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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Kamlesh Kalyanrao Deshpande & Bhagyashri Kamlesh Deshpande**

Residential Flat No. 606, 6th Habitable Floor, "**Kiran Sufal**", Santhosh Nagar, Village - Wakad,
Taluka - Mulshi, District - Pune, PIN Code - 411 057, State - Maharashtra, India.

Latitude Longitude : 18°36'24.8"N 73°44'37.7"E

Intended User:

**Cosmos Bank
Dombivali (East)**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East),
Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 606, 6th Habitable Floor, "Kiran Sufal", Santhosh Nagar, Village - Wakad, Taluka - Mulshi, District - Pune, PIN Code - 411 057, State - Maharashtra, India belongs to **Kamlesh Kalyanrao Deshpande & Bhagyashri Kamlesh Deshpande.**

Boundaries of the property

| | |
|-------|-----------------------------|
| North | : Undeveloped Plot |
| South | : Internal Road |
| East | : Undeveloped Plot |
| West | : Open Plot / Internal Road |

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 **₹ 75,81,000.00 (Rupees Seventy Five Lakhs Eighty One Thousands 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.**

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



Residential Flat No. 606, 6th Habitable Floor, "**Kiran Sufal**", Santhosh Nagar, Village - Wakad, Taluka - Mulshi, District - Pune,
PIN Code - 411 057, State - Maharashtra, India

Form 0-1
(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

| | | |
|----|--|---|
| 1 | Purpose for which the valuation is made | To assess Fair Market Value as on 29.01.2025 for Housing Loan Purpose. |
| 1 | Date of inspection | 08.01.2025 |
| 3 | Name of the owner / owners | Kamlesh Kalyanrao Deshpande & Bhagyashri Kamlesh Deshpande |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership Details of ownership share is not available |
| 5 | Brief description of the property | Address: Residential Flat No. 606, 6th Habitable Floor, " Kiran Sufal ", Santhosh Nagar, Village - Wakad, Taluka - Mulshi, District - Pune, PIN Code - 411 057, State - Maharashtra, India. Contact Person : Mr. Nilesh Choudhary (Tenant) Contact No. 8698808536 |
| 6 | Location, Street, ward no | Village - Wakad, District - Pune |
| 7 | Survey / Plot No. of land | Village - Wakad New Survey No - 110/1/1 (Part) & 110/2 (Part) |
| 8 | Is the property situated in residential/ commercial/ mixed area/ Residential area? | Residential Area |
| 9 | Classification of locality-high class/ middle class/poor class | Middle Class |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc. | All the amenities are available in the vicinity |
| 11 | Means and proximity to surface communication by which the locality is served | Served by Buses, Taxies, Auto and Private Cars |
| | LAND | |

| | | |
|----|--|--|
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features | <p>Carpet Area in Sq. Ft. = 658.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 584.00 Balcony / Terrace Area in Sq. Ft.= 74.00</p> <p>Carpet Area in Sq. Ft. = 722.00 (Area As Per Agreement for sale) RERA Carpet Area in Sq. Ft. = 590.00 Enclosed Balcony Area in Sq. Ft.= 60.00 Terrace Area in Sq. Ft.= 38.00 Open Balcony Area in Sq. Ft.= 34.00</p> <p>Built Up Area in Sq. Ft. = 794.20 (Carpet Area + 10%)</p> <p>All the above areas are within 10% 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.</p> |
| 13 | Roads, Streets or lanes on which the land is abutting | Village - Wakad, Taluka - Mulshi, District - Pune, Pin - PIN Code - 411 057 |
| 14 | If freehold or leasehold land | Free Hold. |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer | N.A. |
| 16 | Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant. | As per documents |
| 17 | Are there any agreements of easements? If so, attach a copy of the covenant | Information not available |
| 18 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars. | Information not available |
| 19 | Has any contribution been made towards development or is any demand for such contribution still outstanding? | Information not available |
| 20 | Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification. | No |

