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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vikas Dattatray Dangat**

Residential Flat No. 2, Stilt Floor, "**Jaychandra Co-op. Hsg. Soc. Ltd.**", Bavdhan Khurd Pune,
Taluka - Mulshi, Pune – 411021, State - Maharashtra, Country – India.

Longitude Latitude: 18°30'51.4"N 73°46'48.2"E

Intended User:

Union Bank of India

SAMB Fort Branch

Bharat House, Ground floor, 104, M. S. Marg, Fort, Mumbai - 400001,
State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2, Stilt Floor, "Jaychandra Co-op. Hsg. Soc. Ltd.", Bavdhan Khurd Pune, Taluka - Mulshi, Pune – 411021, State - Maharashtra, Country – India belongs to **Mr. Vikas Dattatray Dangat.**

Boundaries of the property.

North	:	Sagar CHSL
South	:	Garden
East	:	Open Plot
West	:	Lane 4B Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 44,97,350.00 (Rupees Forty Four Lakh Ninety Seven Thousand Three Hundred Fifty Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmg@vastukala.org, c=IN
Date: 2024.10.25 18:23:43 +05'30

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
Union Bank of India
SAMB – Fort Branch
 Bharat House, Ground Floor, 104, M. S. Marg, Fort,
 Mumbai - 400001, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: As per the request from Union Bank of India, SAMB Fort Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
2.	a)	Date of inspection : 14.10.2024
	b)	Date on which the valuation is made : 25.10.2024
3.	List of documents produced for perusal:	
	1.	Copy of Agreement for Sale dated 07.01.2000.
	2.	Copy of Occupancy Certificate No. BCO / 54 / 6 / 42 dated 17.04.2002 issued by Pune Municipal Corporation (Final Document received on 01.06.2023).
	3.	Copy of Commencement Certificate No. 2004 dated 05.12.1998 issued by Pune Municipal Corporation.
	4.	Copy of Share Certificate No. 002 dated 01.07.2002 in the name of Mr. Vikas Dattatray Dangat issued by Jaychandra Co-op. Hsg. Soc. Ltd.
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)	: Mr. Vikas Dattatray Dangat Address: Residential Flat No. 2, Stilt Floor, "Jaychandra Co-op. Hsg. Soc. Ltd.", Bavdhan Khurd Pune, Taluka - Mulshi, Pune – 411021, State - Maharashtra, Country – India. Contact Person: 1) Mr. Hitesh Patel (Manger of UBI) Contact No.: 9050988881 2) Mr. Pranav Dangat (Owner) Contact No.: 9860099090 3)Mr. Amol Barbade (Staff) Contact No.: 9881151909 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on Stilt Floor. The composition of Flat consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Balcony + Passage (i.e., 1BHK + WC + Bath). The property is 11.1 Km.



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		travelling distance from nearest railway station Shivaji Nagar.	
6.	Location of property	:	
	a) Plot No. / Survey No.	: Plot No. 5C, Survey No 13, Hissa No. 1	
	b) Door No.	: Residential Flat No. 2	
	c) C.T.S. No. / Village	: Village - Bavdhan Khurd Pune	
	d) Ward / Taluka	: Taluka – Mulshi	
	e) Mandal / District	: District – Pune	
	f) Date of issue and validity of layout of approved map / plan	: As Occupancy Certificate is available, we assumed that the construction is as per approved plan.	
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.	
7.	Postal address of the property	: Residential Flat No. 2, Stilt Floor, “ Jaychandra Co-op. Hsg. Soc. Ltd. ”, Bavdhan Khurd Pune, Taluka - Mulshi, Pune – 411021, State - Maharashtra, Country – India.	
8.	City / Town	: Bavdhan Khurd Pune	
	Residential area	: Yes	
	Commercial area	: No	
	Industrial area	: No	
9.	Classification of the area	:	
	i) High / Middle / Poor	: Middle Class	
	ii) Urban / Semi Urban / Rural	: Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Village – Bavdhan Khurd Pune 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	As per Documents
	North	Sagar CHSL	Plot No. 5B
	South	Garden	Road & Survey No. 14
	East	Open Plot	Survey No. 13/2
	West	Lane 4B Road	25 Ft. Internal Road
13	Dimensions of the site	: N. A. as property under consideration is a Residential Flat in a building.	
		A As per the Deed	B Actuals
	North	:	-

