property	: Duplex Flat No. 02, On Ground + First Floor, of the Building/Wing in "Viraj", On S. No. 38A1/A1/1/5, 38A1/2B(P), CTS No. 1127(P), Plot No. 1 & 2, at Nira Shivtakrar, Tal. Purandar, Dist. Pune - 412102.
7.	City/Town	: Dist. Pune
8.	Residential Area / Commercial Area / Industrial Area	: Residential Area
9.	Classification of the area i) High/Middle/Poor ii) Urban/Semi Urban/Rural	: Middle : Rural
10	Coming under Corporation Limit / Village Panchayat / Municipality	: Nira Shivtakrar




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11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area cantonment area.	:	N.A.
12	Boundaries of the property	:	As per Site Visit
	East	:	By Road
	West	:	By CTS No. 1126(P)
	South	:	By Side Margin
	North	:	By Road
15	Latitude, Longitude & Co-ordinates of Flat	:	18°06'22.0"N 74°12'48.1"E 18.106104, 74.213347
16	Extent of the site considered for valuation	:	Carpet area of Flat = 72.78 sq. mtr. Terrace area = 37.498 sq. mtr. Open Space = 89.186 sq. mtr.
17	Whether occupied by the Owners / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied
II.	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential Building
2.	Flat No. And Floor	:	Duplex Flat No. 02, Ground + First Floor
3.	Name of apartment	:	"Viraj"
4.	Postal Address	:	Duplex Flat No. 02, On Ground + First Floor, of the Building/Wing in "Viraj", On S. No. 38A1/A1/1/5, 38A1/2B(P), CTS No. 1127(P), Plot No. 1 & 2, at Nira Shिवtakrar, Tal. Purandar, Dist. Pune – 412102.
5.	Location	:	--
	C.T.S. No.	:	S. No. 38A1/A1/1/5, 38A1/2B(P), CTS No. 1127(P), Plot No. 1 & 2,
	Block No.	:	Duplex Flat No. 02
	Ward No.	:	Nira Shिवtakrar
	Village / Municipality / Corporation	:	Nira Shिवtakrar
	Door No. Street or road (Pin Code)	:	412102
6.	Description of the locality (Residential / Commercial / Mixed)	:	Residential
7.	Year of construction	:	2018




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8.	Number of Floor	:	Gr. + 1 Floor
9.	Type of structure (Framed / Load bearing)	:	RCC Frame
10.	Number of dwelling units in the building	:	
11.	Quality of construction	:	Good
12.	Appearance of the Building	:	Good
13.	Maintenance of the Building	:	Good
14.	Facilities available		
	Lift	:	Not Available
	Protected Water Supply	:	Boar Well water supply
	Underground Sewerage	:	Available
	Car Parking – Open / Covered	:	Covered Parking.
	Around compound wall	:	Available
	Pavement around the building Any other facility	:	Concrete Paving.
III.	FLAT		
1.	The floor in which the Flat is situated	:	Ground + First Floor,
2.	Door Number of the Flat	:	Duplex Flat No. 02
3.	Specification of the Flat		
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Tiles flooring
	Doors	:	Flush Doors
	Windows	:	Al. Sl. Windows & Grills
	Fitting	:	Standard fittings
	Finishing	:	Cement plaster on both sides and painted with good quality paint.
4.	House Tax		Not Provided
	Assessment No.	:	
	Tax Amount	:	
	In the name of	:	
5.	Electricity service connection number Meter card is in the name of	:	Not Provided
6.	How is the maintenance of the Flat?	:	Good.
7.	Sale deed executed in the name of	:	Mrs. Bhagyashree Prakash Chorge.
8.	What is the undivided area of the land as per sale deed?	:	--




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9.	What is the plinth area of the Flat	:	Carpet area of Flat = 72.78 sq. mtr. Terrace area = 37.498 sq. mtr. Open Space = 89.186 sq. mtr.
10.	What is the floor space index (Approx.)?	:	1.00
11.	What is the carpet area of the Flat?	:	Carpet area of Flat = 72.78 sq. mtr. Terrace area = 37.498 sq. mtr. Open Space = 89.186 sq. mtr.
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for residential or commercial?	:	Residential
14.	Is it Owner or tenanted?	:	Owner
15.	If tenanted, what is the monthly rent?	:	N.A.
	DRAWING APPROVAL (Discuss here the building approval, reference, violations observed if any, and its consequences thereof)		Yes, building is constructed as per SDO Purandar Sanction Building Plan Vide Commencement Certificate No. SR/60/2018, Dt. 19/01/2019.