| | | |
|----|--|---|
| | Attach a dimensioned site plan | N.A. |
| | IMPROVEMENTS | |
| 22 | Attach plans and elevations of all structures standing on the land and a lay-out plan. | Information not available |
| 23 | Furnish technical details of the building on a separate sheet (The Annexure to this form may be used) | Attached |
| 24 | Is the building owner occupied/ tenanted/ both? | Tenant Occupied - Mr. Nilesh Choudhary |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | Fully Tenant Occupied |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - As per PCMC norms Percentage actually utilized – Details not available |
| 26 | RENTS | |
| | (i) Names of tenants/ lessees/ licensees, etc | Tenant Occupied - Mr. Nilesh Choudhary |
| | (ii) Portions in their occupation | Fully Tenant Occupied |
| | (iii) Monthly or annual rent/compensation/license fee, etc. paid by each | 25,000.00 Present rental income per month |
| | (iv) Gross amount received for the whole property | N.A. |
| 27 | Are any of the occupants related to, or close to business associates of the owner? | Information not available |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details | N. A. |
| 29 | Give details of the water and electricity charges, If any, to be borne by the owner | N. A. |
| 30 | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars | N. A. |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 32 | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant? | N. A. |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof | Information not available |
| 35 | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium | Information not available |

| | | |
|----|---|---|
| 36 | Is any dispute between landlord and tenant regarding rent pending in a court of rent? | N. A. |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent? | N. A. |
| 26 | SALES | |
| 37 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. | As per sub registrar of assurance records |
| 38 | Land rate adopted in this valuation | N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate. |
| 39 | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| 40 | COST OF CONSTRUCTION | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2024 (As per site information.) |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both? | N. A. |
| 43 | For items of work done on contract, produce copies of agreements | N. A. |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. | N. A. |
| | Remark: | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess Fair Market Value as on 29.01.2025 for Residential Flat No. 606, 6th Habitable Floor, "Kiran Sufal ", Santhosh Nagar, Village - Wakad, Taluka - Mulshi, District - Pune, PIN Code - 411 057, State - Maharashtra, India belongs to **Kamlesh Kalyanrao Deshpande & Bhagyashri Kamlesh Deshpande**.

We are in receipt of the following documents:

| | |
|----|--|
| 1) | Copy of Agreement for sale No.7257/2023 Dated 18.04.2023 between M/s. Kiran Creators And Developers (The Promoter) And Kamlesh Kalyanrao Deshpande & Bhagyashri Kamlesh Deshpande(The Allottee). |
| 2) | Copy of RERA Certificate No.P52100027275 Dated 20.07.2022 issued by Maharashtra Real Estate Regulatory Authority (As Download from RERA Site). |
| 3) | Copy of Approved Building Plan No.BP / Wakad / 185/ 2023 Dated 01.12.2023 issued by Pimpri Chinchwad Municipal Corporation. |



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| | |
|--|--|
| | |
|--|--|

Location

The said building is located at Village - Wakad, Taluka - Mulshi, District - Pune, PIN Code - 411 057. The property falls in Residential Zone. It is at a traveling distance 7.5 Km from Akurdi Railway Station.

Building

The building under reference is having Ground + 1 Podium + 13 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 7th Floor is having 12 Residential Flat. The building is having 3 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 6th Habitable Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 29th January 2025

| | | |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 722.00 Sq. Ft. |
|---|---|----------------|

Deduct Depreciation:

| | | |
|---|---|---|
| Year of Construction of the building | : | 2024 (As per site information) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 1 Year |
| Cost of Construction | : | 794.20 Sq. Ft. X ₹ 2,600.00 = ₹ 20,64,920.00 |
| Depreciation $\{(100 -) \times (1 / 60)\}$ | : | N.A. Age of Property below 5 year |
| Amount of depreciation | : | ₹ 0.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 87,507/- per Sq. M. i.e. ₹ 8,130/- per Sq. Ft. |
| Guideline rate (after depreciate) | : | N.A. Age of Property below 5 year |
| Value of property | : | 722.00 Sq. Ft. X ₹ 10,500 = ₹75,81,000 |
| Total Value of property as on 29th January 2025 | : | ₹75,81,000.00 |

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|---|--|
| Fair value of the property as on 29th January 2025 | : | ₹ 75,81,000.00 - ₹ 0.00 = ₹ 75,81,000.00 |
| Total Value of the property | : | ₹ 75,81,000.00 |
| The realizable value of the property | : | ₹68,22,900.00 |
| Distress value of the property | : | ₹60,64,800.00 |



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| | | |
|--|----------|----------------------|
| Insurable value of the property (794.20 X 2,600.00) | : | ₹20,64,920.00 |
| Guideline value of the property (794.20 X 8130.00) | : | ₹64,56,846.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 606, 7th Habitable Floor, "**Kiran Sufal**", Santhosh Nagar, Village - Wakad, Taluka - Mulshi, District - Pune, PIN Code - 411 057, State - Maharashtra, India for this particular purpose at **₹ 75,81,000.00 (Rupees Seventy Five Lakhs Eighty One Thousands Only)** as on 29th January 2025

