Pratap B. Salunkhe
B.E.(Civil),M.I.E.,F.I.V.
- Govt. Regd. Valuer -CAT-1/35/2002-2003
- Chartered Engineer (INDIA) MI 27670-5
- Consulting Civil Engineer
- Project Management Consultant

Pratap B. Salunkhe
Chartered Engineer & Govt. Regd.Valuer

- Corporate & Regd. Office : 12/561, Opp. Sakharpe Hospital, lchalkaranji - 416 115. Dist Kolhapur (M.S.) INDIATel.: 0230 2435911 Mobile: +91 94220 44887, +91 98606 04488
- Regional Office Pune : Flat No. 904, B2 Wing, Akshar Elementa, Near Balaji Institute, Bhumkar Chowk,Tathawade, Pune 411 033. Maharashtra, India. Cell: +919422044887,+919860604488
- Regional Office Mumbai :Room No. 16, Ground Floor, Swami Samarth CHS Ltd, Plot No. C-26, Sector No.14, Kalamboli Navi Mumbai - 410218 Cell: +919422044887, 98606 04488
- Regional Office Kolhapur :Office No. 204, A Wing, Sai Prasad Apartment, 5th Lane, Rajarampuri, Bus Root, Opp. Hotel Pahunchar, Kolhapur- 416008. Cell: +91 9422044887, +919370372209

Email: sankalpsiddhiurja@gmail.com, pratapbsalunkhe69@gmail.com,sankalpconstruction@rediffmail.com

Date : 13/11/2025

To,
The Branch Manager,
Central Bank Of India
Opera House, Mumbai.

Subject : Valuation Report For Bank Loan NPA Purpose.

Particulars	Details
Property Owners	Mrs. Madhu Ashok Bajaj. Mr. Gaurav Ashok Bajaj.
Property Address	Flat No. 3, BRK No. 405, 4th Floor, "Kohinoor Bungalow", C.T.S. No. 1986, Near Post Office, Behind Krishna Kanhaiya Cottage, Village – Ulhasnagar, Tal. - Thane, Dist. - Thane - 421001.
Fair Market Value	Rs.70,20,000/- Rs. Seventy Lakh Twenty Thousand Only.
Realizable Value	Rs.63,18,000/- Rs. Sixty Three Lakh Eighteen Thousand Only.
Distress Value	Rs.56,16,000/- Rs. Fifty Six Lakh Sixteen Thousand Only.

PRATAP BRAHMDEO SALUNKHE

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Date: 2025.11.15 11:33:57 +05'30'

Pratap B. Salunkhe

VALUATION REPORT FOR FLAT

I.	**GENERAL**				
1.	Purpose for which the valuation is made			To find out the fair market value of the property for bank loan purposes in Central Bank of India, Branch – Opera House, Mumbai.	
2.	a)	Date of inspection	:	12/11/2025	
	b)	Date on which the valuation is made	:	13/11/2025	
3.	List of documents produced for perusal			1. Copy of Previous Valuation Report Ref. No. YIE/503E/2022 Dated 11/09/2022	
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)		:	**Mrs. Madhu Ashok Bajaj.** **Mr. Gaurav Ashok Bajaj.** **Joint Ownership**	
5.	Brief description of the property		:	The subject property is a 1 BHK residential flat.	
6.	Location of property				
	a)	Plot No. / Survey No.	:	C.T.S. No. 1986	
	b)	Door No.	:	Flat No. 3, BRK No. 405	
	c)	T.S. No. / Village	:	Ulhasnagar	
	d)	Ward / Taluka	:	Thane	
	e)	Mandal / District	:	Thane	
	f)	Date of issue & validity of layout of approved plan.	:	The sanction building plan was not available for our perusal.	
	g)	Approved plan issuing authority	:	--	
	h)	Whether genuineness or authenticity of approved plan is verified	:	--	
	i)	Any other comments by our empaneled valuers on authentic of approved plan.	:	--	
7	Postal address of the property		:	Flat No. 3, BRK No. 405, 4th Floor, "Kohinoor Bungalow", C.T.S. No. 1986, Near Post Office, Behind Krishna Kanhaiya Cottage, Village – Ulhasnagar, Tal. - Thane, Dist. - Thane - 421001.	
8	City / Town		:	Ulhasnagar, Thane	
	Residential area		:	Yes	
	Commercial area		:	No	
	Industrial area		:	No	
9	Classification of the area				
	i) High / Middle / Poor		:	Middle class	
	ii) Urban / Semi Urban / Rural		:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Ulhasnagar 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.		:	N.A.	
12	Boundaries of the property		:	**As per site inspection**	
	East		:	Open Space	
	West		:	Lobby	
	South		:	Open Space	
	North		:	Lift	
13	Dimensions of the site		:	A	B
				As per the Deed	Actual
	North		:		
	South		:		
	East		:		
	West		:		

