

D. V. Mane & Associates

[The Values become Value]

Mr. Dhairyashil Vijay Mane.
M.Sc. [REV], B.E.[Civil], M.B.A.[Mkt],
M.A. [Pol. Sci.], C. E., C. V., C. A.,
AMIA Structure,
Government Approved Valuer
No. CAT -I 313 of 2019-20

Owners Name : Mr. Ulhas Anant Shivdev.
Mrs. Alaknanda Ulhas Shivdev.

Residential Flat @ Baner, Pune.

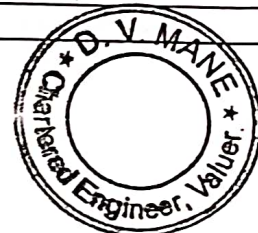
Bank : Central Bank of India
Branch : Nanpura, Surat

Our Branches :

- **Bhivghat** : Laxmi Shamrao Yadav Complex, A/P- Karanje (Bhiwghat), Tal. – Khanapur, Dist. – Sangli – 416312.
- **Pune** : Office No. 308, 3rd Floor, Bharat Bhavan A, 1360, Shukrawar Peth, Bajirao Road, Pune – 411002. [Mob No. 9970764003]
- **Sangli** : 348, 1st Floor, Above State Bank Of India, 1st Lane, Market Yard, Sangli – 416416.
- **Belgavi** : Office No. T3, Vijaylaxmi Arcade, Narvekar Galli, Belgavi – 590001.
- **Kolhapur** : Shop No. 11, Alankar Publicity, Empire City, Opp. Titan Showroom, Dasara Chowk, Kolhapur – 416001.

VALUATION REPORT OF FLAT

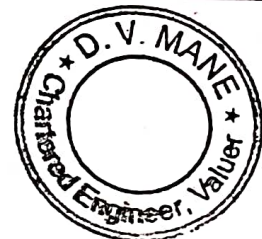
GENERAL		
1.	Purpose for which the valuation is made	To assess the Fair Market value of the subject property for bank loan purpose.
2.	a) Date of inspection	: 08/04/2021
	b) Date of Valuation	: 10/04/2021
	c) Ref. No.	: 048
3.	List of documents produced for perusal	: 1. Copy of Index II Sr. No. 4923/2015 Dt. 08/06/2015 2. Copy of Completion Certificate No. OCC/1650/12 Dt. 30/03/2013 By PMC 3. Copy of Deed of Apartment No. 4923/2015 Dt. 01/06/2015 4. Copy of True Copy Certified Plan No. 2190/12 Dt. 29/10/2012
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Owners Name : Mr. Ulhas Anant Shivdev. Mrs. Alaknanda Ulhas Shivdev. Mob. No. 6359895005 Address : Flat No. 103, 1 st Floor, M Building, "Yuthika", S. No. 89 (Part), Near Murkute Udyan, Veerbhadra Nagar, Baner, Pune – 411045.
	Nature of Ownership	: Joint Ownership
5.	Brief description of the property	: Yuthika is a residential project situated in Higher middle class area. The subject property is 3 BHK flat situated on 1 st floor in Building.
	Landmark	: Near Murkute Udyan
	Is it freehold or leasehold property ?	: Freehold
6.	Location of property	
	a) Plot No. / Survey No.	: S. No. 89 (Part)
	b) Door No.	: Flat No. 103
	c) T. S. No. / Village	: Baner
	d) Ward / Taluka	: Haveli
	e) Mandal / District	: Pune
	f) Date of issue and validity of layout of approved map / plan	: Copy of True Copy Certified Plan No. 2190/12 Dt. 29/10/2012
	g) Approved map / plan issuing authority	: Approved Plan Not Provided
h) Whether genuineness or authenticity of approved map / plan is verified	: We have release upon the photocopies of documents provided to us	
i) Any other comments by our empanelled valuers on authentic of approved plan	: No	
j) RERA Registered Project	: Not Provided	
7.	Postal address of the property	: Flat No. 103, 1 st Floor, M Building, "Yuthika", S. No. 89 (Part), Near Murkute Udyan, Veerbhadra Nagar, Baner, Pune – 411045.
8.	City / Town	: Baner
	Residential Area	: Yes
	Commercial Area	: No