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **29th January 2025** is **₹ 75,81,000.00 (Rupees Seventy Five Lakhs Eighty One Thousands Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

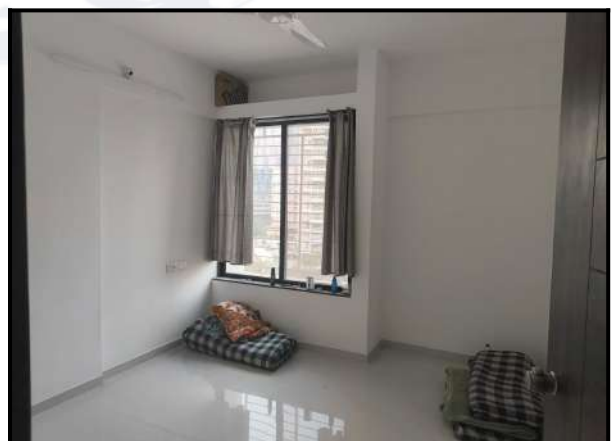
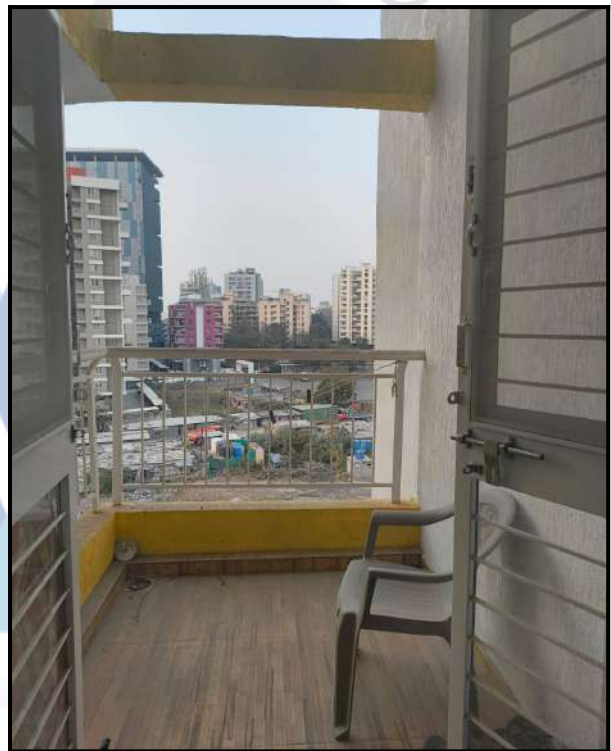
ANNEXURE TO FORM 0-1

| Technical details | | Main Building | | | | |
|-------------------|--|---|--------------------------------------|------|--|---|
| 1 | No. of floors and height of each floor | : Ground + 1 Podium + 13 Upper Floors | | | | |
| 2 | Plinth area floor wise as per IS 3361-1966 | : N.A. as the said property is a Residential Flat Situated on 7th Habitable Floor | | | | |
| 3 | Year of construction | : 2024 (As per site information.) | | | | |
| 4 | Estimated future life | : 59 Years Subject to proper, preventive periodic maintenance & structural repairs | | | | |
| 5 | Type of construction- load bearing walls/RCC frame/ steel frame | : R.C.C. Framed Structure | | | | |
| 6 | Type of foundations | : R.C.C. Foundation | | | | |
| 7 | Walls | : All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery. | | | | |
| 8 | Partitions | : 6" Thk. Brick Masonery. | | | | |
| 9 | Doors and Windows | : Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, . | | | | |
| 10 | Flooring | : Vitrified Tile Flooring. | | | | |
| 11 | Finishing | : Cement Plastering + POP Finish. | | | | |
| 12 | Roofing and terracing | : R. C. C. Slab. | | | | |
| 13 | Special architectural or decorative features, if any | : No | | | | |
| 14 | <table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table> | (i) | Internal wiring – surface or conduit | (ii) | Class of fittings: Superior/Ordinary/Poor. | : Concealed plumbing with C.P. fittings. Electrical wiring with concealed |
| (i) | Internal wiring – surface or conduit | | | | | |
| (ii) | Class of fittings: Superior/Ordinary/Poor. | | | | | |

