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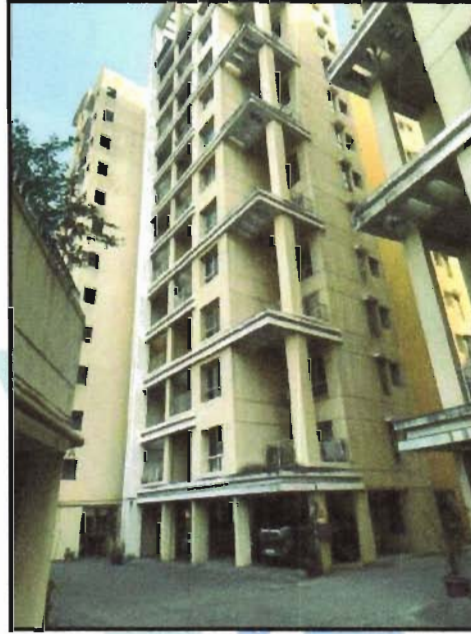
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Mr. Sushil Tarachandji Bhasme & Mrs. Neha Moon @ Mrs. Neha Sushil Bhasme**

Name of Owner : **Mrs. Aparna Ashtavadhani**

Residential Flat No. 1002, 10th Floor, Wing - A, "**Green Olive Apartments**", Phase 1, Village -
Hinjawadi, Taluka - Mulshi, District - Pune, Pune, PIN - 411 057, State - Maharashtra, India.

Latitude Longitude : 18°35'10.2"N 73°44'23.5"E

Intended User:

State Bank of India

HLC CBD Belapur

Home Loan Centre, Belapur , Tower No 4, 5th floor , CBD Belapur Railway station
Complex , CBD Belapur - 400614

Our Pan India Presence at :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

B1-001, 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. 1002, 10th Floor, Wing - A, "**Green Olive Apartments**", Phase 1, Village - Hinjawadi, Taluka - Mulshi, District - Pune, Pune, PIN - 411 057, State - Maharashtra, India belongs to **Mrs. Aparna Ashtavadhani**. Name of Proposed Purchaser is **Mr. Sushil Tarachandji Bhasme & Mrs. Neha Moon @ Mrs. Neha Sushil Bhasme**.

Boundaries of the property

North	: Road & Undeveloped Land
South	: Rohan Prarthana / Undeveloped Land
East	: Atharva Bungalow
West	: B & C Wing & City Centre - IT Park Phase - 1

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 84,53,420.00 (Rupees Eighty Four Lakh Fifty Three Thousand Four Hundred Twenty 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 report.

Hence certified

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

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.13 16:08:37 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

Our Pan India Presence at :

- | | | | |
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Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,

The Branch Manager,**State Bank of India****HLC CBD Belapur**

Home Loan Centre, Belapur , Tower No 4, 5th floor , CBD

Belapur Railway station Complex , CBD Belapur - 400614

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 11.12.2024
	b) Date of which the valuation is made : 13.12.2024
3	List of documents produced for perusal: <ul style="list-style-type: none"> I) Copy of Agreement Registration No. 4742/2012 Dated 04.08.2012 between M/s. Green Olive Venture(The Promoter) And Ms. Aparna Ashtavadhani (The Purchaser). II) Copy of Deed Of Declaration dated 19/09/2012 by Gurukrupa Sahakari Gruharachana Sanstha Maryadit (Grantor No. 1/Owner) AND M/s. Green Olive Venture (Grantor No. 2/Developer). III) Copy of Part Building Completion Certificate No. PMA/KV/150/14 dated 28/02/2014 issued by Assistant Director, Town Planning, Pune Branch, Pune & Collector - Pune. IV) Copy of Draft Agreement for sale between Mrs. Aparna Ashtavadhani(The Seller) And Mr. Sushil Tarachandji Bhasme & Mrs. Neha Moon @ Mrs. Neha Sushil Bhasme(The Purchaser) (made in December - 2024 at Pune).
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) : <p>Name of Owner : Mrs. Aparna Ashtavadhani</p> <p>Name of Proposed Purchaser : Mr. Sushil Tarachandji Bhasme & Mrs. Neha Moon @ Mrs. Neha Sushil Bhasme</p> <p>Residential Flat No. 1002, 10th Floor, Wing - A, "Green Olive Apartments", Phase 1, Village - Hinjawadi, Taluka - Mulshi, District - Pune, Pune, PIN - 411 057, State - Maharashtra, India.</p> <p>Contact Person : Mr. Jitu (Representative of proposed purchaser) Mobile No. 7385175049</p> <p>Joint Ownership Details of ownership share is not available</p>

