Valuation Report for Flat

(Its NPA Property)

Flat No. 06, On 3rd Floor, In Sai Shradhha Park Apartment,
Near Sai Baba Mandir, In Nandanwan Nagar, At. Lasalgaon, Tal. Niphad, Dist. Nashik.

Joint Purchasers – Mr. Mohan Ratan Avhad &
Mrs. Archana Mohan Avhad

Builder/Vendor – Mr. Kiran Shantaram Gite & 3 Others



MUDKANNA J. C. ★ VALUER (N) C.C.I.T. /1-58/56 ★ GOVT. APPROVED

DATE OF ISSUE: 03/02/2026
NASHIK

Mudkanna J. C.
CHARTERED ENGINEER /
PANEL VALUER

- Chartered Engineer : M-112000/4 Dtd-16/09/1996
- Member Institution Of Engineers, India : M-112000/4 Dtd-16/09/1996
- Fellow Indian Institute Of Valuers, Delhi. : 012404 Dtd-12/05/2003
- Govt. Regd. Valuer under wealth Tax Act : (N)CCIT/I-68/56 Dtd-10/08/2004
- Member Practicing Valuers Asso. of India : PVA(I) LM- 1341 Dtd-02/04/2008
- Member Indian Council of Arbitration : ICA/781/Admn/2009 Dtd-15/10/2009

Mudkanna J.C.

B.E. (Civil), M.I.E., F.I.V.,
C.E., P.V.A. (I), M.I.C.A.

Office : 02, Indus Appt., Near Ved Mandir, MICO Circle, On Trimbak Road, Nashik.
Tel No : 0253-2311756 Mob : 9822379466
Email : jcanashik@gmail.com

VALUATION REPORT

Valuation of Property Belonging to	:	Joint Purchasers : Mr. Mohan Ratan Avhad & Mrs. Archana Mohan Avhad Builder/Vendor : Mr. Kiran Shantaram Gite & 03 Others
Date of Visit	:	03/02/2026
Address of the property	:	Flat No. 06, On 3rd Floor, In Sai Shradhha Park Apartment, Near Sai Baba Mandir, In Nandanwan Nagar, At. Lasalgaon, Tal. Niphad, Dist. Nashik. Gat No. 310, Plot No. 14
Built up area of Flat No. 06	:	**435 Sq.ft. (40.42 Sq.m.)**
Fair Market Value		**Rs. 12,18,000/-** In words (Rs. Twelve Lakh Eighteen Thousand Only)
Realizable Value		**Rs. 10,90,000/-**In words (Rs. Ten Lakh Ninety Thousand Only)
Distress Value		**Rs. 10,25,000/-** In words (Rs. Ten Lakh Twenty Five Thousand Only)

MUDKANNA J. C. * (N) C.C.I.T. /I-68/56 * GOVT. APPROVED VALUER

Date of Issue : 03/02/2026

Place :Nashik

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To,
The Branch Manager,
Punjab National Bank,
Lasalgaon Branch,
Tal. Niphad, Dist. Nashik

Date: 03/02/2026

VALUATION REPORT IN RESPECT OF FLAT

S. No.	Particulars	Content
I.	**GENERAL**	
1.	Name & Address of Valuer	J.C. Mudkanna Office 02, Indus Apartment, Mico Circle, Nashik.
2.	Purpose of Valuation	Its NPA Property, To Assess Fair market value of Flat No.06 For Loan Recovery Purpose
3.	a) Date of inspection	03/02/2026
	b)Title Deed Number and Date	Agreement for Sale Dated 29/12/2025 Vide Registration No. NSN-5/16909/2025
	b) Date of Valuation	03/02/2026
4.	List of documents produced for perusal	
	i. Agreement to Sale of Flat No. 06 **dtd. 07/02/2015 (Regd. at Sr. No. LSL-196-2015)**	
	ii Building Plan Approval vide Letter No. 2196/2015 **dtd. 18/12/2013**	
5.	Name of Property Owner/s (Details of share of each owner in case of joint &Co-ownership)	Joint Purchasers : Mr. Mohan Ratan Avhad & Mrs. Archana Mohan Avhad Builder/Vendor : Mr. Kiran Shantaram Gite & 3 Others
6.	Brief description of property	

On the Instructions of Brach Manager, Punjab National Bank, Lasalgaon Branch, I have visited Flat No. 06, On 3rd Floor, In Sai Shradhha Park Apartment, Near Sai Baba Mandir, In Nandanwan Nagar, At. Lasalgaon, Tal. Niphad, Dist. Nashik. Bearing Gat No. 310, Plot No. 14. for valuation Purpose on dtd. 03/02/2026.

