

**PUNE Office :**  
101, 1st Floor, "Almira", CTS No. 110,  
Income Tax Lane, Prabhat Road Lane No.14,  
Thorat Colony Road, Erandwana, Pune - 411 004  
Phone No. : 020 - 2025 1727, 988 100 1727  
Email : rajendrahthite@yahoo.com

**MUMBAI Office :**  
1406, 14th Floor, The Corporate Park,  
Plot No. 14 & 15, Sector No. 18,  
Opp. Pudhari Press, Vashi, Navi Mumbai - 400 703  
Phone No. : 022 - 2789 0041  
Email : rajendrahthite70@gmail.com

Ref. No. RHT-JUNE-19/SBI-488/RK/SS

Date: 26/06/2019

To,  
The Branch Manager,  
State Bank of India,  
Vashi, Mumbai.

**Sub: Valuation Report for Bank Loan.**

**Client Name: M/s. Bhagwati Weels and Cars Pvt Ltd.**

Dear Sir,

Please find enclosed the subject Valuation Report.

Location of the property	Flat No. 303, Third Floor, Wing A, 'Solitaire Apartment ', NIBM Road, S. No. 11, H. No. 9, Kasur Baug, Village Kondhwa Khurd, Pune 411 048.
Fair market value	<b>Rs. 90,72,000.00</b> <b>( Rs. Ninety Lakhs Seventy Two Thousand Only )</b>
Realizable value ( 90% on F.M.V.)	Rs. 81,64,800.00
Distress value ( 80% on F.M.V.)	Rs. 72,57,600.00
Govt.Value of the Property	Rs. 42,39,360.00
Insurance Value	Rs. 25,92,000.00

Kindly acknowledge the receipt.  
Thanking you,



*RHT*  
**MR. RAJENDRA H. THITE**  
**PANEL VALUER**

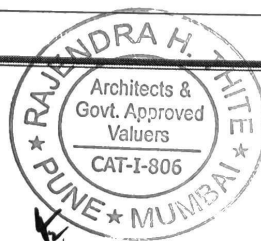
**ANNEXURE-I**  
**FORMAT OF VALUATION REPORT**

*(To be used for all properties of value up to Rs.5 crores)*

Name & Address of Branch	State Bank of India, Vashi, Mumbai
Name of Customer (s)/ Borrower unit (for which valuation report is sought)	<b>M/s. Bhagwati Weels and Cars Pvt Ltd.</b>

<b>1</b>	<b>Customer Details</b>				
	Name	<b>Property owner M/s. Repton Properties Pvt. Ltd.</b>			
	Application No.				
<b>2</b>	<b>Property Details</b>				
	Address	Flat No. 303, Third Floor, Wing A, 'Solitaire Apartment ', NIBM Road, S. No. 11, H. No. 9, Kasur Baug, Village Kondhwa Khurd, Pune 411 048			
	Nearby Landmark	<b>Kasur Baug Kondhwa Kh.</b>			
<b>3</b>	<b>Document Details</b>	No	Name of Approving Authority	No.	Date
	Layout Plan	No	NA	---	---
	Building Plan	Yes	Pune Municipal Corporation	Revised CC/1523/16	03/09/2016
	Construction Permission	Yes	Pune Municipal Corporation	CC/0121/10	16/04/2010
	Completion Certificate	Yes	Pune Municipal Corporation	02122	29/03/2011
	Documents referred	<p>1. Sale Deed between Mr. Subash Kapare &amp; Smt. Shantabai Kapare (Owners) and M/s. Repton Properties Pvt. Ltd. (The Purchasers) and Mr. Ahmad Aga Babai (The Consenting Party) Vide Regtn no. HVL-12-8686/2008</p> <p>2. Development Agreement Regtn No. HVL-20/8744/2004 Dated 06-09-2007 between Mr. Jethalal Thakkar, Mr. Nandlal Thakkar, Mr. Shantilal Thakkar, Mr. Dilip Thakkar and M/s. Repton Properties Pvt. Ltd.</p>			

<b>4.</b>	<b>Physical Details</b>	
	Flat Boundaries	
	East	Open Space
	West	Entrance