5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 10 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage. (2 BHK) The property is at 11 km distance from Chinchwad Junction Railway Station.	
6	Location of property	:		
a)	Plot No. / Survey No.	:	New Survey No - 138/1	
b)	Door No.	:	Residential Flat No. 1002	
c)	C.T.S. No. / Village	:	Village - Hinjawadi	
d)	Ward / Taluka	:	Taluka - Mulshi	
e)	Mandal / District	:	District - Pune	
f)	Date of issue and validity of layout of approved map / plan	:	As Part Building Completion Certificate is received it may be assumed that the construction is as per Sanctioned Plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 1002, 10 th Floor, Wing - A, " Green Olive Apartments ", Phase 1, Village - Hinjawadi, Taluka - Mulshi, District - Pune, Pune, PIN - 411 057, State - Maharashtra, India.	
8	City / Town	:	City - 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 / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Hinjawadi 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 Document
	North	:	Road & Undeveloped Land	By Survey No. 140 & 141
	South	:	Rohan Prarthana / Undeveloped Land	By Survey No. 137

4.	Year of Construction	:	2014 (Part Building Completion Certificate)
5.	Number of Floors	:	Stilt + 12 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	10 th Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	One Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	10 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1002
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Vacant flat in normal condition

7.	Sale Deed executed in the name of	:	Name of Owner : Mrs. Aparna Ashtavadhani Name of Proposed Purchaser : Mr. Sushil Tarachandji Bhasme & Mrs. Neha Moon @ Mrs. Neha Sushil Bhasme
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 959.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per local norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 827.87 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 721.87 Attached Terrace area in Sq. Ft. = 106.00 Carpet Area in Sq. Ft. = 799.00 (Area As Per Draft Agreement for sale) Carpet Area in Sq. Ft. = 753 Attached Terrace area in Sq. Ft. = 46.00 (40% of 116.00 Sq. Ft. terrace area) All the above areas are within 5% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	Rs. 35,000/- Expected rental income per month with fully furnished
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring 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		

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	799.00-Sq. Ft.	10,580.00	84,53,420.00
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 / Car Parking			
Total value / Fair market value of the property				84,53,420.00
Realizable value of the property				82,84,352.00
Distress value of the property				67,62,736.00
Insurable value of the property (958.80 X 2,800.00)				26,84,640.00
Guideline value of the property (958.80 X 6,709.00)				64,32,589.00



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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.

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 Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9,116/- to ₹ 11,992/- per Sq. Ft. on Carpet Area / ₹ 7,597/- to ₹ 9,994/- per Sq. Ft. on BuiltUp 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 Residential and Commercial application in the locality etc. We estimate ₹10,580.00 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	
Saleability	Good
Likely rental values in future	Rs. 35,000/- Expected rental income per month with fully furnished
Any likely income it may generate	Rental Income