PART B- VALUATION OF THE FLAT

Area Calculation :

Carpet area of Flat	=	72.78 sq. mtr. i.e. 783.00 sq. ft.
Terrace area	=	37.498 sq. mtr. i.e. 403.00 sq. ft.
Open Space	=	89.186 sq. mtr. i.e. 960.00 sq.ft.

CERTIFICATE ON GENUINENESS OF RATE

a)	783.00 sq. ft. of undivided share of land @ Rs. 1500/- per sq. ft.	=	Rs.	11,74,500.00
b)	783.00 sq. ft. of building construction @ Rs. 2000/- per sq.ft.	=	Rs.	15,66,000.00
c)	Total value on completion	=	Rs.	27,40,500.00
	Composite Rate Rs. 3500/- sq. ft.			

It is hereby certified that the composite rate is genuine for the specification and location.

1. STAGE VALUE

- | | |
|---------------------------------|---------------------------------|
| a) Actual works completed | = Building is completed in 2018 |
| b) Percentage of work completed | = 100% |




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2. VALUATION DETAILS

Present stage value of the Flat	=	100%
1. Undivided share of land sq.ft.	=	Rs 11,74,500.00
2. Stage value of building 100% X Rs.	=	Rs. 15,66,000.00
Total stage value of the Flat as on date (Depreciated)	=	Rs. 45,08,000.00

PART C – VALUATION OF EXISTING FLAT

A.	GENERAL		
1.	How is the marketability?	:	Good.
2.	What are the factors favouring for an extra potential value?	:	Good.
3.	Any negative factors observed which affect the market value in general	:	No.
B.	RATE		
1.	After analysing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality	:	Rs. 3000/- sq.ft.to Rs. 4000/- sq. ft.
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 details)	:	Rs. 3500/- sq. ft.
3.	BREAK UP FOR THE RATE		
	i) Building + Services	:	Rs. 2000/-
	ii) Land + Others	:	Rs. 1500/-
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		

Value on adopting GLR (Guideline Rate)

**Department of Registration & Stamps**
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year

20232024

Annual Statement of Rates

Language

English

Selected District

पुणे

Select Taluka

पूरंदर

Select Village

मीने : शिवनगर तिरा

Search By

☐ Survey No ☒ Location

Select Location

अधिकृत वित्तशेती साखेच्या जमिनी

Select	विषय नं.	व्याख्यान	दर	एकक (Rs. /)
SurveyNo	9/8 2	गावठात पटिचमन क्षेत्रातील हायवेजमुख अमिनी अवितरित इन्वेंट जमिनी	1330	चौ. मीटर
SurveyNo	9/8 3	गावठात पटिचमन क्षेत्राव्यतिरिक्त वित्तशेती साखेच्या हायवेजमुख जमिनी	1390	चौ. मीटर
SurveyNo	9/0	-	0	चौ. मीटर

adopting GLR		Area in sq. mtr.	Rate per sq. mtr.	GLR Value
Value of Res. Flat		104.329	1390/-	1,45,017.00
Cost of const.		104.329	21296/-	22,21,790.00
Total GLR Value =				23,66,807.00
Say =				23,67,000.00
C.	COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
	A)	DEPRECIATED BUILDING RATE		
		Replacement cost of Flat [V(3)i]	: Rs. 45,08,000/-	
		Age of the Building	: 05 years	
		Life of the Building estimated (remaining)	: 55 years	
		Depreciation percentage assuming 3the salvage value as 9/100 x 05/60	: Building age less than 5 years	
		Depreciated rate of the Building	: Nil	
	B)	TOTAL COMPOSITE RATE ARRIVED FOR VALUATION		
		Depreciated building rate VII (A)	: Rs. 2000/-	
		Rate for land and others VI (3)ii	: Rs. 1500/-	
		Total Composite rate	: Rs. 3500/-	
		Depreciated Rate taken for valuation	Rs. 3500/-	