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 362.00 Terrace Area in Sq. Ft. = 54.00 Total Carpet Area in Sq. Ft. = 416.00 (Area as per actual site measurement)	
			Carpet Area in Sq. Ft. = 386.00 Terrace Area in Sq. Ft. = 56.00 Total Carpet Area in Sq. Ft. = 442.00 (Area as per Agreement for Sale)	
			Built Up Area in Sq. Ft. = 483.00 (Area as per Agreement for Sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°30'51.4"N 73°46'48.2"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 386.00 Terrace Area in Sq. Ft. = 56.00 Total Carpet Area in Sq. Ft. = 442.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied – Mr. Vijay Bajal	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No. 5C, Survey No 13, Hissa No. 1 of Village - Bavdhan Khurd Pune	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Bavdhan Khurd Pune Pune Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2, Stilt Floor, “ Jaychandra Co-op. Hsg. Soc. Ltd. ”, Bavdhan Khurd Pune, Taluka - Mulshi, Pune – 411021, State - Maharashtra, Country – India.	
3.	Description of the locality Residential / Industrial / Mixed	:	Residential	
4.	Year of Construction	:	2002 (As per Occupancy Certificate)	
5.	Number of Floors	:	Stilt + 3 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling Flats in the building	:	5 Flats on Stilt Floor	
8.	Quality of Construction	:	Normal	
9.	Appearance of the Building	:	Normal	

10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	FLAT		
1	The floor in which the Flat is situated	:	Stilt Floor
2	Door No. of the Flat	:	Residential Flat No. 2, Stilt Floor, " Jaychandra Co-op. Hsg. Soc. Ltd. ", Bavdhan Khurd Pune, Taluka - Mulshi, Pune - 411021, State - Maharashtra, Country - India.
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Mosaic flooring
	Doors	:	Teak wood door framed with flush doors
	Windows	:	Powder coated aluminum sliding windows
	Fittings	:	Open plumbing with C.P. fittings. Casing capping wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	Mr. Vikas Dattatray Dangat
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 483.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per PMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 362.00 Terrace Area in Sq. Ft. = 54.00 Total Carpet Area in Sq. Ft. = 416.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 386.00 Terrace Area in Sq. Ft. = 56.00 Total Carpet Area in Sq. Ft. = 442.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential



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14	Is it Owner-occupied or let out?	:	Tenant Occupied
15	If rented, what is the monthly rent?	:	₹ 14,850.00 Present rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
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 - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 10,000.00 to ₹ 12,000.00 per Sq. Ft. on Carpet Area
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).	:	₹ 11,000.00 per Sq. Ft. on Carpet Area ₹ 10,175.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 8,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 77,770.00 per Sq. M. i.e. ₹ 7,225.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's Office (after Depreciation)	:	₹ 64,878.00 per Sq. M. i.e. ₹ 6,027.00 per Sq. Ft.
	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	22 years
	Life of the building estimated	:	38 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	33.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,675.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 8,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 10,175.00 per Sq. Ft. (Including Car Parking)
	Remarks:	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat	442.00 Sq. Ft.	10,175.00	44,97,350.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the Property			44,97,350.00
	The realizable value of the property			38,22,747.00
	Distress value of the property			31,48,145.00
	Insurable value of the property			12,07,500.00
	Guideline value of the property			29,11,041.00

Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison



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Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,000.00 to ₹ 12,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of Industrial application in the locality etc. We estimate ₹ 10,175.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Normal
ii) Likely rental values in future in	₹ 14,850.00 Present rental income per month
iii) Any likely income it may generate	Rental Income



