

BE CIVIL, ME CIVIL

Consulting Engineer, Government approved Property Valuer

C301, Kakade City, Karvenagar, Pune-411052
9860000195, 8087701285 E Mail

Valuation Report

To, Whom So Ever It May concern,

Name of Owner/ applicant	Monica Kohli
Address	Flat No. 101(Flat No 03), 1 st floor, Green Harvest, Near Indian Overseas Bank, Infront Of Magarpatta city Main Gate, Hadapsar.
Municipality/Corporation	PMC
Taluka	Haveli
District	Pune
Legal Documents	Index II-, Sanction copy To be attached by client, MSEB bill

was inspected on **01/10/2021**, for the purpose of assessing the **Present Fair Market Value of the Flat**. Based upon the actual observation and also the particulars provided to me, a detailed valuation report have been prepared and furnished in the following report.

After giving careful consideration to various important factors like the specifications, Present conditions, age, future life, replacement cost, depreciation, and potential for marketability etc., I am of the opinion that the Fair market Value of the Flat to be provided are,

Valuation	
Agreement Value	Not Available
Agreement Rate	Not Available
Guideline Value	
a. Land	----
b. Building /Flat/ Office	45,19,519/-
Fair Market Value	60,10,661/-
Realizable Value (90%)	57,10,128/-
Forced/ Distress Sale value (75%)	45,07,995/-



Samir

Name of panel valuer – Sanklecha Nitin G.
Code No. – CAT -I-719 2006

02/10/2021

File No.

Name of the applicant **Monica Kohli**

n	Usage of the building (Explain ratio of each type)	residential/ partly commercial /commercial
o	Details of the nearby landmark	Infront Of Magarpatta city Main Gate,
p	Development of surrounding area with special reference to population	lower class/ Middle/ Upper Middle/Posh
q	Whether basic amenities like water, electricity, sewerage, roads, telephone are available	Yes
r	Any negatives to the locality (Crematoriums, slums, riot prone, gases, Chemical hazards etc)	No
s	Any favorable consideration for additional cost / value	No
t	Any other features like board of other financier indicating mortgage, notice of Court / any authority which may affect the security.	Not available

2. Drawing

a	Whether the approved drawing is available?	Yes
b	Approval No & Date	Drawing to be attached by client
c	What are the deviations between approved drawing & actual?	No
d	Whether deviation are minor /major nature.	----

3. Building details

1	Marketability of the property	Excellent/ Good / Average/ poor	
2	Age of the building	27 Yrs	
3	Future residual life expected	More than 30 Yrs	
4	Floor space index	As per approved plan (As per rule)	1
		Actual	1
5	Specification	Foundation	RCC
		Roof	RCC
		Flooring	Ceramic
6	Quality of construction (Exterior & Interior)	Average	

(Handwritten signature)

on that the Fair market

Road
Bungalow/ R
/ Occupied
a Kohli



File No.

Name of the applicant

Monica Kohli

Date 02/10/2021

Valuation report by Govt. approved valuer for Flat

File No.	
Name of Govt Approved valuer	Sanklecha Nitin G.
Code No.	CAT-1-719/2006
Date of inspection	01/10/2021