Sai Shradhha Park Apartment is having Parking/Ground + 03 Floors & Constructed In RCC Framed Structure with RCC Slab roofing & B.B. Masonry walls ,Plastered Inside Outside As Per Agreement Built up area of the Flat No. 06 is 40.42 Sq.m(435Sq.ft.) & Consists of One Bed Room + Hall + Kitchen + Balcony & WC/Bath.

The Property is located in developed Residential area. Basic Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available on walkable distance from the property.

7.	Location of the property		
	a)	Plot No. / Survey No.	Gat No. 310, Plot No. 14
	b)	Door No.	Flat No. 06, On 3rd Floor,In Sai Shradhha Park Apartment
	c)	T. S. No. / Village	Lasalgaon
	d)	Ward / Taluka	Niphad
	e)	Mandal / District	Nashik
	f)	Date of issue and validity of layout of approved map/ plan	Building Plan Approval vide Letter No. 2196/2015 **dtd. 18/12/2013**
	g)	Approved map / plan Issuing Authority	Gram panchayat Lasalgaon.
	h)	Whether genuineness or authenticity approved map / plan is verified of	Yes

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	i)	Any other comments on authentic of approved plan	NA
8.	Postal address of the property		Flat No. 06, On 3rd Floor,In Sai Shradhha Park Apartment Near Baba Mandir, In Nandanwan Nagar, At. Lasalgaon, Tal. Niphad Dist. Nashik.

9.	City / Town		Lasalgaon
	Residential Area		Residential Area
	Commercial Area		NA
	Industrial Area		NA
10.	Classification of the area		
	i)	High/Middle/Poor	Middle Class
	ii)	Urban/Semi Urban/ Rural	Rural Area
11.	Coming under Corporation limit / Village Panchayat / Municipality		Falls in **Lasalgaon GramPanchayat Limit**
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.		No
13.	Boundaries of the property		As per Agreement To Sale
13.A		East	Colony Road
		West	Flat No.07
		South	Plot No. 15
		North	Plot No. 13
13.B	Dimensions of the site		-----
14.A	Extend of Site		40.32 Sq.m. (435 Sq.ft.)
14.B	Lat, Long& Co-ordinates offlat		Latitude : 20.14609 ; Longitude : 74.23701
15.	Extent of the site considered for valuation (least of 14A & 14B)		Built up area of Flat No. 06 : 40.32 Sq.m. (435 Sq.ft.)
16.	Whether occupied by the owner / tenant? Occupied by tenant, since howlong?		Owner Occupied

I.	**APARTMENT BUILDING**	
1.	Name of the Apartment	Residential Building
2.	Description of the locality Residential / Commercial / Mixed	It's Residential Area
3.	Year of Construction	Since 2013-2016
4.	Number of Floors	Ground/Parking + 03 Floors
5.	Type of Structure	RCC Frame Structure
6.	Number of Dwelling units in the building	6 flats
7.	Quality of Construction	Good
8.	Appearance of the Building	Good
9.	Maintenance of the Building	Good
10.	Facilities Available	
	Lift	NA
	Protected Water supply	Provided
	Underground Sewerage	Provided
	Car Parking	Provided
	Is compound wall existing ?	Fencing wire Compound wall is provided
	Is pavement laid around the Building	To be provided

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II.	**FLAT**	
1.	The floor on which the flat is Situated	On 3rd Floor
2.	Door No. of the flat	Flat No. 06
3.	Specifications of the flat	
	Roof	RCC Slab
	Flooring	Vitrified Tiles Flooring
	Doors	Flush Doors
	Windows	Alu. Sliding Windows
	Fittings	Concealed Wire fitting
	Finishing	To be provided
4.	House Tax	Details is with Owner
	Assessment No.	Building under construction
	Tax paid in the name of	Building under construction
	Tax amount	Building under construction
5.	Electricity Service Connection	Building under construction
	Meter Card is in the name of	Building under construction
6.	How is the maintenance of the flat?	Building under construction
7.	Sale Deed/ Agreement to Sale Executed in the name of	Agreement to Sale of Flat No. 06 dtd. 07/02/2015 (Regd. at Sr. No. LSL-196-2015)
8.	What is the undivided area of land as per Sale Deed?	As per Agreement
9.	What is the plinth area of the flat?	Built up area of Flat No. 06 : 40.32 Sq.m. (435 Sq.ft.)
10.	What is the floor space index (app.)	One
11.	What is the Carpet Area of the flat?	-
12.	Is it Posh/ I class / Medium / Ordinary?	Medium
13.	Is it being used for Residential or Commercial purpose?	For Residential Purpose
14.	Is it Owner-occupied or let out?	Owner Occupied
15.	If rented, what is the monthly rent?	NA