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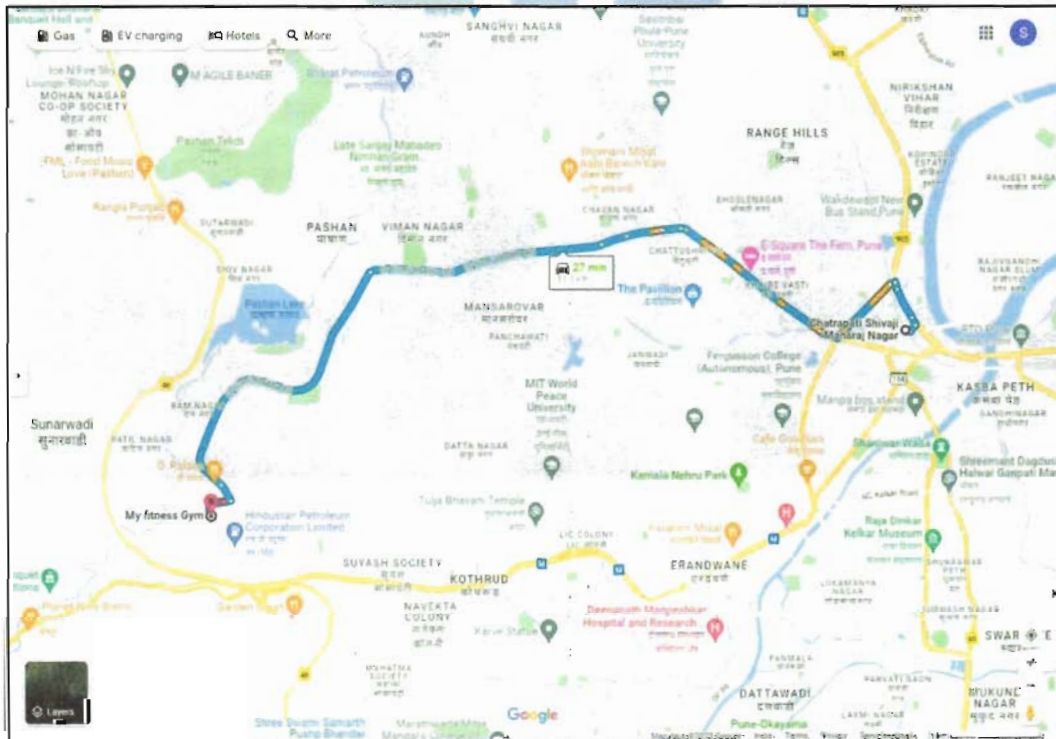
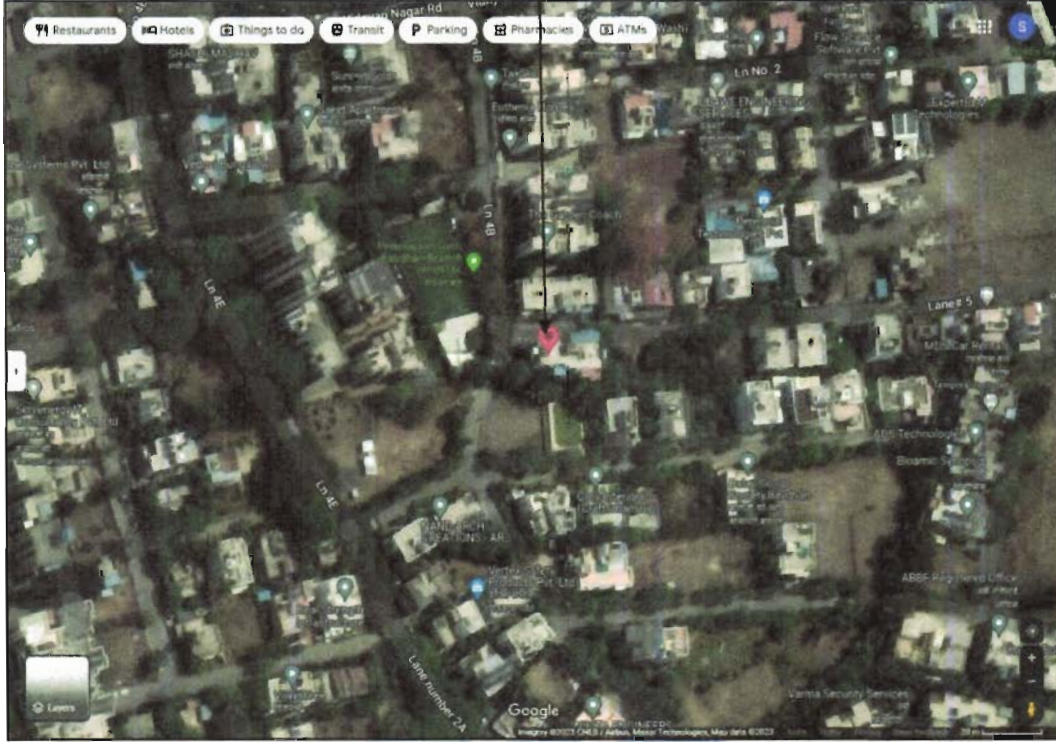
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Actual Site Photographs