	North	Open Space
	South	Passage
	Matching Boundaries	As per site visit
	Plot Demarcated	Yes.
	Approved land use	For Residential Purpose.
	Type of Property	Residential Flat
	Particulars	No/s
	Hall	1
	Kitchen	1
	Bed Room	2
	Toilet/s & Bathroom	2
	Total No. of Floors	2P +15 floor
	Floor on which the property is located	3 <sup>rd</sup> Floor
	Approx. age of the Property	08 years old ( As per PMC Completion Certificate )
	Residual age of the Property	67Years
	Details of property	<ul style="list-style-type: none"> <li>• RCC Framed Structure.</li> <li>• RCC slab Roofing.</li> <li>• Neeru finish plaster internally &amp; sand faced plaster externally.</li> <li>• Vitrified tiles flooring.</li> <li>• BB masonry.</li> <li>• OBD paint internally &amp; Cement paint externally.</li> <li>• Concealed electrification.</li> <li>• Concealed plumbing.</li> <li>• Wooden door</li> <li>• Aluminum sliding windows</li> <li>• Antiskid tiles in Bathroom with 7' dado</li> <li>• Granite Kitchen platform with 4' dado.</li> <li>• Lift and all other amenities such as Garden, Children play park, Swimming pool, Gym, Club house, security etc. provided for building.</li> </ul>
5	<b>Tenure / Occupancy Details</b>	
	Status of Tenure	Freehold Land
	No of years of Occupancy	08 years old ( As per PMC Completion Certificate )

	Relationship of tenant or owner	---
7	Violations if any observed	No.
A	Nature and extent of violations	No.
B	Latitude	18. 471808 ° N
	Longitude	73.894855° E
8	<b>Area Details of the property</b>	
	<u>As per Plan &amp; Site Measurement</u> Carpet are of Flat = 897.00 Sft. Add 50% loading for B/up = 1346.00 Sft. Attached Terrace 188/ 2 = 94.00 Sft. ----- Total Saleable area of Flat = 1440.00 Sft.	

9.	<b>Valuation</b>															
	i) Mention the value as per Government Approved Rates also ii) In case of variation of 20% or more in the valuation proposed by the valuer iii) Guideline value provided in the State Govt. notification or Income Tax Gazette iv) Justification on variation has to be given. Summary of valuation The Depreciated rate considered for Building, total life of Building is taken as 60 years.															
	<b><u>SALE INSTANCE</u></b>															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Details of Sale Instance</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Name of Seller</td> <td>Mariam Tanveer Daruwala</td> </tr> <tr> <td>2</td> <td>Name of Purchaser</td> <td>Yusuf Ibrahim Matchiswala Kusui Ibrahim Matchiswala</td> </tr> <tr> <td>3</td> <td>Document No. &amp; SRO No</td> <td>Copy of Registered index II vide Ref. no. 6437/2018, SRO- Haveli-2 Dated- 27/07/2018</td> </tr> <tr> <td>4</td> <td>Address of the property</td> <td>Flat No. 901, 9<sup>th</sup> Floor, Wing B, 'Solitaire Complex ', NIBM Road, S. No. 11, H. No. 914A2, Kasur Baug, Village Kondhwa Khurd, Pune 411 048.</td> </tr> </tbody> </table>	Sr. No.	Particulars	Details of Sale Instance	1	Name of Seller	Mariam Tanveer Daruwala	2	Name of Purchaser	Yusuf Ibrahim Matchiswala Kusui Ibrahim Matchiswala	3	Document No. & SRO No	Copy of Registered index II vide Ref. no. 6437/2018, SRO- Haveli-2 Dated- 27/07/2018	4	Address of the property	Flat No. 901, 9 <sup>th</sup> Floor, Wing B, 'Solitaire Complex ', NIBM Road, S. No. 11, H. No. 914A2, Kasur Baug, Village Kondhwa Khurd, Pune 411 048.
Sr. No.	Particulars	Details of Sale Instance														
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2	Name of Purchaser	Yusuf Ibrahim Matchiswala Kusui Ibrahim Matchiswala														
3	Document No. & SRO No	Copy of Registered index II vide Ref. no. 6437/2018, SRO- Haveli-2 Dated- 27/07/2018														
4	Address of the property	Flat No. 901, 9 <sup>th</sup> Floor, Wing B, 'Solitaire Complex ', NIBM Road, S. No. 11, H. No. 914A2, Kasur Baug, Village Kondhwa Khurd, Pune 411 048.														