14	Extent of the site	:	As per Previous Valuation Report – Carpet Area – 700 sft Open Terrace – 200 sft Total Area – 900 sft
15	Latitude & Longitude	:	19°14'16.6"N 73°09'28.6"E
16	Extent of the site considered for Valuation (least of 13a & 13b)	:	900 sft
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner
II.	**APARTMENT BUILDING**		
Sr. No.	Description	:	Remarks
1	Nature of the apartment	:	Multi storied R.C.C. framed structure.
2	Location		Near Post Office, Behind Krishna Kanhaiya Cottage, Village – Ulhasnagar, Tal. - Thane, Dist. - Thane - 421001.
	T.S. No.	:	--
	Block No.	:	--
	Ward No.	:	--
	Village / Municipality / Corporation	:	Ulhasnagar Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Flat No. 3, BRK No. 405, 4th Floor, "Kohinoor Bungalow", C.T.S. No. 1986, Near Post Office, Behind Krishna Kanhaiya Cottage, Village – Ulhasnagar, Tal. - Thane, Dist. - Thane - 421001.
3	Description of the locality Residential / Commercial / Mixed	:	Mixed
4	Year of Construction	:	2022 (As per Previous Valuation Report)
5	Number of floors	:	G+4 Floors
6	Type of structure	:	R.C.C. framed structure
7	Number of dwelling units in the building.	:	1 flat per Floor
8	Quality of construction	:	Good
9	Appearance of the building	:	Good
10	Maintenance of the building	:	Good
11	Facilities available	:	
	Lift	:	Yes (1 lift)
	Protected water supply	:	Yes
	Underground sewerage	:	Yes
	Car Parking – Open / Covered	:	Yes
	Is compound wall existing?	:	Yes
	Is pavement laid around the Building?	:	Yes
III	**FLAT**		
1	The floor in which the flat is situated	:	4th Floor
2	Door No. of the flat	:	Flat No. 3, BRK No. 405
3	Specifications of the flat		
	Roof	:	R.C.C. slab for roofing
	Flooring	:	Marble Tiles
	Doors	:	Teakwood Doors
	Windows	:	Al. sliding with m.s. grill
	Fittings	:	Concealed electric wiring
	Finishing	:	Cement plaster with painting
4	House Tax	:	Details not made available
	Assessment No.	:	--
	Tax paid in the name of	:	--
	Tax amount	:	--
5	Electricity Service connection No.	:	Details not made available
	Meter Card is in the name of	:	--
6	How is the maintenance of the flat?	:	Good.