Route Map of the property site ulr



Longitude Latitude: 18°30'51.4"N 73°46'48.2"E

Note: The Blue line shows the route to site from nearest railway station (Shivaji Nagar – 11.1 Km.)



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Ready Reckoner

DIVISION / VILLAGE : BAVDHAN BUDRUK Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Class "A" Corporation		
Local Body Name	Pune Municipal Corporation					
Land Mark	The remaining Non-Developed Property is adjacent to the Gaathan.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
68	68/4	19170	77770	93080	98320	0
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 24, 29, 30, 11A, 11B, 17A, 17B, 323, 333, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351						

Stamp Duty Ready Reckoner Market Value Rate for Flat	77,770.00			
No Increase by Flat Located on Stilt Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	77,770.00	Sq. Mtr.	7,225.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	19,170.00			
The difference between land rate and building rate (A – B = C)	58,600.00			
Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building – 22 Years)	78%			
Rate to be adopted after considering depreciation [B + (C x D)]	64,878.00	Sq. Mtr.	6,027.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate




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Price Indicators

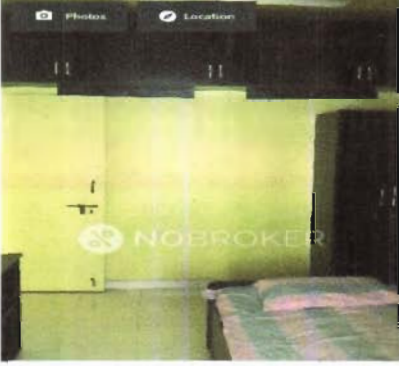
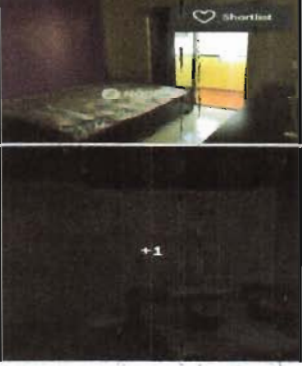


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1 BHK Flat in Shanti Vihar Apartment For Sale ...

Bavdhan Nagar, Bavdhan, Pune, Maharashtra 411021

Home / Flats for Sale in Pune / Flats for Sale in Bavdhan / 1Bhk Flat for Sale in Bavdhan / Property Details

₹ 58 Lacs
₹ 33,242/Month
570
Need Home Loan?

Non-Negotiable | Estimated EMI/M | Sq. Ft. | [Apply Loan](#)

- 1 Bedroom
- 1 Bathroom
- 1 Balcony
- Bike and Car Parking

[Get Owner Details](#) | [Report](#)

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate | [Check Now](#)

Oct 11, 2024

Immediately

Shanti Vihar Apart...

Full Power Backup

Activity On This Property

38 Unique Views | 2 Shortlists | 2 Contacted

Powered By: NBEstimate

Similar Properties


1 BHK Flat in Reputed ...

Nearby: Shri Laxmikrupa Urban Co-Op Bank Limited | Kothrud Depot | Mai Mangeshkar Hospital

City Pride - Kothrud | Ideal Colony Ground

Overview

Age of Building	~10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.8 Per Sq.Ft/M	Flooring	Modified Tiles
Builtup Area	370 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	South	Floor	3/3
Parking	Bike And Car	Gated Security	Yes


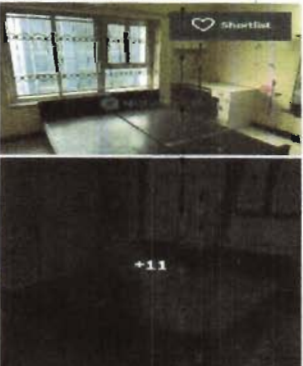


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1 BHK Flat in Ike No Midori, Bavdhan For Sale 1...