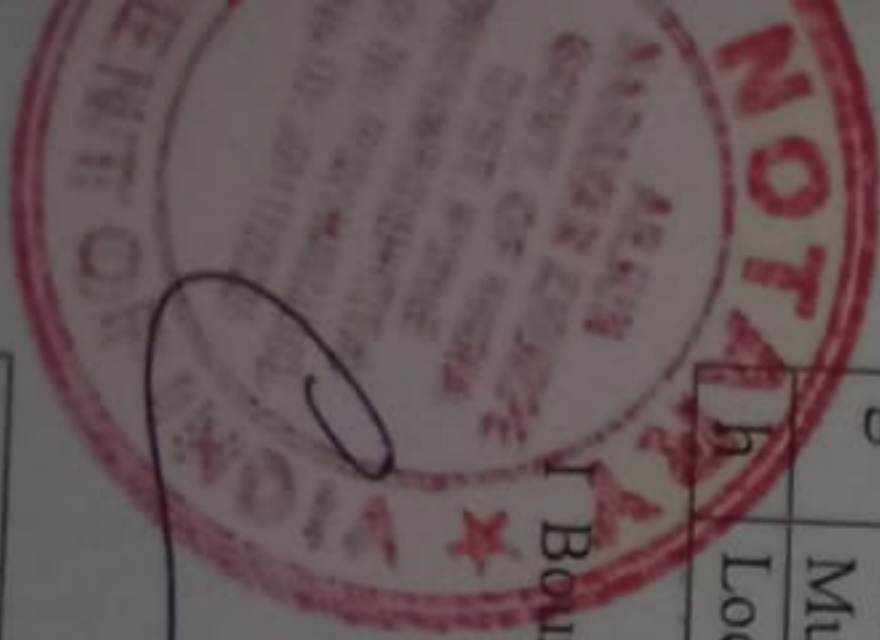
Valuation for complete building scheme: purchase/ renovation/ Griha Vikas
1. Property details:

	Purpose of valuation	To establish the fair market value of the said property-Visa Purpose.
a	Name of the applicant	Monica Kohli
b	Documents perusal	Index II-, Sanction copy To be attached by client, MSEB bill
c	Location of the property	Flat No. 101(Flat No 03), 1 st floor, Green Harvest, Near Indian Overseas Bank, Infront Of Magarpatta city Main Gate, Hadapsar.
d	Survey Number	S No 140/11
e	Village/ Block No.	Hadapsar.
f	Taluka / ward No.	Haveli
g	District /Corporation / Municipality	PMC
h	Location sketch verified	Yes

Boundaries and dimensions

North / Right side	S No 140/9
South / Left side	S No 140/13
East / Front	Nalla
West / Rear	Magarpatta Road
Total extent	400SqM

j	Type of the property	Flat/ Bungalow/ Row House/ Duplex
k	Occupant	Vacant/ Occupied
l	If occupied, Name of the Occupant	Monica Kohli
m	If rented, list of occupants	----

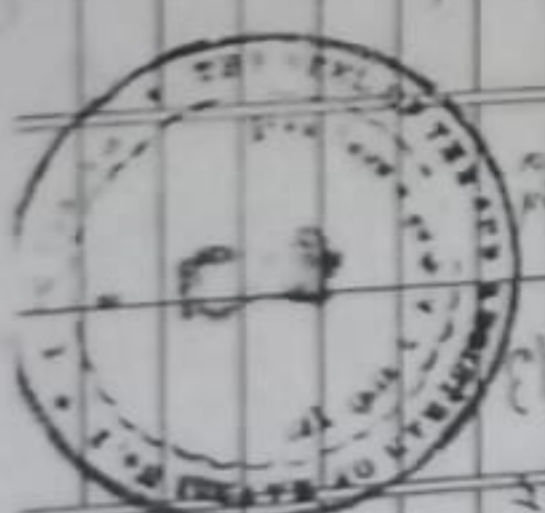


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ಆಧಾರ್ ಕಾರ್ಡ್ ಸೂಚಿ ಸಂಖ್ಯೆ INDEX No. II



ಅಧಿಕಾರಿಗಳ ಹೆಸರು (ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಮತ್ತು ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು)	ಸಂಖ್ಯೆ, ದಿನಾಂಕ (ಸಂಖ್ಯೆ, ದಿನಾಂಕ, ಶಾಖೆ, ವಿಭಾಗ ಮತ್ತು ಸಂಖ್ಯೆ)	ವಿಧ ಆಧಾರ್	ಸಂಸ್ಥೆಯ ಹೆಸರು ಅಥವಾ ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಅಥವಾ ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು	ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಮತ್ತು ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು	ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಮತ್ತು ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು	ದಿನಾಂಕ		ಸಂಖ್ಯೆ, ಸಂಖ್ಯೆ ಮತ್ತು ಪುಟಗಳು	ಮಿತಿ
						ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಮತ್ತು ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು	ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಮತ್ತು ಅಧಿಕಾರಿಗಳ ಹುದ್ದೆಗಳನ್ನು ನೋಡುವುದು		
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