5	Area Details	B/up area of Flat = 139.07 Sqm. Attached Terrace = 8.63 Sqm. ----- Total Builtup area of Flat = 147.07 i.e. 1589 Sft.
6	Consideration Value	Rs. 95,00,000.00
7	Govt. Value	Rs. 51,59,774.40
8	Rate Per Sft	Rs. 95,00,000/ 1589 = Rs. 5979/- Sft.

We have worked out this valuation on the basis of Composite Rate method. While adopting Flat rate we have referred

**Justification :-**

- 1) Govt. rate for Flat as per Ready Reckoner 2019-20 rate is Rs. 35,200/- Sqm. i.e Rs.3271/- Sft.
- 2) As per available sale instance Rs. 5979/- Sft.
- 2) Prevailing market rate as per market enquiry is Rs. 5500.00/- to Rs.6500.00/- Sft for Flat
- 3) In view of the above, we consider rate of Rs. 6300.00/- sft. for flat.

<b>Fair market value :-</b>	B/up area of Flat = 1440.00 Sft. Considering Location , Surrounding Locality, Commercial Potential, etc. Rate adopted Rs. 6300/- Sft. = Area X Rate Adopted = 1440.00 Sft. X Rs. 6300.00/- Sft. = Rs. 90,72,000.00 <b>( Rs. Ninety Lakhs Seventy Two Thousand Only )</b>
<b>Govt. Ready Reckoner Rate</b>	For new Flat in this area is Rs.35200/- Sqm. Since the building is 09 years old therefore 10% depreciation considered. Hence Depreciated rate Rs. 31680/- Sqm. i.e. Rs. 2944/- Sft Hence Value Total area x Rate =1440.00 Sft. x Rs. 2944/- Sft. = <b>Rs. 42,39,360.00</b>

	<b>Insurance Value ( Construction Cost x B/up Area of Flat )</b> Total B/up area of Flat = 1440.00 Sft. Construction Cost adopted Rs. 1800/- Sft. Hence Value = Flatl Area x Rate = 1440 Sft. x Rs. 1800/- Sft. = Rs. 25,92,000.00												
10	<b>Assumptions / Remarks -</b>												
	<table border="1"> <tr> <td data-bbox="167 556 1077 666">1. Qualifications in TIR/Mitigation suggested, if any</td> <td data-bbox="1077 556 1514 666">TIR is not provided for our Perusal</td> </tr> <tr> <td data-bbox="167 666 1077 753">2. Property is SARFAESI compliant</td> <td data-bbox="1077 666 1514 753">Yes</td> </tr> <tr> <td data-bbox="167 753 1077 840">3. Whether property belongs to social infrastructure like hospital, school, old age home etc.</td> <td data-bbox="1077 753 1514 840">No</td> </tr> <tr> <td data-bbox="167 840 1077 971">4. Whether entire piece of land on which the unit is set up Property is situated has been mortgaged or to be mortgaged.</td> <td data-bbox="1077 840 1514 971">Details are with the borrower</td> </tr> <tr> <td data-bbox="167 971 1077 1059">5. Details of last two transactions in the locality/area to be Provided, if available.</td> <td data-bbox="1077 971 1514 1059">Sale instance provided</td> </tr> <tr> <td data-bbox="167 1059 1077 1190">6. Any other aspect which has relevance on the value or Marketability of the property.</td> <td data-bbox="1077 1059 1514 1190">Good marketability</td> </tr> </table>	1. Qualifications in TIR/Mitigation suggested, if any	TIR is not provided for our Perusal	2. Property is SARFAESI compliant	Yes	3. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No	4. Whether entire piece of land on which the unit is set up Property is situated has been mortgaged or to be mortgaged.	Details are with the borrower	5. Details of last two transactions in the locality/area to be Provided, if available.	Sale instance provided	6. Any other aspect which has relevance on the value or Marketability of the property.	Good marketability
1. Qualifications in TIR/Mitigation suggested, if any	TIR is not provided for our Perusal												
2. Property is SARFAESI compliant	Yes												
3. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No												
4. Whether entire piece of land on which the unit is set up Property is situated has been mortgaged or to be mortgaged.	Details are with the borrower												
5. Details of last two transactions in the locality/area to be Provided, if available.	Sale instance provided												
6. Any other aspect which has relevance on the value or Marketability of the property.	Good marketability												
11	<b>Declaration</b>												
	i. The property was inspected by the undersigned on 20/06/2019 ii. The undersigned does not have any direct/indirect interest in the above property iii. The information furnished herein is true and correct to the best of our Knowledge. iv. I have submitted Valuation report directly to the Bank.												