7	Sale Deed executed in the name of	:	Mrs. Madhu Ashok Bajaj. Mr. Gaurav Ashok Bajaj.
8	What is the undivided area of land as per Sale Deed?	:	Pl. refer legal report.
9	What is the plinth area of the flat?	:	--
10	What is the floor space index (app.)	:	As per norms
11	What is the Carpet Area of the flat?	:	900 sft
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for residential or commercial purpose?	:	Residential
14	Is it owner-occupied or let out?	:	Owner
15	If rented, what is the monthly rent?	:	Approx. Rs.9,000 to Rs.10,000/ Month
16	Remarks if any	:	No
IV	**MARKETABILITY**		
1.	How is the marketability?	:	Good.
2.	What are the factors favoring for an extra Potential Value?	:	Flat are located in residential area
3.	Any negative factors are observed which affect the market value in general?	:	No notable demerits
V	**Rate**		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?	:	Rs.8,000 to 10,000/Sq.ft. for carpet area.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).	:	Rs.8,000 to 10,000/Sq.ft. for carpet area.
3	Break – up for the rate		
	i) Building + Services	:	Rs.9,000/Sq.ft. for carpet area.
	ii) Land + others	:	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Govt. Ready Reckoner Rate 2025-26 Rs.66,500/- per Sq.mt. (Rs.6,178/- per Sq.ft.) on Built-up area
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a	Depreciated building rate	:	Rs.9,000/Sq.ft. for carpet area.
	Depreciated cost of flat with Services (v(3)i)	:	Rs.9,000/Sq.ft. for carpet area.
	Age of the building	:	03 years.
	Life of the building estimated	:	57 years under normal condition.
	Depreciation percentage assuming the salvage value as 10%	:	Depreciation Factor – 03/60 = 0.05.
	Depreciated rate of the building	:	Rs.9,000/Sq.ft. for carpet area.
B	Total composite rate arrived for valuation		Rs.9,000/Sq.ft. for carpet area.
	Depreciated building rate VI (a)	:	Rs.9,000/Sq.ft. for carpet area.
	Rate for Land & other V (3) ii	:	
	Total Composite Rate	:	Rs.9,000/Sq.ft. for carpet area.

VII. DETAILS OF VALUATION :

Sl. No.	Description	Carpet Area	Rate Per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	700 sft	Rs.9,000/- sft	Rs.63,00,000/-
2.	Present value of the open terrace	200 sft	Rs.3,600/- sft	Rs.7,20,000/-
3.	Wardrobes			
4.	Showcases /almirahs			
5.	Kitchen arrangements			
6.	Superfine finish			
7.	Interior Decorations			
8.	Electricity deposits/Electrical fittings etc.			
9.	Extra collapsible gates/ grill works etc.			
10.	Potential Value , if any			
11.	Parking			Rs.70,20,000/-
	TOTAL			

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is

Fair Market Value	**Rs.70,20,000/-**	**Rs. Seventy Lakh Twenty Thousand Only.**
Realizable value	**Rs.63,18,000/-**	**Rs. Sixty Three Lakh Eighteen Thousand Only.**
Distress value	**Rs.56,16,000/-**	**Rs. Fifty Six Lakh Sixteen Thousand Only.**
Book value (Purchase cost) As per Regd. Agreement dated --/--/--	**Details not made available**	
Insurance Value 900 sft x Rs.2,500/- sft	**Rs.22,50,000/-**	**Rs. Twenty Two Lakh Fifty Thousand Only.**

Remark : Documents not provided to us. Hence report finalized on the basis of previous valuation report provided.

ANNEXURE -I
DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 13/11/2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the property valued;

c. Our engineer/field executive Mr. Ajay Patil inspected the property on 12/11/2025. The work is not sub-contracted to any other valuer and carried out by myself.

d. I have not been convicted of any offence and sentenced to a term of Imprisonment;

e. I have not been found guilty of misconduct in my professional capacity.

f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

i. i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j. I am the proprietor who is competent to sign this valuation report.

k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Property in question is owned by Mrs. Madhu Ashok Bajaj , Mr. Gaurav Ashok Bajaj. This is based on information given by owners & documents available for our perusal.
2	Purpose of valuation and appointing authority	Purpose – To know the fair market value of the property for bank loan NPA purpose. Appointing authority -The Branch Manager, Central Bank of India, Branch – Opera House, Mumbai.
3	Identity of the valuer and any other experts involved in the valuation;	Mr. Pratap B. Salunkhe.
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	Date of appointment – 12/11/2025. Valuation date – 13/11/2025. Date of report - 13/11/2025
6	Inspections and/or investigations undertaken;	Site inspection was carried on 12/11/2025
7	Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted by Mr. Ajay Patil along with Owners & the valuation is worked out by composite rate method.
9	Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
10	Major factors that were taken into account during the valuation;	i) Marketability. iii) Locality. ii) Supply & demand. iv) Construction quality.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	No such circumstances were noticed.