C. VALUATION DETAILS

Sl. No.	DESCRIPTION	QUANTITY	RATE PER sq.ft.	PRESENT VALUE (Rs.)
1.	Market value of the Flat	783.00sq. ft.	3500.00	27,40,500.00
2.	Value of Top Terrace	403.00sq. ft.	1050.00	4,23,150.00
3.	Open Space	960.00sq. ft.	1400.00	13,44,000.00
4.	Kitchen arrangements	Nil	Nil	0.00
5.	Bed	Nil	Nil	0.00
6.	Study Table	Nil	Nil	0.00
7.	T. V. Unit	Nil	Nil	0.00
8.	Electrical fittings, etc.	Nil	Nil	0.00
9.	Extra collapsible gates / grill works etc.	Nil	Nil	0.00
10.	Potential value, if any?	Nil	Nil	0.00
11.	Value of car parking	Nil	Nil	0.00
			Total =	45,07,650.00
			Say =	45,08,000.00

(Valuation: Here, the approved valuer should discuss in details 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, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of Owners/representative with property in background to be enclosed.

Screen shot of longitude/ latitude and co-ordinates of property using GPS/Various Apps/internet sites.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 45,08,000/- (Rupees Forty Five Lakh Eight Thousand Only).

Distress value Rs. 31,55,600/- Say Rs. 31,56,000/- (Rupees Thirty One Lakh Fifty Six Thousand Only),

Realizable value is Rs. 40,57,200/- Say Rs. 40,57,000/- (Rupees Forty Lakh Fifty Seven Thousand Only)

Place : Pune.

Date : 08/03/2024.



B.R. Chakor

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The undersigned has inspected the property detailed in the Valuation Report dated 08/03/2024. We are satisfied that the fair and reasonable market value of the property is Rs. 45,08,000/- (Rupees Forty Five Lakh Eight Thousand Only).

Signature
(Branch Manager)

**ANNEXURE-22
FORMAT-A**

I hereby declare that-

The information furnished in my valuation report dated 08/03/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

I have no direct or indirect interest in the property valued;

I have personally inspected the property on 05/03/2024 The work is not sub- contracted to any other valuer and carried out by myself.

I have not been convicted of any offence and sentenced to a term of Imprisonment;

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

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

I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

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

I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	As per Document made Available by the bank / Client
2.	Purpose of valuation and appointing authority	To estimate the FMV as on date of valuation for mentioned purpose
3.	Identity of the valuer and any other experts involved in the valuation;	B. R. Chakor Govt. Regd. Valuer & Chartered Engineers
4.	Disclosure of valuer interest or conflict, if any;	No
5.	Date of appointment, valuation date and date of report;	To be Mentioned in Valuation Report
6.	Inspections and/or investigations undertaken;	Yes
7.	Nature and sources of the information used or relied upon;	Property Documents, Physical inspection, Govt. Norms & Local market survey, web search
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sale comparison method, Market approach (Land & Building)
9.	Restrictions on use of the report, if any;	Report should be used for banking financial purpose only
10.	Major factors that were taken into account during the valuation;	Documents, Demarcation, Boundaries, Location, Surrounding area, Age of Property, Marketability
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Initial /Existing Liability/Loan are not covered in the scope of Valuation. Separate legal opinion by Panel Advocate to be obtained regarding Title of the Property.

ANNEXURE –23
MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2018)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest:

1. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

6. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
7. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
8. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality:

1. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management:

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
2. Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
3. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.
4. Remuneration and Costs.
5. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
6. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.
7. Occupation, employability and restrictions.
8. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
9. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

PART D – CERTIFICATE

1. It is hereby certified that in my opinion

I) Present fair market value after completion of the project by adopting suitable composite rate is Rs. 45,08,000/- (Rupees Forty Five Lakh Eight Thousand Only)

II) The Realisable value of property is estimated as 10% LESS THAN P.F.M.V. = 0.90 X Rs. 45,08,000/- = Rs. 40,57,200/- Say Rs. 40,57,000/- (Rupees Forty Lakh Fifty Seven Thousand Only)

III) The forced sale value of property is estimated as 30% LESS THAN P.F.M.V. = 0.70 X Rs. 45,08,000/- = Rs. 31,55,600/- Say Rs. 31,56,000/- (Rupees Thirty One Lakh Fifty Six Thousand Only)

2. Numbers of title deeds involved in this property are 1 sale deeds; of the relevant document for the subject property in the Agreement to Sale.
3. If this Flat is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.
4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).
5. The property was inspected on 05/03/2024 from Outside by B. R. Chakor (Panal Valuer) in the presence of the Owner.
6. The legal aspects were not considered in this valuation.
7. This valuation work is undertaken by the valuer based upon the request from. The Branch Manager, State Bank of India, Satara Branch, Satara.