12	<b>Enclosures Documents &amp; Photograph (Geo- stamping with date) etc.</b>	Photographs are attached.
<b>Name of the empanelled Valuer</b> : <b>MR. RAJENDRA H. THITE</b> <b>Educational/ Professional Qualification</b> : <b>Bachelor Of Engineering.</b> <b>Regd. Valuer of Institution of Valuers</b> : <b>No. F -22189</b> <b>Regd. Valuer under section 34ab of Wealth Tax Act</b> : <b>No.(N) CCIT/I-806/2015-2016.</b>		

**Enclosures:**

1. Print-screen of Department of Registration & Stamps for FY 2019-20.
2. Copy of the PMC Completion Certificate
3. Location map
4. Photographs of the property of M/s. Bhagwati Weels and Cars Pvt Ltd.

Date: 26/06/2019  
Place: Pune.

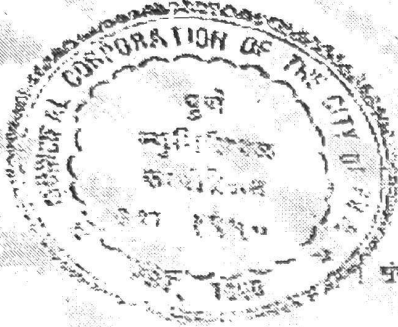


  
**MR. RAJENDRA H. THITE**  
**PANEL VALUER**

**Photographs of the Flat No. 303 of M/s. Bhagwati Weels and Cars Pvt Ltd.**







# पुणे महानगरपालिका

सिवडीनगर, पुणे ४११००९.

वांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/११०३/१०

दिनांक : २७/३/७७

०२१२२

मुंबई प्रांतेक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये

## पार्श्व भोगवटा पत्र - [इमारत येव वी करिता]

श्री. श्रीमती रमेश पी. भरीया (P.M.) वी. श्री. [नाम अज्ञात] वी.

पत्ता : स्वामीय घेव, पुणे ७०.

पार्श्व

आपणांस मुंबई प्रांतेक महानगरपालिका अधिनियम १९४९, कलम २५० / २५४ व एम्. आर. डी. पी. अंतर्गत कलमे ३५५२२ प्रमाणे पुणे, १४ कोठवा खुपि. अंतर्गत अखतर नॉट नं. ११/८-११३५/२, १३१/१, १३१/१०

इफडील तपती घरा / वने-तपती सार्वजनिक क्रमांक ८/७२३/१० दिनांक १६।०४.२०१० अन्वये वांधकाम करण्यास परवानगी देण्यात आली आहे. सदरकाम करीत घरा / वने-तपती सार्वजनिक तपती काही पायाचे काम घरी आणव्यावईत व सदर नवीन वांधकामा इमारतीची जागा उपरोक्त आणावयात राहिली पिल्ल्यावावत दिनांक २।०३।२०१५ रोजी अर्जा करण्यावेल आपणांस मुंबई प्रांतेक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे अर्जाविषयात घेव वी, प्रांतेक अर्जा केलेल्या आर्वीवर मुजोस वर्णनाचा इमारतीचा अर्जा उपरोक्त अपण्यास शकती देण्यास वेत आहे.

आपणांस वांधकामाच्या [इमारत येव वी करिता] अर्जाविषयात आपणांच्या वांधकामाचे वर्णना

मजला	प	श
पहिल	१०५ ते १२५	१०५ ते १२५
दुसरा	१२५ ते १४५	१२५ ते १४५
तिसरा	१४५ ते १६५	१४५ ते १६५
चौथा	१६५ ते १८५	१६५ ते १८५
पाचवा	१८५ ते २०५	१८५ ते २०५
सहावा	२०५ ते २२५	२०५ ते २२५
सातवा	२२५ ते २४५	२२५ ते २४५
आठवा	२४५ ते २६५	२४५ ते २६५
नववा	२६५ ते २८५	२६५ ते २८५
दहावा	२८५ ते ३०५	२८५ ते ३०५
अकरावा	३०५ ते ३२५	३०५ ते ३२५
बारावा	३२५ ते ३४५	३२५ ते ३४५
तेरावा	३४५ ते ३६५	३४५ ते ३६५
चौदावा	३६५ ते ३८५	३६५ ते ३८५
पंधरावा	३८५ ते ४०५	३८५ ते ४०५

अर्जा पत्रक  
१२०  
नियामी समीक्षा, वेळापत्रक मधील  
पत्र ४५१

वांधकामाच्या अर्जावरून आपणांस वांधकामाचे वर्णना देण्यात आले आहे. आपणांस वांधकामाचे वर्णना देण्यात आले आहे.