	Industrial Area	:	No
	Classification of the area	:	
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Pune Municipal Corporation
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No
12	Boundaries of the property	:	As Per Site
	North	:	Entrance
	South	:	Open Space
	East	:	Open Space
	West	:	Flat No. 104
13	Dimensions of the site	:	As Actual
	North	:	15.01 mt
	South	:	15.01 mt
	East	:	11.95 mt
	West	:	11.95 mt
14	Extent of the site	:	Carpit Area – 1070 sq. ft.
		:	B/up Area – 1391 sq. ft.
		:	Terrace – 156 sq. ft.
		:	Total = 1547 sq. ft.
		:	
14.1	Latitude, Longitude & Co-ordinates of flat	:	Latitude – 18.561559 Longitude – 73.770157
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	1547 sq. ft.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied
II. APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	Baner
	T. S. No.	:	Not Applicable
	Block No.	:	Not Applicable
	Ward No.	:	Not Applicable
	Village/ Municipality / Corporation	:	Pune Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Flat No. 103, Near Murkute Udyan, Veerbhadra Nagar, Baner, Pune – 411045.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2013
5.	Number of Floors	:	Parking + 9 Floors
6.	Type of Structure	:	RCC
7.	Number of Dwelling units in the building	:	4 Flats Per Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good



	Maintenance of the Building	:	Good
	Facilities Available	:	
	Lift	:	Yes
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Yes (Individual)
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	FLAT	:	
1	The floor on which the flat is situated	:	1 st Floor
2	Door No. of the flat	:	Flat No. 103
3	Specifications of the flat	:	
	Roof	:	RCC
	Flooring	:	Vitrified
	Doors	:	Wooden Doors
	Windows	:	Aluminum Sliding Window
	Fittings	:	Concealed
	Finishing	:	Internal Neeru Finish External Sand Faced Finish
	House Tax	:	Not Provided
	Property Account No.	:	Not Provided
	Tax paid in the name of	:	Not Provided
	Tax amount	:	Not Provided
5	Electricity Service Connection no.	:	Not Provided
	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	:	Mr. Ulhas Anant Shivdev. Mrs. Alaknanda Ulhas Shivdev.
8	What is the undivided area of land as per Sale Deed?	:	0.78%
9	What is the plinth area of the flat?	:	1547 sq. ft. (Including Terrace)
10	What is the floor space index (app.)	:	Not Mention On Plan
11	What is the Carpet Area of the flat?	:	1070 sq. ft. (Excluding Terrace)
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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	Not Applicable
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Not any as such
3	Any negative factors are observed 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 at	:	➤ Sale Deed No. : 1870/2021 Purchase Value : Rs.90,00,000/- Area : 1196 sq. ft. Rate : Rs.7,525 /- per sq. ft.



	least two latest deals/transactions with respect to adjacent properties in the areas)		➤ Sale Deed No. : 4640/2021 Purchase Value : Rs.86,00,000/- Area : 1182 sq. ft. Rate : Rs.7,276 /- per 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 othe factors with the flat under comparison (give details).	:	Rs.7,000/- To Rs.8,000/- Per sq. ft.
3	Break - up for the rate	:	
	i) Building + Services	:	Replacement Rate Adopted
	ii) Land + Others	:	Not Applicable
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.7,397/- sq. ft. After 10% Dep. Rs.6,658/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	Depreciated building rate	:	Replacement Rate Adopted
	Replacement cost of flat with Services(v (3)i)	:	Replacement Rate Adopted
	Age of the building	:	07 Years
	Life of the building estimated	:	68 Years
	Depreciation percentage assuming the salvage value as N.A.%	:	10% (Rs.150/-)
	Depreciated Ratio of the building	:	10:100
b.	Total composite rate arrived for valuation	:	Replacement Rate Adopted
	Depreciated building rate VI (a)	:	Replacement Rate Adopted
	Rate for Land & other V (3)ii	:	Not Applicable
	Total Composite Rate	:	Rs.7,500/- per sq. ft. After 10% Dep. Rs.7,350/-

Details of Valuation

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat	1547 sq. ft.	Rs.7,350/- sq. ft.	Rs.1,13,70,450/-
2	Car parking	2 Nos.	Lump-Sum	Rs.5,00,000/-
3	Wardrobes	N.A.	Lump-Sum	Rs.2,00,000/-
4	Showcases	N.A.	Lump-Sum	Rs.1,00,000/-
5	Kitchen Arrangements	N.A.	Lump-Sum	Rs.2,00,000/-
6	Superfine Finish	N.A.	Lump-Sum	Rs.1,00,000/-
7	Interior Decorations	N.A.	Lump-Sum	Rs.3,00,000/-
8	Electricity deposits / electrical fittings, etc.,	N.A.	N.A.	N.A.
9	Extra collapsible gates / grill works etc.,	N.A.	N.A.	N.A.
10	Potential value, if any	N.A.	N.A.	N.A.
11	Others	N.A.	Lump-Sum	N.A.
	Total			Rs.1,00,000/- Rs.1,28,70,450/-



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 calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any other income it may generate, may be discussed).