Enclosures:

1. Key plan showing the location of the property
2. Sketch showing the location of the subject flat with reference to the floors.
3. Sketch of the flat if available
4. Photograph of Owners/representative with property in background
5. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

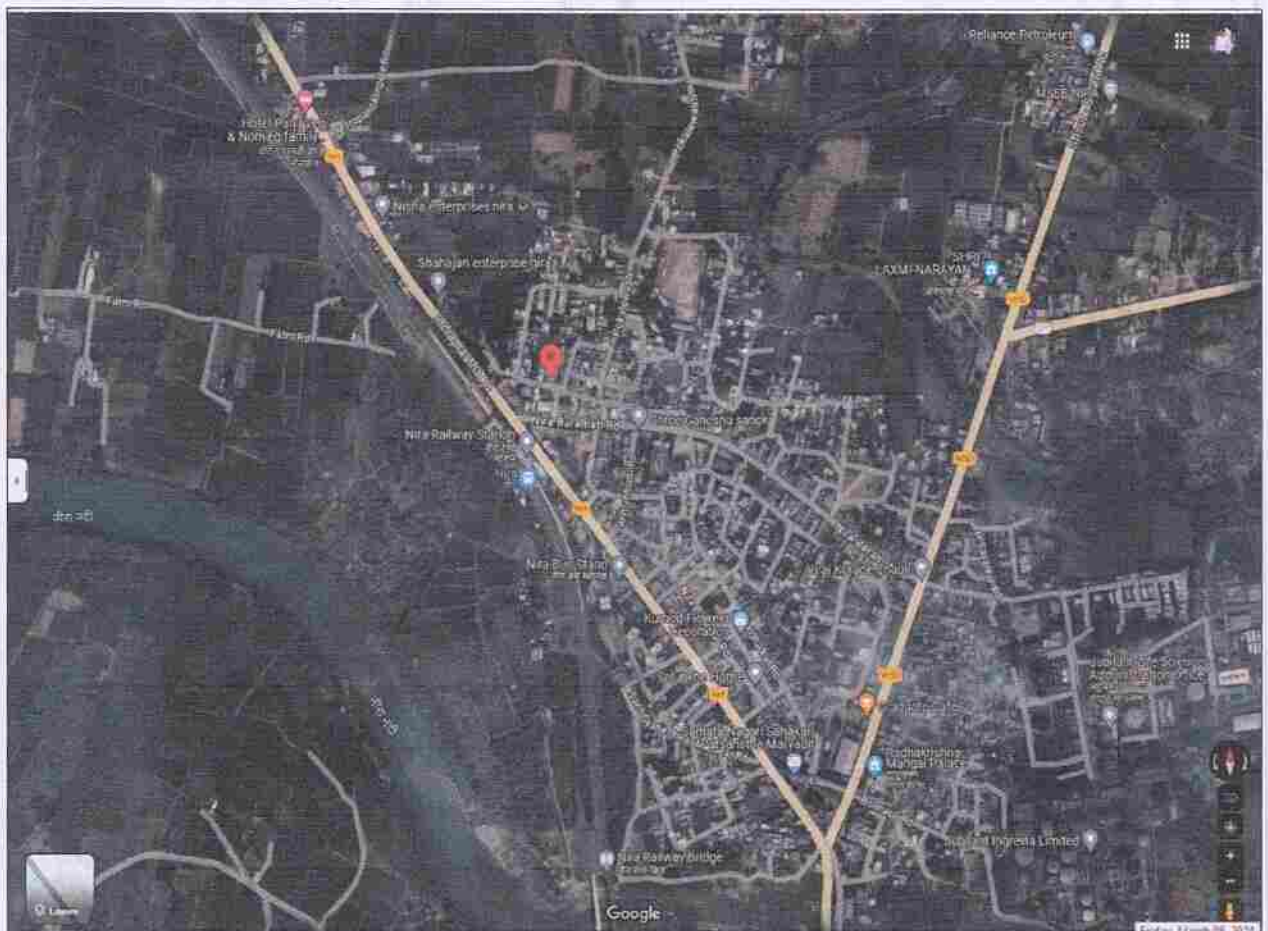
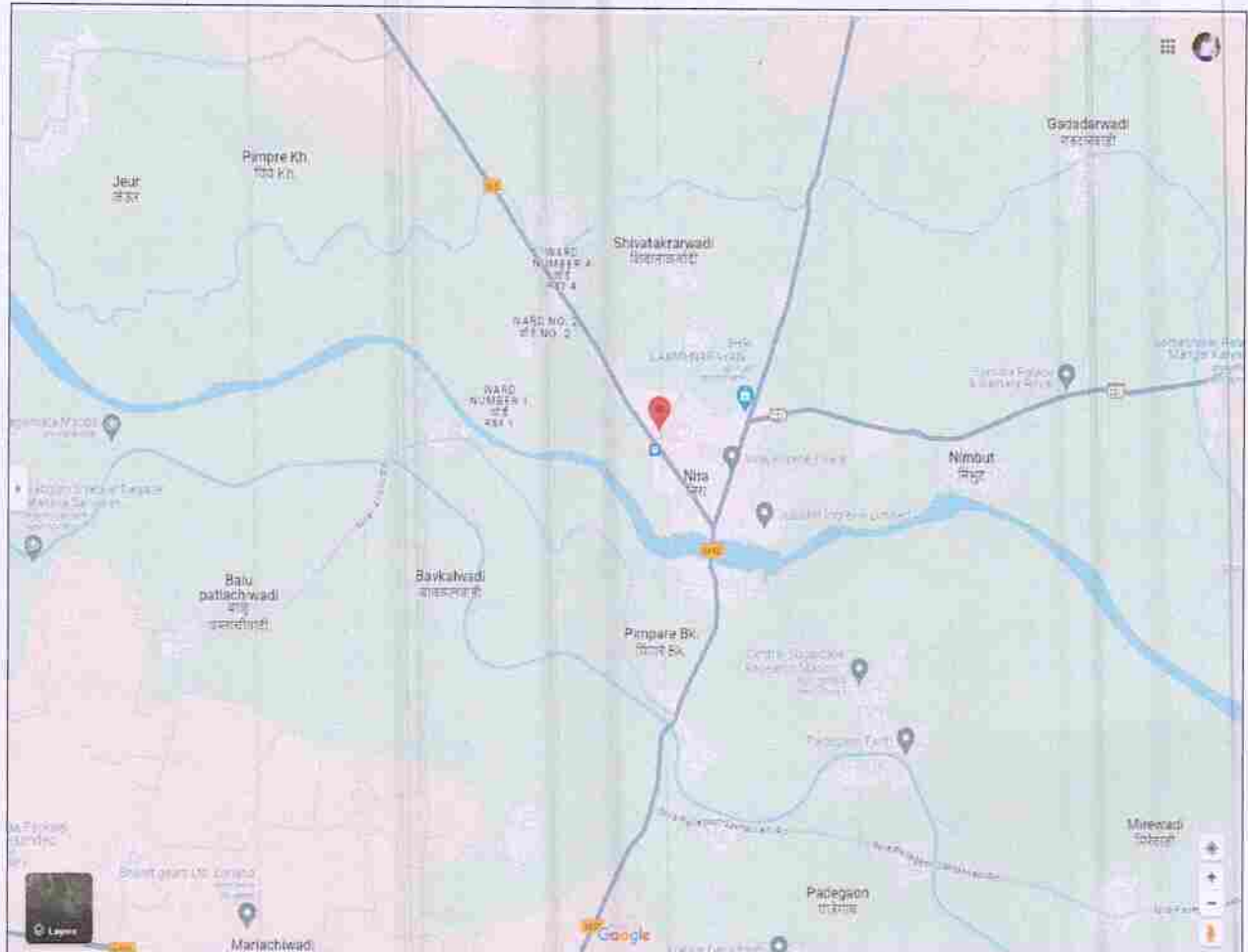
Place : Pune.