२०१७

Date : 16-03-2018

Ref: ADI/SBI/VAS/SR/NK/2018/03-03

**ANNEXURE-I**

**VALUATION REPORT**

(properties of value upto Rs.5 crores)

Name & Address of Branch : State Bank of India, Vashi Branch  
Name of Customer(s)/Borrowal unit : **M/s. Repton Properties Pvt. Ltd.**  
(for which valuation report is sought) :

1	<b>Customer Details</b>		
	Name	<b>M/s. Repton Properties Pvt. Ltd.</b>	
	Apl no	Not given	
2	<b>Property Details</b>		
	Address	Flat No. 303, Third Floor, Wing A, 'Solitaire Apartment', NIBM Road, S. No. 11, H. No. 9, Village Kondhwa Khurd, Pune 411 048.	
	Nearby Landmark / Google Map Independent access to the property	Near Brahma Emerald County, Kondhwa Khurd, Pune Google Map of Surrounding area is attached below.	
3	<b>Document Details</b>	Name of Approving Authority	Pune Municipal Corporation
	Layout Plan	Yes/No	Not Given Approval No
	Building Plan	Yes/No	Not Given Approval No
	Construction	Yes/No	Yes Approval No
	Legal Documents	Yes/No	1. Property Tax Bill in the name of M/s.Repton Properties Pvt. Ltd for the year 2017-2018 (Flat No. 303) 2. Electricity Bill for the month of February 2018 in the name of M/s. Repton Properties Pvt. Ltd. 3. Occupany Certificate Part I Dated 29-03-2011 (Wing A & B) 4. Suplementary Search Report Dated 04-07-2016 from Advocate Saili S. Shevde 5. Title & Search Report from Patil - Deshmukh & Associates Dated 27-09-2005 6. Commencement Certificate No. CC/0121/10 Dated 16-04-2010 7. 7/12 Extract



		<p>8. Sale Deed between Mr. Subash Kapare &amp; Smt. Shantabai Kapare (Owners) and M/s. Repton Properties Pvt. Ltd. (The Purchasers) and Mr. Ahmad Aga Babai (The Consenting Party) Vide Regtn no. HVL-12-8686/2008</p> <p>9. Development Agreement Regtn No. HVL-20/8744/2004 Dated 06-09-2007 between Mr. Jethalal Thakkar, Mr. Nandlal Thakkar, Mr. Shantilal Thakkar, Mr. Dilip Thakkar and M/s. Repton Properties Pvt. Ltd.</p>							
<b>4 Physical Details</b>									
Adjoining Properties	East	Bramha Emerald County	West	Opel Crown Apartment	North	Bramha Emerald County	South	Open Plot	
Matching of Boundaries		Not given	Plot demarcated	Yes	Approved land use	Yes	Type of Property	Flat	
No of rooms	Living	1	Bed Rooms	2	Toilet	2	Kitchen	1	
Total No of Floors	Ground + 15 Floors	Floor on which the property is located	03rd Floor	Approx Age of the Property	07 Years (As per OC)	Residual Age of the Property	53 years (Subject to proper maintenance)	Type of structure - RCC	
<b>5 Tenure / Occupancy Details</b>									
Status of Tenure		Flat is Vacant		No of years of Occupancy		Relationship with tenant or owner -			
<b>6 Stage of Construction</b>		100%				If under construction, extent of Completion - Completed			
<b>7 Violations if any observed -</b>									
Nature and extent of violations		Nil							
<b>8 Area Details of the property</b>									
Site Area		Plinth Area Sq. Ft.	-	Carpet Area 866.00 Sq. Ft + ½ (227.00 Sq. Ft Terrace) (As per Measurement)	1093.00	Saleable Area 1299.00 Sq. Ft. (50% Loading on Measurement C.A) + ½ (227.00 Sq. Ft Terrace)	1412.00	Remark-	





**Valuation**

- i. Mention the value as per Government Approved Rates also
- ii. 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 prices. As the RR rates are fixed by respective state governments for Computing Stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location, amenities per se as evident from the fact that even RR Rates decided by Govt. differs.