Home, Shaliba Rd, Bavdhan, Pune, Maharashtra 411021

Home / Flats for Sale in Pune / Flats for Sale in Bavdhan / 1Bhk Flat for Sale in Bavdhan / Property Details

₹ 71 Lacs
₹ 40,693/Month
610
Need Home Loan?

Negotiable | Estimated EMI/M | Sq. Ft. | [Apply Loan](#)

- 1 Bedroom
- 2 Bathroom
- 1 Balcony
- None

[Get Owner Details](#) | [Report](#)

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate | [Check Now](#)

Sep 9, 2024

Immediately

Ike No Midori, Bavd...

None Power Backup

Activity On This Property

398 Unique Views | 1 Shortlist | 1 Contacted

Powered By: NBEstimate

Similar Properties

There are no Similar Properties

Nearby: Shri Laxmikrupa Urban Co-Op Bank Limited | Kothrud Depot | Mai Mangeshkar Hospital

City Pride - Kothrud | Ideal Colony Ground

Overview

Age of Building	~10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.7 Per Sq.Ft/M	Flooring	Mosaic
Builtup Area	820 Sq.Ft	Carpet Area	~603 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	East
Floor	6/6	Parking	None

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Sales Instance

199261 21-10-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि.हवेली 1 दस्त क्रमांक : 19926/2024 नोंदणी : Regn:63m
गावाचे नाव : बावधन खुर्द		
(1)विलेखाचा प्रकार	असाईनमेंट डीड	
(2)मौबदला	11500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8790312	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मौजे बावधन खुर्द,पुणे येथील नवीन स. नं. 22/1 ते 4/29(जुना स. नं. 22/4/2/2(पार्ट))या मिळकतीवर बांधलेल्या स्टर्लिंग हॅबिटेट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड या इमारतीतील तिसऱ्या मजल्यावरील फ्लॅट नं. 303 क्षेत्र 1131 चौ. फुट म्हणजेच 105.11 चौ. मी. बिल्टअप व त्यालगतचे टेरेस क्षेत्र 77 चौ. फुट व त्याबरोबरील कार पार्किंग स्पेस नं. 6 क्षेत्र 100 चौ. फुट म्हणजेच 9.29 चौ. मी. ही फ्लॅट मिळकत.((Survey Number : 22/1 ते 4/29 ;))	
(5) क्षेत्रफळ	105.11 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रक्षा सुनिल सावला वय:-53 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं.:4/5, रंजन व्हिला, शांती नगर, मंडपेश्वर रोड, दिगंबर जैन मंदिर समोर, बोरिवली वेस्ट, मुंबई , रोड नं. , महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AAOPS7419M	
(8)दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतिभा विनोदकुमार बांडगे वय:-46; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. फ्लॅट नं. 304, स्टर्लिंग हॅबिटेट सोसायटी, बावधन, पुणे, रोड नं. , महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-ANAPB9859P 2): नाव:-विनोदकुमार बापूराव बांडगे वय:-48; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. फ्लॅट नं. 304, स्टर्लिंग हॅबिटेट सोसायटी, बावधन, पुणे, रोड नं. , महाराष्ट्र, पुणे पिन कोड:-411021 पॅन नं:-AGCPB4844K	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/10/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	14/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	19926/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	805000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