PRATAP BRAHMDEO SALUNKHE

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Date: 2025.11.15 11:34:26 +05'30'

Date : 13/11/2025
Place : Kalamboli, Navi Mumbai.

PRATAP B. SALUNKHE
PANEL VALUER,
CENTRAL BANK OF INDIA.

CODE OF CONDUCT

Integrity & Fairness :

1. A valuer shall, in the conduct of his business, follow high standards of integrity and fairness in all his dealings with clients & 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 provides true & 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 & due care :

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
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 & skill to provide competent professional service based on up to date developments in practice prevailing regulations/ guidelines & techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his expertise or deny his 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 a valuer.
10. A valuer shall not carry out any instruction of the client in so far 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 professional dealings by ensuring that his 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 or any of his relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his professional relationships and shall conduct the valuation independent to external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties & interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he first becomes aware of the possibility of his association with the valuation, and in accordance with the Securities & Exchange Board of India (Prohibitions of Insider Trading) Regulation 2015 or till the tile 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 clients needs.
18. As an independent valuer, the valuer shall not charge the 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 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 knowledge without proper & 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 & evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriate of his decision & actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by th authority, any person authorized by the authority, the registered valuer organization with which he i registered or any 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 organization with which he 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 a for peer review. In the even of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts & hospitality :

25. A valuer or his relative shall not accept gifts or hospitality which undermines of 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. A 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 or to obtain or retain an advantage in the conduct of profession for himself.

Remuneration & 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 & restrictions :

29. A valuer shall refrain from accepting too many assignments if he is unlikely to able to devote adequate time to each of his assignments.

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

PRATAP BRAHMDEO SALUNKHE

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Date: 2025.11.15 11:38:10 +05'30'

Date : 13/11/2025

Place : Kalamboli, Navi Mumbai

PRATAP B. SALUNKHE

PANEL VALUER,
CENTRAL BANK OF INDIA.

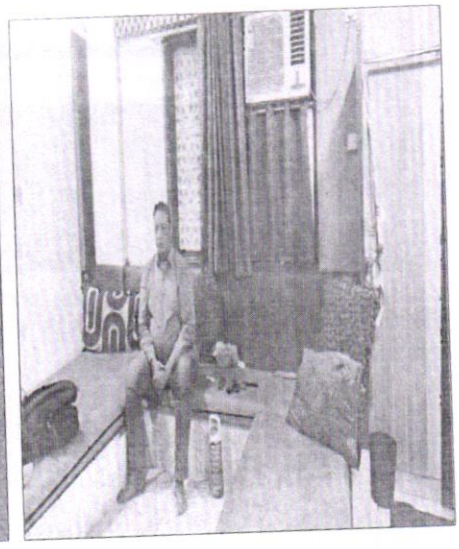
The undersigned has inspected the property detailed in the Valuation Report dated 13/11/25 on 01/11/25. We are satisfied that the fair and reasonable market value of the property is Rs. 63.18 lacs (Rupees Sixty three lacs eighteen thou only).

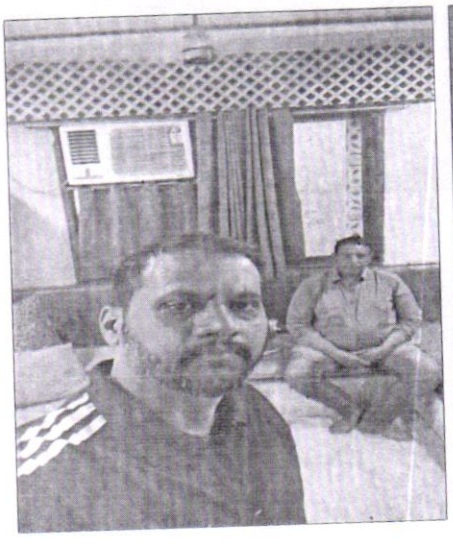
Signature
(Name of the Branch Manager)