## Summary of Valuation

## i. Guideline Value

a. Land:

b. Building:

c. Flat ( 1152 Sq. Ft. x )

ii. Fair Market Value : Rs. 8,867,360.00 Rate Adopted Rs. 6,280

iii. Realizable Value : Rs. 7,980,624.00


iv. Forced/Distress Sale value : Rs. 7,093,888.00

v. Rental Value : Rs. 18,473.67

vi. Insurance Value : Rs. 2,280,960.00

10	Assumptions/ Remarks	i. Qualifications in TIR/Mitigation suggested, if any- Not Given ii. Property is SARFAESI compliant:: Yes iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.- No iv. Whether entire piece of land on which the unit is setup/property is situated has been mortgaged or to be mortgaged.- Not known v. Details of last two transactions in the locality/area to be provided, if available.- Not Available vi. Any other aspect which has relevance on the value or marketability of the property - Property is located about 10 kms distance from Pune Rly. Stn.
----	-------------------------	--

11	Declaration	i. The property was inspected by the undersigned on 15-03-2018 ii. The undersigned does not have any direct/indirect interest in the above property iii. The information furnished here in is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank
----	-------------	--

12	Name address & signature of valuer with Wealth Tax Registration No.	 <b>Signature of the Valuer</b>	<b>Date of Valuation: 16-03-2018</b>
----	---	---	--------------------------------------

13	Enclosures Documents & Photographs (Geo- stamping with date) etc.	i) Photographs of Property ii) Google Map
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Ref No 22/0511/SBI

: 07.05.2022

**Format-C**

TO,

STATE BANK OF INDIA

BRANCH: SARB THANE

**VALUATION REPORT (IN RESPECT OF FLATS)**

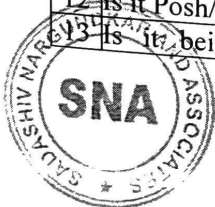
<b>I GENERAL</b>	
1	Purpose for which the valuation is made : Submission to SBI SARB Thane Branch
2	Date of inspection : 26.04.2022
	Date on which valuation is made : 07.05.2022
3	List of Documents produced for perusal : Sale Deed of land dated 23.10.2008
4	Name of the owner(s) and his/ their address (es) with phone no. (Details of share of each owner in case of joint ownership) : M/s. Repton Properties Pvt Ltd Phone: - Address: -
5	Brief Description of the property : The property is Flat No 303, 3 <sup>rd</sup> Floor, 'A' Wing, Kool Homes Solitaire, NIBM Road, S. No 11, H. No 9, Kasur Baug, Village Kondhwaa, Khurd, Pune - 411 048. Land is freehold. The flat is owned by M/s. Repton Properties Pvt Ltd. The building is B + G + 15 upper floors RCC structure. Saleable area of flat is 1412 Sq. ft as per agreement. Flat was locked during inspection no measurement were taken. Building is completed in 2011. Age of the building is 11 years and total expected life of 60 years. Nearest landmark is Olive Multispecialty Hospital. All civic amenities like schools, colleges, playgrounds etc, are in the vicinity. Pune Railway Station is about 8.4 Km away.
	Location of the Property :
	1. Plot No. / Survey No. : S. No 11, H. No 9
	2. Door No. : Flat No 303
	3. T.S. No./ Village : Village Kondhwaa, Khurd
	4. Ward /Taluka : Tal. Haveli
	5. Mandal / District : Pune
	6. Date of issue and validity of layout of approved map / plan : -
	7. Approved map / plan issuing authority : Pune Municipal Corporation



