	Particulars	Content
	Introduction - w.r.t. identification of the property – Valuer is the last agency in this process to value the property which is already identified by the bank & ownership title verified thro' Legal search	
	Name of valuer	Vr. Vidyasagar Godbharle
	Date of valuation	05/07/2023
	Purpose of valuation	To obtain fair value
	Document produced for perusal (This report is based on scanned - Black & white xerox copy of old valuation report provided by bank to us. Bank to verify primarily the original documents)	Earlier Valuation report by R. Z Chandak As on dt. - 08/02/2022
	Name of property owner/s	M/s. Perfect Corporation Ltd. [Director Mr. Santosh Bajirao Shelar]
	Name of Bank/FI as applicable	Punjab National Bank, Branch: SASTRA, Camp, Pune (Work order as per oral Instruction dt. 19/06/2023 by bank officer)
	Name of Developer of the Property (in case of developer built properties)	---
	Whether occupied by the tenant? If occupied by tenant, since how long?	---
II.	**Physical Characteristics of the Asset-**	
1.	Location of the property in the city	Nearby Suyog Mangal Karyalay
2.	Municipal Ward No.	-
3.	Postal address of the property	Industrial Land & Building at Gat No.- 105, (Old Gat No.- 934), Nearby Suyog Mangal Karyalay, Masur - Rahimatpur Road, Village - Masur, Tal. - Karad, Dist.- Satara - 415106
4.	Latitude, Longitude and Coordinates of the site	17.40941558270332, 74.15371238988325
5.	Area of the Undivided plot/land	11,600.00 sq.mt. as per old valuation report
6.	Layout plan of the area in which the property is located	Owner is going to submit details directly to the bank
7.	Development of surrounding areas	Surrounding area is an agricultural area
8.	Details of Roads abutting the property	Masur - Rahimatpur Road
9.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area)	Not observed by analysing documents & w.r.t. site visit but better refer legal search report i.e. LSR
10.	In case it is an agricultural land, any conversion to house site plots is contemplated	Not applicable
11.	Demarcation of the property under valuation on a neighborhood layout map	Owner is going to submit details directly to the bank
12.	Description of Adjoining properties	Industrial
13.	Survey No. if any	Gat No.- 105, (Old Gat No.- 934)

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14.	Details of the building /Buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/ additional constructions with details,	Not observed
	Full details of specifications to be appended along with building plans and elevations.	No.- 874, Dt.- 12/03/2015 (Mentioned in old valuation report)
15.	Plinth area, **Plot Area and Built- up area** to be mentioned separately and clarified	**Built up area** — Sq.mt. Main factory shed — 988.82 Meter room, Chilling & crusher unit — 80.75 Toilet block — 24.70 Open shed at north side of workshop — 119.50 Transformer shed — 69.00
16.	Any other aspect.	-
III.	**Town Planning Parameters –**	
1.	Master plan provisions related to the property in terms of land use	Industrial
2.	Planning area/zone	Industrial
3.	Development controls	ADTP, Satara
4.	Zoning regulations	Industrial
5.	FAR/FSI permitted and consumed	As per DC rules
6.	Ground coverage	As per DC rules
7.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	According to local governance norms
8.	Comment on surrounding land uses and adjoining properties in terms of usage.	Surrounding land is used for agricultural purposes.
9.	Comment on unauthorized constructions if any	Not observed by analysing documents
10.	Comment on demolition proceedings if any	Pl, refer LSR
11.	Comment on compounding/ regularization proceedings	No compounding / regularization proceedings observed
12.	Comment on whether OC has been issued or not	Owner is going to submit details directly to the bank
13.	Any other aspect	No any
IV.	**Legal Aspects-**	
1.	Ownership documents	Report is based on earlier Valuation report by R. Z Chandak As on dt. - 08/02/2022
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	M/s. Perfect Corporation Ltd. [Director Mr. Santosh Bajirao Shelar]
3.	Comment on dispute/issues of landlord with tenant/statutory body / any other agencies, if any in Regard to immovable property.	As per LSR
4.	Comment on whether the property is independently accessible?	Yes, the property is accessible independently

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5.	Title verification,	-
6.	Details of leases if any,	Not applicable
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold
8.	Agreements of easements if any,	As per LSR
9.	Notification for acquisition if any	Not observed but refer LSR
10.	Notification for road widening if any	2214.16 sq.mt. as per NA Order which is mentioned in old valuation report
11.	Possibility of frequent flooding / sub-merging	Not as per enquiry
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	Pl, refer LSR
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	Owner is going to submit details directly to the bank
14.	Comment on transferability of the property ownership,	Pl, refer LSR
15.	Comment on existing mortgages / charges /encumbrances on the property if any	Pl, refer LSR
16.	Comment on whether the owners of the property have issued any guarantee as the case may be	Pl, refer LSR
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	i. I considered area details as per old valuation report ii. We are referring scanned – black and white xerox copy of old valuation report provided to us. iii. We can't judge the authenticity of the documents @ sanctioning & registering authority. So, If some variations found, observed w.r.t. above in future, then the value may vary
V	**Economic aspects-**	
1.	Details of ground rent payable	Not applicable
2.	Details of monthly rents being received, if any	Not applicable
3.	Taxes and other outgoings	Owner is going to submit details directly to the bank
4.	Property insurance	Owner is going to submit details directly to the bank
5.	Monthly maintenance charges	Owner is going to submit details directly to the bank
6.	Security charges, etc.	Owner is going to submit details directly to the bank
7.	Any other aspect	---
VI	**Socio-cultural aspects-** Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	The property is in the form of plot & industrial unit Situated in medium class locality is a part of village Masur Average economic level. Peoples of all age groups are found.

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