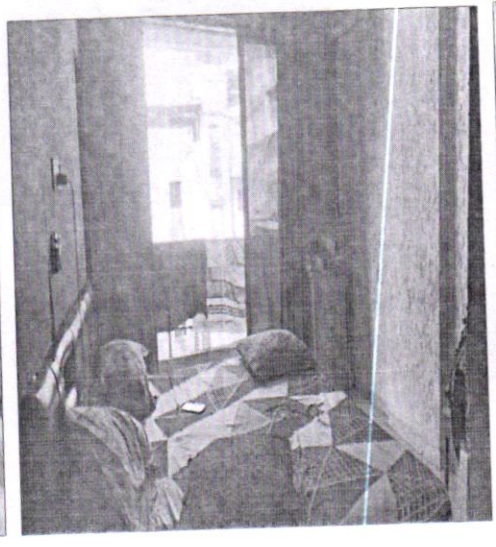
Property Photographs

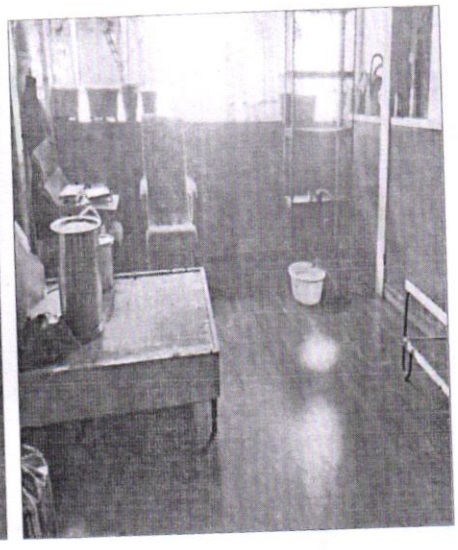


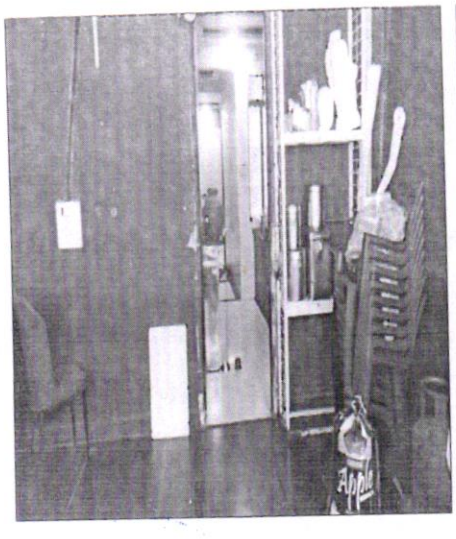


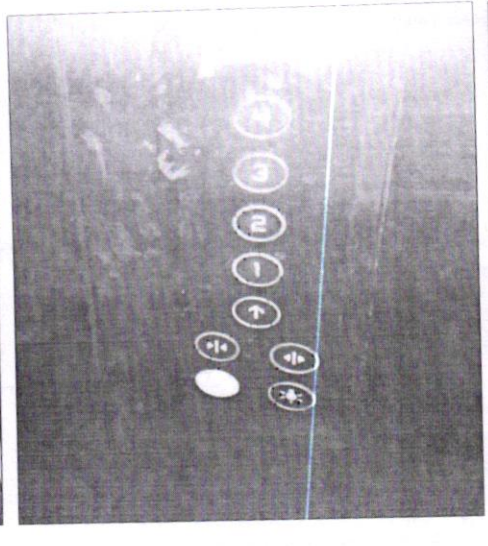


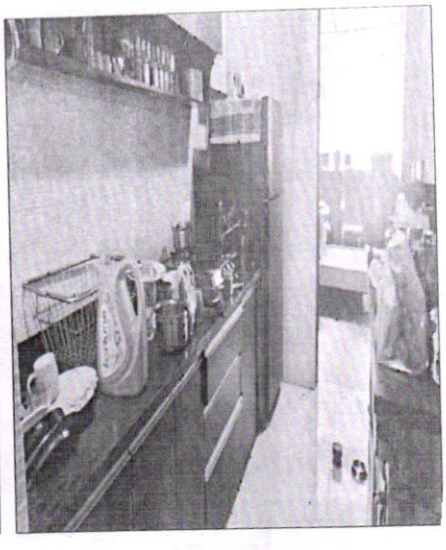




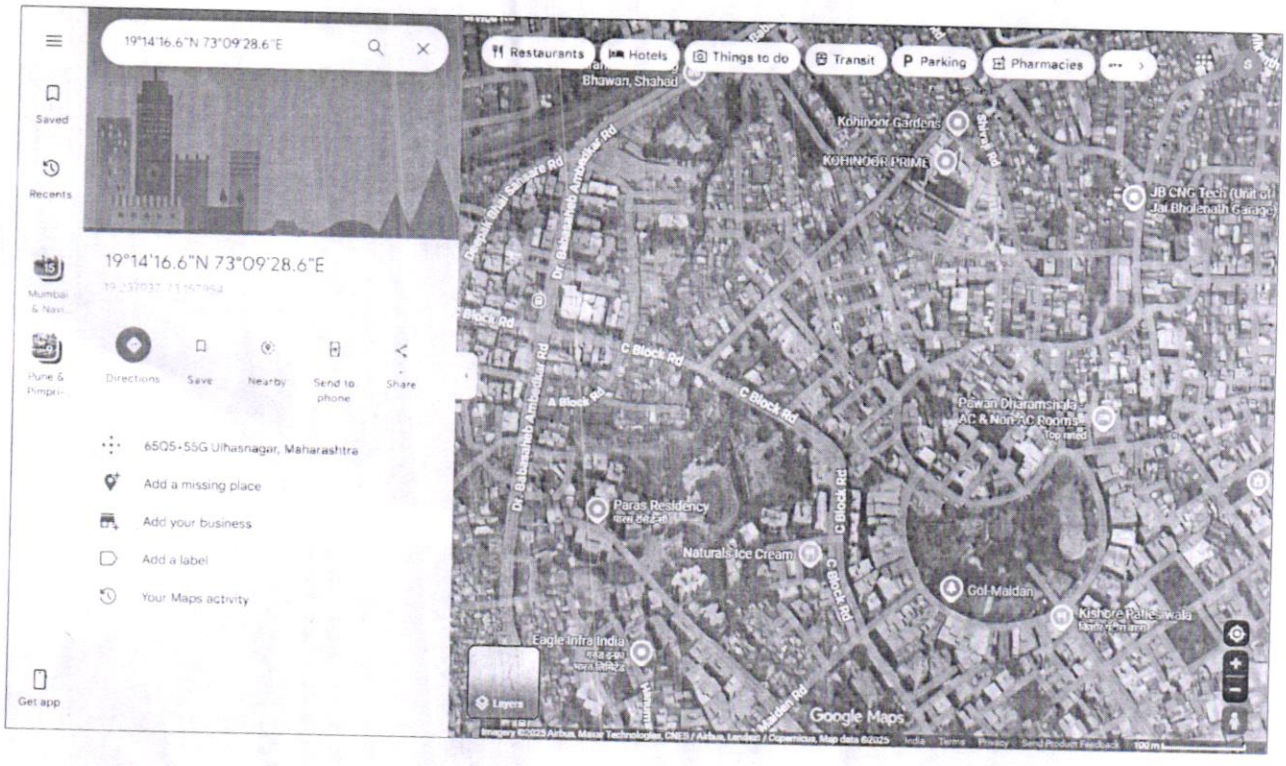








Google Location



Government Rate

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

Home | Valuation Guidelines | User Manual

Year 2025-2026 | Language English

Selected District Thane

Select Taluka Ulhasnagar

Select Village Ulhasnagar

Urban Locations / ए \ कॅम्प ३

Search By Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
Survey No	1/1-[ए] कॅम्प 3 - रस्ता विभाग - शिवाजी चौकापासुन उत्तरेस नेहरुचौकापर्यंतचा रस्ता रस्त्याच्या दोन्ही बाजुस शर्मनी भाग अधलेपत्ता मिळकती	13400	56200	64800	94600	64800	चौ. मीटर