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

Aerial shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet

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

Market Value of the above property in the condition with aforesaid specifications is	Rs. 1,28,70,450/-	Rs. One Crore Twenty Eight Lacs Seventy Thousand Four Hundred Fifty Only.
Realizable value of the above property is	Rs. 1,15,83,405/-	Rs. One Crore Fifteen Lacs Eighty Three Thousand Four Hundred Five Only.
Distress value of the above property is	Rs. 1,02,96,360/-	Rs. One Crore Two Lacs Ninety Six Thousand Three Hundred Sixty Only.
Government Valuation	Rs. 1,02,99,926/-	Rs. One Crore Two Lacs Ninety Nine Thousand Nine Hundred Twenty Six Only.
Insurable Value	Rs. 38,25,731/-	Rs. Thirty Eight Lacs Twenty Five Thousand Seven Hundred Thirty One Only.
Purchase value of the above property as of 2015	Rs. 76,32,800/-	Rs. Seventy Six Lacs Thirty Two Thousand Eight Hundred Only.

Place : Pune
Date : 10/04/2021



D.V. Mane
Signature
D.V. Mane (Yashil Vijay Mane)
Official Seal of the Approved Valuer
Government Approved Valuer
For Immovable Property
CAT - I - 313 of 2019-20

The undersigned has inspected the property detailed in the Valuation Report dated 10/04/2021
We are satisfied that the fair and reasonable Present market value of the property is
Rs.1,28,70,450/-.



K.SINHA)

(Name of the Branch Manager with Official seal)

Date : 10/04/2021

Encl:

1. Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and Empanelment of Valuers).
2. Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers).

Assumptions :

1. All statutory clearance & regulatory formality are in place.
2. Xerox of documents proved to us.
3. The validity of report reckon only upon payment of full fees.
4. The Fair Market Value may change with time & policies & it is different from Circle Rates as fixed by State Govt. Further, most of the times, the fair market value has no documentary evidence. In case of any doubts regarding Fair Market Value as adopted by valuer, the banks must raise objection before disbursement/ renewal the loan/ Limit or within 15 days of submission of Valuation Report whichever is earlier.
5. Genuineness of documents, Old Liens, Identity of Parties & their relationship with ownership documents & property shown for valuation is to be authenticated by exploring the pervious long records by legal advisor or Bank's representative. Since value is not supported to visit the revenue office, this report does not verify or confirms any ownership/genuineness of documents or title of the property that has been valued.
6. The valuation expressed may differ by 10% +/- based on the market scenario.



Sr. No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Flat No. 103, 1 st Floor, M Building, "Yuthika", S. No. 89 (Part), Near Murkute Udyan, Veerbhadra Nagar, Baner, Pune - 411045.
2	Purpose of valuation and appointing authority.	Central Bank of India, Nanpura, Surat
3	Identity of the valuer and any other experts Involved in the valuation.	D.V. Mane & Associates
4	Disclosure of valuer interest or conflict, if any.	No
5	Date of appointment, Valuation date and Date of report	Date of inspection : 08/04/2021 Date of Report : 10/04/2021
6	Inspections and/ or investigations undertaken.	Yes
7	Nature and sources of the information used or relied upon.	Copy of Index II, Copy of Completion Certificate, Copy of Deed of Apartment, Copy of True Copy Certified Plan
8	Procedures adopted in carrying out the valuation and Valuation standards followed;	Composite rate method adopted for valuation by market approach
9	Restrictions on use of the report if any	Only for Central Bank of India, Nanpura, Surat
10	Major factors that were taken into account during the valuation	Location of the flat, surrounding development, Sale instances, market enquiry etc

Date : 10/04/2021

Place : Pune



D.V. Mane
Signature
Mr. Dhairyashil Vijay Mane
Government Approved Valuer
For Immovable Property
CAT - I - 313 of 2019-20