Technical details**Main Building**

| | | | | |
|----|--|------------------------|---|---|
| 15 | Sanitary installations | | : | As per Requirement |
| | (i) | No. of water closets | | |
| | (ii) | No. of lavatory basins | | |
| | (iii) | No. of urinals | | |
| | (iv) | No. of sink | | |
| 16 | Class of fittings: Superior colored / superior white/ordinary. | | : | Ordinary |
| 17 | Compound wall Height and length Type of construction | | : | 6'.0" High, R.C.C. column with B. B. masonry wall |
| 18 | No. of lifts and capacity | | : | 3 Lifts |
| 19 | Underground sump – capacity and type of construction | | : | RCC Tank |
| 20 | Over-head tank Location, capacity Type of construction | | : | RCC Tank on Terrace |
| 21 | Pumps- no. and their horse power | | : | May be provided as per requirement |
| 22 | Roads and paving within the compound approximate area and type of paving | | : | Chequered tiles in open spaces, etc. |
| 23 | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | | : | Connected to Municipal Sewerage System |

Actual Site Photographs



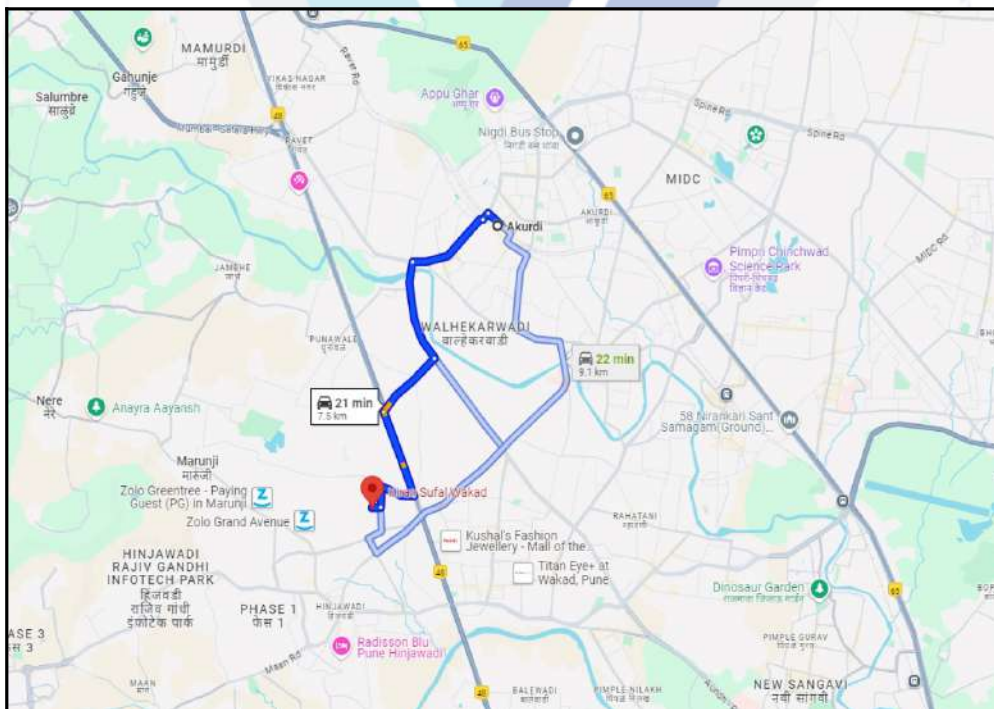
Actual Site Photographs



Route Map of the property





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



Longitude Latitude: 18°36'24.8"N 73°44'37.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Akurdi - 7.5 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)

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

| उपविभाग | खुली जमीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक | एकक (Rs./) | Attribute |
|----------------------------------|-----------|---------------|-------|--------|----------|------------|----------------|
| 11/1 - गावठाण जुनी हद्द | 10090 | 49510 | 56940 | 65940 | 0 | चौ. मीटर | सि.टी.एस. नंबर |
| 11/12 - औद्योगिक व वाणीज्य विभाग | 20840 | 83340 | 88170 | 98070 | 0 | चौ. मीटर | सर्वेक्षण नंबर |

| | | | | |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 83340.00 | | | |
| Increase by 5% on Flat Located on 6th Habitable Floor | 4167 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A) | 87,507.00 | Sq. Mtr. | 8,130.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market value Rate for Land (B) | 20840.00 | | | |
| The difference between land rate and building rate(A-B=C) | 66,667.00 | | | |
| Percentage after Depreciation as per table(D) | 100% | | | |
| Rate to be adopted after considering depreciation [B + (C X D)] | 87,507.00 | Sq. Mtr. | 8,130.00 | 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 |
|----|---------------------|---|