Actual Site Photographs



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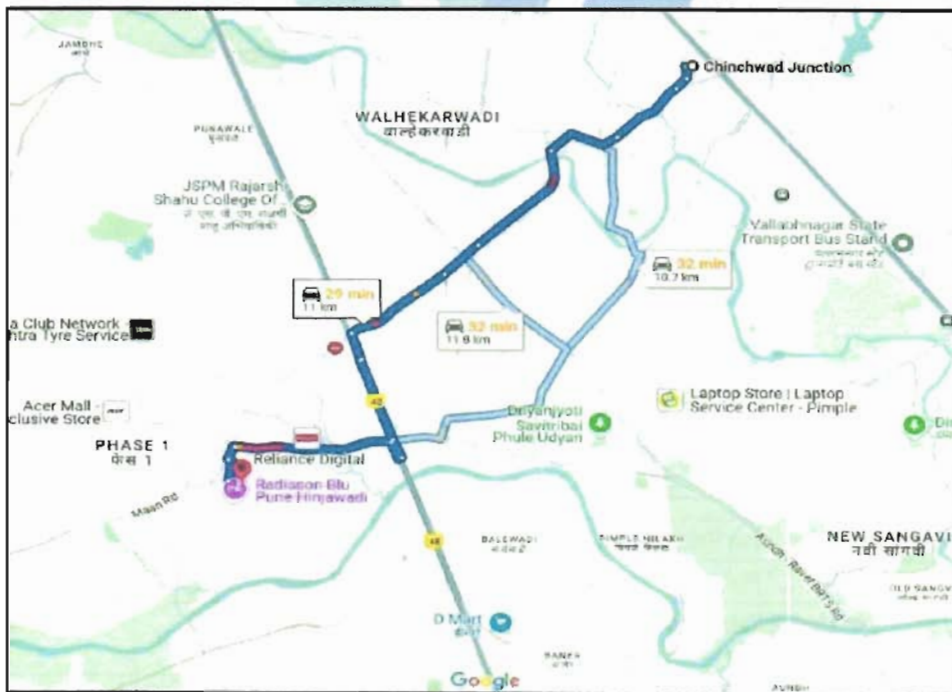
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Route Map of the property




Note: Red Place mark shows the exact location of the property



Longitude Latitude: 18°35'10.2"N 73°44'23.5"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Chinchwad Junction - 11 km).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year: 2024-2025 Language: English

Selected District: Pune

Select Taluka: Mulshi

Select Village: Mauje : Hinjwadi

Search By: Survey No. Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
Survey No	14 14.1	14.1-क्यूरिज टाऊनशिप खुली जमीन	11990	चौरस मीटर
Survey No	14 14.2	14.2-क्यूरिज टाऊनशिप सदनिका	74730	चौरस मीटर
Survey No	14 14.3	14.3-क्यूरिज टाऊनशिप कार्यालयीन गाळे	92010	चौरस मीटर
Survey No	14 14.4	14.4-क्यूरिज टाऊनशिप दुकानगाळे	165780	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	74730			
Increase by 5% on Flat Located on 10 th Floor	3736.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	78,467.00	Sq. Mtr.	7,290.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	15950			
The difference between land rate and building rate(A-B=C)	62,516.50			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	72,215.00	Sq. Mtr.	6,709.00	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



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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

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



Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	623.33	748.00	897.60
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹11,551.00	₹9,626.00	₹8,021.00

Kolte Patil Green Olive | Hinjawadi | Pune | By Kolte Patil Developers

CONFIGURATIONS FOR KOLTE PATIL GREEN OLIVE

2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	623.33 ft ²	₹72.60 L
2.5 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	672.09 ft ²	₹74.00 L
3 BHK 1 living room, kitchen, 3 bedrooms, 3 bathrooms	846.25 ft ²	₹92.00 L

FLOOR PLAN FOR KOLTE PATIL GREEN OLIVE

2 BHK 57.91C 623.33 sqft	2 BHK 62.44C 672.09 sqft	3 BHK 79.62C 846.25 sqft
------------------------------------	------------------------------------	------------------------------------

Usable Carpet Area: **623.33 sqft**

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	,813.35	976.02	1,171.22
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹11,680.00	₹9,733.00	₹8,111.00