Survey No	1/2-[बी] कॅम्प 1 व 2 :- रस्ता विभाग नेहरुचौकापासुन पुर्वेकडचे पोलीस स्टेशन पर्यंत रस्त्याचा भाग, रस्त्याच्या दोन्ही बाजुकडुन शर्मनी भाग अधलेपत्ता सर्व मिळकती	14400	56000	63300	84900	63300	चौ. मीटर
Survey No	1/4-[डी] कॅम्प 1 व 2 :- भुविभाग मुरबाड रस्त्याचा उत्तरेकडील नगरपालिका हद्दीपर्यंतचा सर्व भागातील मिळकती	12430	57000	65400	71200	66400	चौ. मीटर
Survey No	1/6-[ई]कॅम्प 1,2,3:- भुविभाग हद्दी उत्तरेकडे मुरबाड रोड नगरपालिका हद्द पुर्वेकडे नगरपालिका पूर्व हद्द भाग दक्षीणेकडे व पश्चिमेकडे कल्याण-बदलापूर रस्ता दुभाजकील बाजील ए व बी भागातील मिळकती वगळून इतर सर्व मिळकती	19980	66800	86100	104400	86100	चौ. मीटर
Survey No	1/7-[जी]कॅम्प 4 - भुविभाग कॅम्प 4 मधील वरील ही भागातील मिळकती वगळून इतर सर्व मिळकती	19980	60400	69600	90000	69600	चौ. मीटर

Web Instances

magicbricks Buy Rent Sell Home Loans

₹52.0 Lac EMI ₹ 18k | Can I afford it?

2 BHK 830 Sq-ft Flat For Sale Shahad, Beyond Thane



2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area	Developer	Project