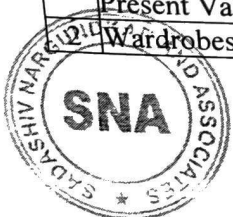
Whether genuineness or authenticity of approved map / plan is verified	:	No
Any other comments by our empaneled valuers on authentic of approved plan	:	Could not be verified.
Postal Address of the property	:	FLAT NO 303, 3 <sup>RD</sup> FLOOR, 'A' WING, KOOL HOMES SOLITAIRE, NIBM ROAD, S. NO 11, H. NO 9, KASUR BAUG, VILLAGE KONDHWAA, KHURD, PUNE - 411 048
8 City/ Town	:	Pune
Residential Area	:	Residential area
Commercial Area	:	-
Industrial Area	:	-
9 Classification of the area	:	-
i) High/ Middle/ Poor	:	Middle income
ii) Urban/ Semi-Urban/ Rural	:	Semi-Urban
10 Coming under Corporation limit/ village Panchayat/ Municipality	:	Pune Municipal Corporation
11 Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	:	-
12 Boundaries of the Plot	:	
North	:	Club House
South	:	Open Plot
East	:	Open
West	:	Road
13 Dimensions of the site	:	
		A
		B
North	:	As per Deed
South	:	Actuals
East	:	Not Available
West	:	
14 Extent of Site	:	Not Available
14.1 Latitude, Longitude & Co-ordinates of flat	:	18.471645, 73.894917
15 Extent of site considered for valuation (least of 13A & 13B)	:	Proportionate to the FSI consumed.
16 Whether occupied by owner/ Tenant? If occupied by tenant, since how long? Rent Received per month	:	Locked
<b>II APARTMENT BUILDING</b>		
1 Nature of Apartment	:	Residential
2 Location	:	
T.S. No.	:	S. No 11, H. No 9
Block No	:	N.A.



	Ward No	:	NA
	Village/ Municipality/ Corporation	:	Pune Municipal Corporation
	Door No. Street Or Road (PIN Code)	:	NIBM Road, 411 048
3	Description of the Locality Residential/ Commercial/ Mixed	:	Mixed
4	Year of Construction	:	2011
5	Number of floors	:	B + G + 15 upper Floors
6	Type of structure	:	RCC Frame Structure
7	Number of Dwelling units in the Building	:	Not Known
8	Quality of Construction	:	Good
9	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities available		
	Lift	:	Yes
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car-parking – Open / Covered	:	-
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	-
<b>III FLAT</b>			
1	The floor in which the flat is situated	:	3 <sup>rd</sup> Floor
2	Door No. of the flat	:	Flat no.303
3	Specifications of the Flat		Good
	Roof	:	RCC Slab
	Flooring	:	Vitrified
	Doors	:	Timber
	Windows	:	Sliding
	Fittings	:	Concealed
	Finishing	:	Good
4	House Tax		
	Assessment No.	:	} NA
	Tax paid in the name of	:	
	Tax amount	:	
5	Electricity service Connection No. Meter Card is in the name of	:	}
6	How is the maintenance of the flat?	:	
7	Sale Deed executed in the name of	:	M/s. Repton Properties Pvt Ltd
8	What is the undivided area of land as per Sale Deed?	:	Proportionate to the FSI consumed
9	What is the plinth area of the flat?	:	Saleable area of flat is 1412 Sq.ft as per agreement
10	What is the Floor space Index?	:	1
11	What is the Carpet area of the flat?	:	Flat was locked during inspection no measurement were taken
12	Is it Posh/ I Class/ Medium/ Ordinary?	:	Medium Class
	Is it being used for Residential or	:	Residential Purpose



	Commercial purpose?		
	Is it Owner- occupied or let out?	:	Locked
	If rented, what is the monthly rent?	:	NA
<b>MARKETABILITY</b>			
	How is the marketability?	:	Easily saleable
	What are the factors favouring for an extra potential value?	:	Close to all civic amenities. Pune Railway Station is about 8.4 Km away.
	Any negative factors are observed which affect the market value in general?	:	-
<b>V RATE</b>			
1	After Analyzing the comparable sale Instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	Rs. 5,000/- per sq.ft to Rs. 7,000/- per Sq.ft
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details)	:	Rs. 6,100.00 per sq. ft.
3	Break up for the rate i) Building + Services ii) Land + Others	:	Rs. 2,800.00 per sq. ft. Rs. 3,300.00 per sq. ft..
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs. 44,450/-per Sq. Mtr. as per ASR declared by Govt of Maharashtra
<b>COMPOSITE RATE ADOPTED</b>			
<b>VI AFTER DEPRICIATION</b>			
1	Depreciated Building Rate Replacement cost of flat with Services (v(3)i) Age of the Building Life of the Building estimated Depreciation percentage assuming the salvage value as 10% Depreciated Ratio of the Building	:	Rs. 2,800.00 per sq. ft  11 years 60 Years 16.5% 83.5%
2	T. Composite Rate arrived for Valuation Depreciated Building Rate V(3)i Rate for Land and other V (3)ii Total Composite Rate	:	 Rs. 2,338.00 per Sq.ft Rs. 3,300.00 per sq. ft. Rs. 5,638.00 per sq. ft
<b>DETAILS OF VALUATION</b>			
SR.	Description		
NO	Qty Rate per Sq. ft. flat	:	Rs. 79,60,856.00
1	(1412 Sq. ft x 5638) Present Value of the flat		
	Wardrobes / furniture		