99acres Buy Enter Locality / Project / Society / Landmark Post property

₹95 Lac @ 1,25,677 per sq.m. **3BHK 3Baths!**
 Estimated EMI ₹75,877 Flat/Apartment for Sale

REGISTRATION REGISTERED Registration No: P52100018226 Website: https://maharashtra.maharashtra.gov.in/

Property (0) Society (29)

Area Carpet area: 813.35 sq.ft. **Configuration** 3 Bedrooms, 3 Bathrooms, 3 Balcony

Price ₹95 Lac @ 1,25,677 per sq.m. (Negotiable) **Address** Kolte Patil Green Olive Hinjewadi Phase 1, Hinjewadi Rajiv G Infotech Park

Floor Number 1st of 12 Floors **Facing** East

Overlooking Club, Park/Garden, Others, Main Road, Pool, Sea facing **Property Age** 1 to 5 Year Old

Why you should consider this property?

Key Highlights of the property

- ✓ East Facing
- ✓ Corner Property
- ✓ Gated Society
- ✓ Overlooking Park/Garden

Transaction Type: Resale Property Ownership: Co-operative S... Flooring: Vitrified Furnishing: Unfurnished

Width of Facing Road: 45.0 Feet Gated Community: Yes Corner Property: Yes Parking: 1 Covered

Wheel Chair Friendly: Yes Rent Friendly: Yes Water Source: 24*7 Water Power Backup: Full

Property Code: M78805395 www.99acres.com/M78805395



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	652.94	783.53	940.24
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹11,992.00	₹9,993.00	₹8,328.00