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 | square yards | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 726.00 | 871.20 | 1,045.44 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹10,606.00 | ₹8,838.00 | ₹7,365.00 |

square yards

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29 Views
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Map
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Kiran Sufal
2 Bedroom 726 Sq.Ft. Apartment in Wakad Pune
 Listing ID #7533289

₹ 77 L

- 2 Bedrooms + Servant Room
- Unfurnished
- 2 Bathroom
- 726 Sq.Ft. (Carpet Area)

Recent Registered Sale • May 2024 ₹ 60 L 297 Sq.ft

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- Govt. Value, Rental Value

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- Transaction Every 15 Minutes

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Amenities
Agent Overview
About Project
Data Intelligence
Reviews
Map and Landmarks
Hot Selling
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Key Highlights

Looking for a spacious 2 BHK apartment for sale in Wakad, Pune.

- Look no further! Presenting a beautiful apartment in the highly sought-after Kiran Sufal project.
- This spacious and modern 2 BHK apartment spans over an area of 726 square feet.
- The apartment is located on the ground floor of the building, providing easy accessibility.
- The apartment comes unfurnished, allowing you the flexibility to decorate it as per your taste and requirements.
- The 2 bedrooms and 2 bathrooms are meticulously designed to offer ample privacy and convenience. The apartment is priced at an attractive rate of 77 Lac and comes with a desirable set of amenities.
- The project boasts of amenities such as kids play areas, a jogging/cycle track, power backup, and 24x7 security.
- These amenities are designed to add value to your living experience, making it a perfect home for your family. The property is located in a prime locality in Wakad, providing excellent connectivity to other parts of

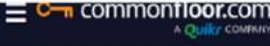
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- Lowest Prices Guaranteed
- 10-Year Warranty
- Timely Delivery Assurance

Get Offer

Price Indicators

| | | | |
|------------------|-----------------|-----------------|-----------------|
| Property | Flat | | |
| Source | Commonfloor.com | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 722.00 | 866.40 | 1,039.68 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹11,281.00 | ₹9,401.00 | ₹7,834.00 |


Pune Buy Locality or Builder or Project Name


POST PROPERTY


Home > Pune > Pimpri Chinchwad > Pimpri Chinchwad > Wakad > Completed Projects > Kiran Sufal


Kiran Sufal

By: Kiran Creators And Developers in Wakad ₹66 L onwards

OVERVIEW LOCATION BUY RENT



| | | | |
|--------------------------|------------------|---------------|---|
| Total Project Area | Total Units | BHK | Area |
| 0.96 Acres | 88 Units | 2, 3 BHK | 585 - 885 sq.ft.  (54.35 - 82.22 sq.m) |
| Possession | Price Range | Property Type | Launched Date |
| Dec-2023 (Ready-to-move) | ₹ 66 L - 90.80 L | Apartment | Dec-2020 |

RERA ID 
P52100027275
For details about RERA registration, visit this [link](#).

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Unit Configuration

| Unit Types | Super Built-Up Area | Carpet Area | Price | Floor Plans |
|---------------------------------------|---------------------|---|------------------|-------------|
| 2 BHK Apartment Availability*: Yes | NA | 585 - 722 sq.ft (54.35 - 67.08 sq.m) | ₹ 66 L - 81.45 L | NA |
| 3 BHK Apartment Availability*: Yes | NA | 731 - 885 sq.ft (67.91 - 82.22 sq.m) | ₹ 75 L - 90.80 L | NA |

*Availability Yes/Sold Out depicts Availability with Builder only.Taxes and other charges may apply. Last Updated on 31-Dec-2024


Price Indicators

| | | | |
|-------------------------|--------------------------|-----------------|-----------------|
| Property | Flat | | |
| Source | https://www.99acres.com/ | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 731.00 | 877.20 | 1,052.64 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹12,168.00 | ₹10,140.00 | ₹8,450.00 |



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Kiran Sufal

DEVELOPED BY
Kiran Creators
Wakod, Pune.
RERA ID : P52100027275

₹ 74.03L - 88.95L

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Overview

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Property type:
Apartments/Flats

Price Range:
₹ 74.03L - 88.95L

Area Range:
585 - 731SqFt

Possession:
Ready To Move

BHK's :
2,3 BHK

Contact Builder

Please share your contact

Name

Email

Mobile Number

I agree to be contacted by Roofandfloor via WhatsApp, SMS, phone, email etc

roofandfloor.thehindu.com/pune/.../pdp-2918

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th January 2025**

The term 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.

UNDER LYING ASSUMPTIONS

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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 banking purpose as on day for **₹ 75,81,000.00 (Rupees Seventy Five Lakhs Eighty One Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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