Showcases/ almirahs		
Kitchen arrangements		
Superfine finish		
Interior Decorations		
Electricity depo./Elect. fittings, etc.		
Extra collap. gates/grill works etc.		
Potential Value, if any		
Others		
Total		Say Rs. 79,61,000.00

**Fair Market Value** : Rs. 79,61,000.00

(Rs. Seventy Nine Lakhs Sixty One Thousand Only)

**Realizable Sale Value** : Rs. 71,65,000.00

(10% less than FMV)

(Rs. Seventy One Lakhs Sixty Five Thousand Only)

**Distress Sale Value** : Rs. 63,69,000.00

(20% less than FMV)

(Rs. Sixty Three Lakhs Sixty Nine Thousand Only)

**Insurance Value** : Rs. 33,01,000.00

(Rs. Thirty Three Lakhs One Thousand Only)

*Valuation:*

(Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

The property is Flat No 303, 3<sup>rd</sup> Floor, 'A' Wing, Kool Homes Solitaire, NIBM Road, S. No 11, H. No 9, Kasur Baug, Village Kondhwaa, Khurd, Pune - 411 048. Land is freehold. The flat is owned by M/s. Repton Properties Pvt Ltd. The building is B + G + 15 upper Floors RCC structure. Saleable area of flat is 1412 Sq.ft as per agreement. Flat was locked during inspection no measurement were taken. Building is completed in 2011. Age of the building is 11 years and total expected life of 60 years. Nearest landmark is Olive Multispecialty Hospital. All civic amenities like schools, colleges, playgrounds etc, are in the vicinity. Pune Railway Station is about 8.4 Km away.

Valuation is done on comparable market rate method. Accordingly on the basis of local inquiry and internet search for the property as well as proposed amenities and due to locational advantages, etc, the range of rate of flats on sale in the area is approx Rs. 5,000 to Rs. 7,000/- per Sq.ft. This is substantially more than the Govt declared ASR for this area, which is Rs. 44,450/- per Sq.Mtr. The Replacement cost of construction of similar

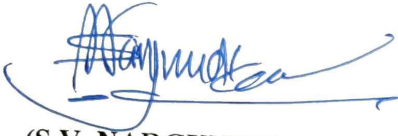


specification will be Rs 2,800/- per Sq ft. The calculations are already shown in the body of report.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites = Attached

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 71,65,000.00 (Rs. Seventy One Lakhs Sixty Five Thousand Only)**

For SNA ARCHITECTS



**(S.V. NARGUNDKAR)**

B.Arch. MTCP, AITP, FIV.

Architect Planner Govt. regd. Valuer.

SBI Valuer No – SME/TCC/2021-22/85/58 Dated 20.04.2021

Regn No CAT/ I / 257 of 1988

**SADASHIV NARGUNDKAR**

Reg. No. CA/85/9105

BMC No. 113/CA

Valuer Reg. No. CAT/1/257 1988

FIV No. F-13558

**Place : MUMBAI**

**Date: 09.05.22**

The undersigned has inspected the property detailed in the Valuation Report dated 09.05.2022 on 26.04.2022. We are satisfied that the fair and reasonable market value of the property is Rs. 79,61,000.00 ( Rs. Seventy Nine Lakhs Sixty One Thousand Only).

**Date:**

**Signature**

**(Name of the Branch Manager with office Seal)**

Encl:

**TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT**

1. Declaration-cum-undertaking from the valuer (Annexure-I) : Attached

2. Model code of conduct for valuer (Annexure II ) : Attached