1882018 31-07-2024 Note :-Generated Through eSearch Module.For original report please contact concern SRC office	सूची क्र.2 गावाचे नाव : हिंजवडी	दायम निबंधक दृष्टी मुळावी टांक क्रमांक : 18820/2024 मेट्रीणी Regn 63m
गावाचे नाव : हिंजवडी		
(1) बिल्डिंगचा मजारा	असाईनमेंट नंबर	
(2) मोजकटल	7830000	
(3) बाजारभाव/भाडेपट्टापेक्षा बाजारातपट्टाकार आकारणी टॅली वी पट्टेदाराने नमुद करावे	6080400	
(4) मू. मापन प्लॅट हिस्सा व घरकामाचा असापनास	7) पालिकेचे नाव पुणेदत्तर वर्जना इतर माहिती गाव मोजे हिंजवडी ता. मुळावी जि. पुणे येथील नवीन स. नं. 138/1/1, 138/1/2 (अॅमिनिटी स्पेस), 138/1/3 (ओपन स्पेस नं. 2), 138/1/4 (ओपन स्पेस नं. 1) 138/1/5 (रोड) 138/1/6 (रोड) 138/1/7 (रोड) व 138/1/8 (रोड) (जुना स. नं. 138 हिस्सा नं. 1) या मिल्करीवर बांधलेला पीन अॅलिग्न्स वी विंग का. अॅप झोनिंग सोलापटी ति. या पोजनेतील बिल्डींग / विंग नं. वी या इमारतीमधील सिस-या मजल्पावरील प्लॅट नं. 305 पॉली क्षेत्र 60.66 चौ. मी. कारपेट + एक काढून काढ पावणी स्पेस + एनक्लोज्ड बाल्कनीचे क्षेत्र 9.82 चौ. मी. + सॉरा / ड्राय परिघाचे क्षेत्र : 50 चौ. मी. + तलत टॅरसचे क्षेत्र 6.19 चौ. मी. हि प्लॅट मिल्करीत सर्व सामाईक सुखसुविधांसह, पॉली मजाराप्लू मॅट इलेक्ट्रिकिटी विन्डीक्यूशन कायनी ति. पाहक क्र. 170668730461 असा असून अशी ही प्लॅट मिल्करीत हा या असाईनमेंट वीत । सत वीत वसावा मुख्य विषय आहे । (Survey Number : नवीन स. नं. 138/1/1, 138/1/2 (अॅमिनिटी स्पेस), 138/1/3 (ओपन स्पेस नं. 2), 138/1/4 (ओपन स्पेस नं. 1), 138/1/5 (रोड), 138/1/6 (रोड), 138/1/7 (रोड) व 138/1/8 (रोड) (जुना स. नं. 138 हिस्सा नं. 1))	
(5) क्षेत्रफळ	60.66 चौ. मीटर	
(6) आकारणी किंवा ज्ही टॅपल असेल तोंक		
(7) इतरदेवज करान देवा या सिट्टून देवजा या पक्षकाराचे नाव किंवा टिकणी न्यायालयाचा मुकुमनास किंवा अंटेम असापनास प्रतिक्रिडे नाव व पना	1) नाव: सिट्टून देवार डीपी अदुमुमिले बय-34 पना-पॉट नं. , मळा नं. , इमारतीचे नाव - बॉक नं. , रोड नं. रा. प्लॅट नं. वी- 305 पीन अॅलिग्न्स सोलापटी सिन्डीकॅटिस इन्स्टेलकबळ केज । हिंजवडी ता. मुळावी जि. पुणे, महाराष्ट्र, पुणे, पिन कोड- 411057 पिन नं.- KVVPA2730L 2) नाव: सिट्टून देवार राहुल नरवका बय-38 पना-पॉट नं. , मळा नं. , इमारतीचे नाव - बॉक नं. , रोड नं. रा. प्लॅट नं. वी- 305 पीन अॅलिग्न्स सोलापटी सिन्डीकॅटिस इन्स्टेलकबळ केज । हिंजवडी ता. मुळावी जि. पुणे, महाराष्ट्र, पुणे, पिन कोड- 411057 पिन नं.-ALOPR6428B	
(8) इतरदेवज करान देवा या पक्षकाराचे व किंवा टिकणी न्यायालयाचा मुकुमनास किंवा अंटेम असापनास प्रतिक्रिडे नाव व पना	1) नाव: सिट्टून देवार श्री प्रविण नारायणराव तावडे बय-30 पना-पॉट नं. , मळा नं. , इमारतीचे नाव - बॉक नं. , रोड नं. रा. मु. ये. तळणी ता. इटगाव जि. नांदेड (आजरेची पुणे मुळावी); महाराष्ट्र, नांदेड, पिन कोड-431743 पिन नं.-BELPT154/P 2) नाव: सिट्टून देवार वृ. सुहासिनी योचनराव पिडे (विवाहापुत्रिके नाव) वी. सुहासिनी प्रविण तावडे (विवाहासतरे नाव) बय- 25, पना- पॉट नं. , मळा नं. , इमारतीचे नाव - बॉक नं. , रोड नं. रा. मु. ये. तळणी ता. इटगाव जि. नांदेड (आजरेची पुणे मुळावी); महाराष्ट्र, नांदेड, पिन कोड- 431743 पिन नं.- KMJPS2997/N	
(9) इतरदेवज करान टिप्पणा टिप्पण	31/07/2024	
(10) टांक मेट्रीणी कायदा टिप्पण	31/07/2024	
(11) अनुक्रमिक खंड व पुर	18820/2024	
(12) बाजारभावामागे मुदाक मुक्त	469800	
(13) बाजारभावामागे मेट्रीणी मुक्त	30000	
(14) मीरा		
मुम्पकिनसाठी विचारत येतलेस तपणीस		
मुदाक मुक्त आकारताना निवडलेला अनुक्रमिक	(e) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995	



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	756.92	908.30	1,089.96
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹9,116.00	₹7,597.00	₹6,331.00

1638518

08-07-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. मुळशी

दस्त क्रमांक : 16385/2024

नोंदणी :