570 sqft * ₹9,124/sqft	Kohinoor Group	Kohinoor Prime
Floor	**Transaction Type**	**Facing**
4(Out of 18 Floors)	New Property	East
Lifts	**Furnished Status**	**Car Parking**
2	Unfurnished	1 Open

East Facing Property

Contact Agent Get Phone No.

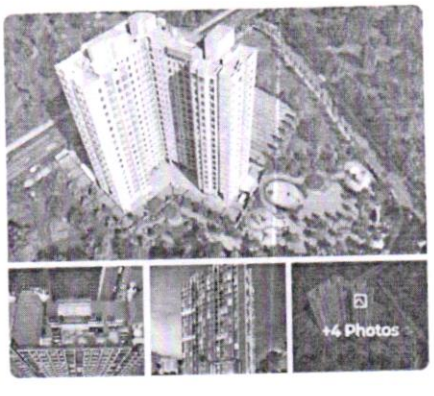
Rate Rs.9,124/- sft on Carpet

magicbricks Buy Rent Sell Home Loans

Home > Property in Beyond Thane > Shahad > Apartment in Shahad > 1 BHK > 580 Sq-ft

₹37.4 Lac EMI ₹ 13k | Get pre-approved loan

1 BHK 580 Sq-ft Flat For Sale Shahad, Beyond Thane



1 Bed 2 Baths 1 Balcony Semi Furnished

Carpet Area	Developer	Project
400 sqft * ₹9,338/sqft	Kohinoor Group	Kohinoor Prime
Floor	**Transaction Type**	**Facing**
5(Out of 18 Floors)	New Property	East
Lifts	**Furnished Status**	**Car Parking**
2	Semi-Furnished	1 Open

East Facing Property

Last contact made 3 days ago

Contact Agent Get Phone No.

Rate Rs.9,338/- sft on Carpet