Date : 08/03/2024.




B.R. Chakor
B.E. (Civil)-M.E. (Struct.), M.I.V., F.I.V.
Associate Architect, RCC Consultants
Chartered Engineer, Govt. Approved Value

Location Map



Property Document

511819

08-03-2024

Note - Generated Through eSearch Module For original report please contact concern SRO office.

सूची क्र.2

दुपयम निबंधक : दु.ति. पुरंदर

दस्त क्रमांक : 5118/2021

नोटणे :

Regn 63m

गावाचे नाव : निरा - शिवतक्रार

(1) खिलेखाचा प्रकार	खरेदीखत
(2) मोबदला	3200000
(3) बाजारभावाभाडेपट्टायाचा बावतितपट्टाकर आकारणी देतो की पट्टेदार ते नमुद करावे	3200000
(4) भू-मापन, पोटोहेल्स व घरकामांक (असल्यास)	1) पालिकेचे नाव पुणे इन्स वर्णन : इतर माहिती: मौजे निरा शिवतक्रार ता पुरंदर जि पुणे येथील सर्व्हे नं 38अ1/अ1/1/5 व 38अ1/2व पैकी याचाच सिटी सर्व्हे नं 1127 पैकी प्लॉट नं 1 व 2 या मिळकतीचे एकूण क्षेत्र 355.00 चौ.मी. मिळकतीमध्ये बांधकाम केलेल्या वीराज या औनराशिप तत्वावरील इमारतीमधील तळ प्लस पहिल्या मजल्यामधील निवासी सदनिवा(फ्लॅट)नं 02(इयुप्लेक्स)वांसी क्षेत्र 72.78 चौ.मी. कारपेट याचाच 104.329 चौ.मी. सेलेबल एरिया सोबत तदरील सदनिवेवरील टेरस यांसी क्षेत्र 37.498 चौ.मी. व तळमजल्यालगतची मोकळी जागा यांसी क्षेत्र 89.186 चौ.मी अशी मिळकत एकमेव वहिवाटीचे हक्कासह अशी मिळकत हा या खरेदीखताचा मुख्य विषय आहे। (Survey Number : 38अ1/अ1/1/5 व 38अ1/2व, सिटी सर्व्हे नं 1127, प्लॉट नं 02.)
(5) क्षेत्रफळ	104.329 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या निहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मे तेजवीर इन्फ्रा तर्फे अधिकृत भागीदार श्री प्रियराज सतिश काकडे -- वय:- 37 पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव:- , ब्लॉक नं. , रोड नं. रा निवृत्त ता बारामती जि पुणे , महाराष्ट्र, पुणे. पिन कोड:- 412301 पिन नं.
(8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- भास्कराणी प्रकाश घोरमे -- वय:- 42, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव:- , ब्लॉक नं. , रोड नं. रा जेऊर ता पुरंदर जि पुणे , महाराष्ट्र, पुणे. पिन कोड:- 412301 पिन नं.
(9) दस्तऐवज करून दिल्याचा दिनांक	13/08/2021
(10) दस्त नोंदणी केल्याचा दिनांक	13/08/2021
(11) अनुक्रमांक, खंड व पृष्ठ	5118/2021
(12) बाजारभावाप्रमाणे मुदोक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100

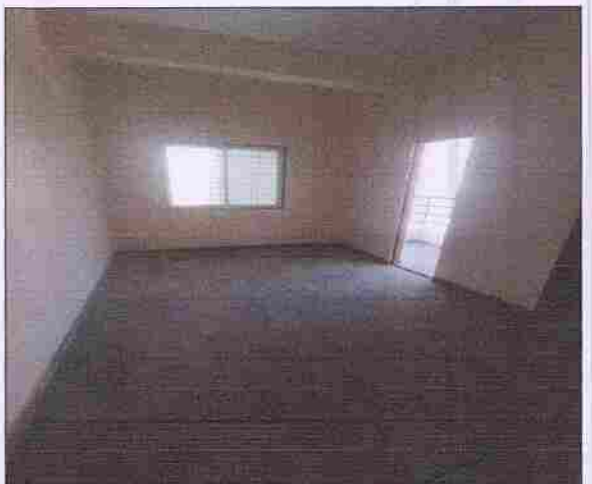
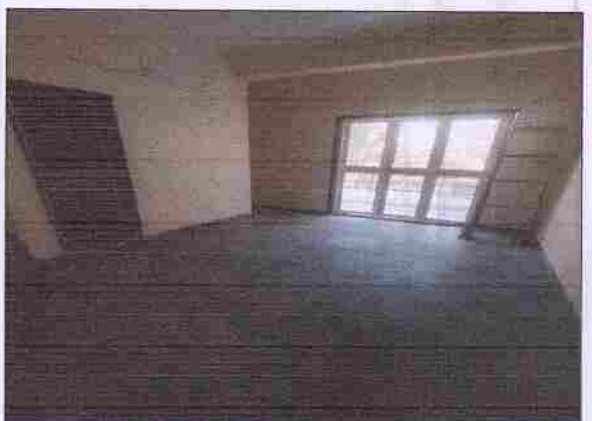


(Signature)

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Property Photographs



Property Photographs