Regn 03m

गावाचे नाव : हिंजवडी

(1) विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट
(2) मोबदला	6900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकाराची देणे वी घट्टेदार ते नमुद करावे)	6127966
(4) भू-मापन,पॉटिस्ला व घरकामांक(असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन : इतर माहिती: गाव मोजे हिंजवडी येथील स.नं. 138/1 या मिळकतीवर बांधलेल्या ग्रीन ऑलिव्ह या निवासी स्किम मधील बिल्डिंग अंे मधील चौथ्या मजत्यावरील फ्लॉट नं. 404 क्षेत्र 70.32 चौ. मी. कारपेट + लगत टेरेसचे क्षेत्र 10.77 चौ. मी. + एक कारपार्किंग तापरण्याच्या हक्कासह ((Survey Number : 138/1 ;))
(5) क्षेत्रफळ	70.32 चौ.मीटर
(6) आकाराची किंवा जुडी ट्रेप्यास 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:-विपुल बाळकृष्ण साहू वयः 52 पत्ता:-फ्लॉट नं 250/बी 31, माळा नं फ्लॉट नं 51, इमारतीचे नाव:-नागला पार्क बॅन्ड, ब्लॉक नं. कोल्हापूर, रोड नं. , महाराष्ट्र, कोळ. आ.पूर. पिन कोड:-416003 पॅन नं:-ADNPS2526H
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गौरव विजयकुमार लालीटी वयः 30, पत्ता:-फ्लॉट नं. , माळा नं. - इमारतीचे नाव:-, ब्लॉक नं. , रोड नं फ्लॉट नंबर 1004, फ्लॉअर नंबर 10, रोडन इम्बिता सोसायटी, श्रीनाथ नगर, हिंजवडी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411057 पॅन नं:-AQZPL1477F
(9) दस्तऐवज करून दिल्याचा दिनांक	02/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	02/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16385/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	483000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹84,53,420.00 (Rupees Eighty Four Lakh Fifty Three Thousand Four Hundred Twenty Only)**. The **Realizable Value** of the above property is **₹82,84,352.00 (Rupees Eighty Two Lakh Eighty Four Thousand Three Hundred Fifty Two Only)**. The **Distress Value** is **₹67,62,736.00 (Rupees Sixty Seven Lakh Sixty Two Thousand Seven Hundred Thirty Six Only)**.

Place : Mumbai

Date : 13.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.13 16:08:50 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

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 & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



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- r. 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.
- s. 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.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is being purchased by Mr. Sushil Tarachandji Bhasme & Mrs. Neha Moon @ Mrs. Neha Sushil Bhasme from Mrs. Aparna Ashtavadhani vide Draft Agreement for sale dated Invalid date.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, HLC CBD Belapur to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Abhiraj Bhagat - Valuation Engineer Binumon Moozhickal - Technical Manager Jayaraja Acharya - 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 - 04.12.2024 Valuation Date - 13.12.2024 Date of Report - 13.12.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 11.12.2024
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 commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **13th December 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice 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 **799.00 Sq. Ft. Carpet Area** in the name of **Mrs. Aparna Ashtavadhani**. . Name of Proposed Purchaser is **Mr. Sushil Tarachandji Bhasme & Mrs. Neha Moon @ Mrs. Neha Sushil Bhasme**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title



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Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Aparna Ashtavadhani**. Name of Proposed Purchaser is **Mr. Sushil Tarachandji Bhasme & Mrs. Neha Moon @ Mrs. Neha Sushil Bhasme**. 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 **799.00 Sq. Ft. 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 unit 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 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



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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 **799.00 Sq. Ft. 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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(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

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 endeavour 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

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. 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.
9. 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.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. 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

12. 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.
13. 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.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
16. 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.
17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. 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

20. 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

21. 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.
22. 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.
23. 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.
24. 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.



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Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. 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).
26. 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.

Remuneration and Costs.

27. 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.
28. 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.

Occupation, employability and restrictions

29. 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.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3



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