19831334	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. हवेली 16
16-09-2024		दस्त क्रमांक : 19831/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : बावधन खुर्द		
(1)विलेखावा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	11864074	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8276893.2	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन ., इतर माहिती: (विभाग क्र. 42/599 दर 78,480/-)गाव मौजे बावधन खुर्द तालुका मुळशी जि. पुणे येथील सर्व्हे क्र. 19 हिस्सा क्र. 6/7(जुना पार्ट स.न.19/6+7/4 आणि स.न. 6+7/3ब)यांसी क्षेत्र 00 हे. 22.30 आर यापैकी क्षेत्र 2000 चौ मीटर या जमीन मिळकतीवर बांधलेल्या स्वानंद विंग ए गृहप्रकल्पामधील ए-विंग इमारतीमधील पहिला मजल्यावरील सदनिका क्र. ए-105 यांसी कारपेट क्षेत्र 87.21 चौ.मीटर व बालकनी क्षेत्र 8.21 चौ.मिटर व दोन पझल/मेकॅनीकल कार पार्किंग सह सदनिका मिळकत या दस्ताचा विषय आहे. (Survey Number : 19/6/7 ,)	
(5) क्षेत्रफळ	87.21 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या.लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. विरिची डेव्हलपर्स तर्फे प्रोप्रायटर व स्वतःकरिता दत्तात्रय भागुजी वेडे तर्फे कुलमुख्यार सचिन दत्तात्रय वेडे वय:-39 पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: 311.बावधन खुर्द पीविपीआयटी कॉलेज जवळ. तालुका मुळशी पुणे., ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-AFYVP8798K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अवती राजशेखर भोगडे तर्फे क.ज.कु.मु. धारक राजश्री राजशेखर भोगडे वय:-50; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: फ्लॅट नं. 404. बी विंग ग्लोरिया ग्रेस मुळशी रोड, बावधन पाषाण, पुणे., ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-CCYPB2744Q 2): नाव:-अभिजीत राजशेखर भोगडे . वय:-31; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: फ्लॅट नं. 404. बी विंग ग्लोरिया ग्रेस मुळशी रोड, बावधन पाषाण, पुणे., ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-CCYPB2745R 3): नाव:-ऐश्वर्या राजशेखर भोगडे . वय:-28; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: फ्लॅट नं. 404. बी विंग ग्लोरिया ग्रेस मुळशी रोड, बावधन पाषाण, पुणे., ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-CQYPB7740N 4): नाव:-राजशेखर भोगडे . वय:-65; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: फ्लॅट नं. 404 बी विंग ग्लोरिया ग्रेस मुळशी रोड बावधन पाषाण पुणे. ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-AIOPB8296P	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/09/2024	
(10)दस्त नोदणी केल्याचा दिनांक	09/09/2024	
(11)अनुक्रमांक.खंड व पृष्ठ	19831/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	830500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrived by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.



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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 ₹ 44,97,350.00 (Rupees Forty-Four Lakh Ninety-Seven Thousand Three Hundred Fifty Only). The Realizable Value of the above property is ₹ 38,22,748.00 (Rupees Thirty-Eight Lakh Twenty-Two Thousand Seven Hundred Forty-Eight Only) and the distress value ₹ 31,48,145.00 (Rupees Thirty-One Lakh Forty-Eight Thousand One Hundred Forty-Five Only).

Place: Mumbai
Date: 25.10.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2024.10.25 18:23:59 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name of the Branch Manager with office Seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached



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Annexure-II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 25.10.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 14.10.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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. The valuation report is submitted in the prescribed format of the bank.
- h. 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. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by Mr. Vikas Dattatray Dangat.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, SAMB, Mumbai to assess fair market value of the property for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Prayush Parekh – Sr. Valuation Engineer Shyam Kajvilkar – Technical Manager Pradnya Rasam – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 14.10.2024 Valuation Date – 25.10.2024 Date of Report – 25.10.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done 14.10.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Industrial and commercial application in the locality etc.
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.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25th October 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **442.00 Sq. Ft. Total Carpet Area** in the name **Mr. Vikas Dattatray Dangat**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Vikas Dattatray Dangat**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **442.00 Sq. Ft. Total Carpet Area**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a Flat basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



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subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **442.00 Sq. Ft. Total Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on **25th October 2024**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 44,97,350.00 (Rupees Forty-Four Lakh Ninety-Seven Thousand Three Hundred Fifty Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.10.25 18:24:08 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



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Vastukala Consultants (I) Pvt. Ltd.

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