V.	**MARKETABILITY**	
1.	How is the marketability?	Good
2.	What are the factors favoring for an extra Potential Value?	Property located in developed Residential area
3.	Any negative factors are observed which affect the market value in general?	NA

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V.	RATE	
1.	After analyzing the comparable saleinstances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 2,700/- to Rs. 3,200/- per Sq.ft.
2.	Assuming it is a new construction, what isthe adopted basic composite rate of the flat under valuation after comparing with the specifications and othe factors with the flat under comparison(give details).	Rs. 2,950/- Sq.ft Rate Adopted
3.	Break - up for the rate	
	i) Building + Services	1,500/- Sq.ft
	ii) Land + Other	1,450/- Sq.ft
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 22,869/- Sq.m. (Govt. Built Up rate) 40.32 Sq.m X 22,869 Per Sq.m X 90% = Rs. 08,29,870/-

VI.	COMPOSITE RATE ADOPTED AFTERDEPRECIATION	
a.	Depreciated building rate	
	Replacement cost of flat withServices (V. 3.i)	Rs. 2,950/- Sq.ft Composite rate Rate Adopted
	Age of the building	Around 10 Years
	Life of the building estimated	Around 50 Years with Regular maintenance
	Depreciation percentage assuming the salvage value as 10%	10%
	Depreciated Ratio of the building	--
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	1,350/- Sq.ft
	Rate for Land & other V (3)ii	1,450/- Sq.ft
	Total Composite Rate	2,800/- Sq.ft Rate Adopted

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Details of Valuation :

Sr	Description	Quantity	Rate per. Sq.ft	Market value in Rs.
1	Built up area of Flat	435 Sq.ft	2,800/-	Rs. 12,18,000/-
			Say	Rs. 12,18,000/-

SUMMARY OF VALUATION OF FLAT : REFERENCE TO ABOVE CALCULATIONS

A] FAIR MARKET VALUATION OF THE PROPERTY: After Completion Of Building In All Respect:

Fair Market Value of the Property **Rs. 12,18,000/-**

In words (Rs. Twelve Lakh Eighteen Thousand Only)

Realizable Value of the Property **Rs. 10,90,000/-**

In words (Rs. Ten Lakh Ninety Thousand Only)

Distress Value of the Property **Rs. 10,25,000/-**

In words (Rs. Ten Lakh Twenty Five Thousand Only)

As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in prevailing condition with aforesaid specifications is Rs. 12,18,000/- in words (Rupees Twelve Lakh Eighteen Thousand Only).

vii. **Date of purchase of immovable property** : As per Agreement for Sale Dtd 07/02/2015

viii. **Purchase Price of immovable property** : Rs. 11,00,000/-

ix. **Realizable Value of Flat** : Rs. 10,90,000/-

x. **Distress Sale Value of Flat** : Rs. 10,25,000/-

xi. **Guideline Value As Per Agreement** : Rs. 08,29,870/-

MUDKANNA J. C. * (N) C.C.I.T. 11-08/56 * GOVT. APPROVED VALUER

Place : Nashik
Date : 03/02/2026

SIGNATURE OF THE VALUER
MUDKANNA J. C.

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DECLARATION FROM VALUERS

hereby declare that-

The information furnished in my valuation report dated 03/02/2026 is true and correct to the best of my knowledge and belief and have made an impartial and true valuation of the property.

have no direct or indirect interest in the property valued;

/We have personally inspected the property on 03/02/2026. The work is not sub- contracted to any other valuer and carried out by nyself.

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

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

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.

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.

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

I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	It's a Residential Flat located in,Lasalgaon.,Tal-Niphad,Dist-Nashik.
2	purpose of valuation and appointing authority	To Assess Fair market value of the Property on the Instruction of PNB, Lasalgaon Branch, Tal. Niphad, Dist. Nashik.
3	Identity of the valuer and any other experts involved in the valuation:	J.C. Mudkanna 02, Indus Apartment, Mico Circle, Nashik
4	disclosure of valuer interest or conflict, if any;	NA
5	date of appointment, valuation date and date of report;	Date of Appointment : 27/01/2026 Date of Visit : 03/02/2026 Date of Valuation : 03/02/2026
6	inspections and/or investigations undertaken;	03/02/2026
7	Nature and sources of the information used or relied upon;	Local market survey & rate enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per IBA Hand Book
9	restrictions on use of the report, if any;	For Loan Recovery Purpose
10	major factors that were taken into account during the valuation;	Location, Quality of Construction & Prevailing Market Rates.
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.	Legal Aspects of the property is not in our scope please verify TIR of Panel Advocate

MUDKANNA J. C. ★ GOVT. APPROVED VALUER (N) C.C.I.T. /1-68/56 ★

Date : 03/02/2026

Place: Nashik

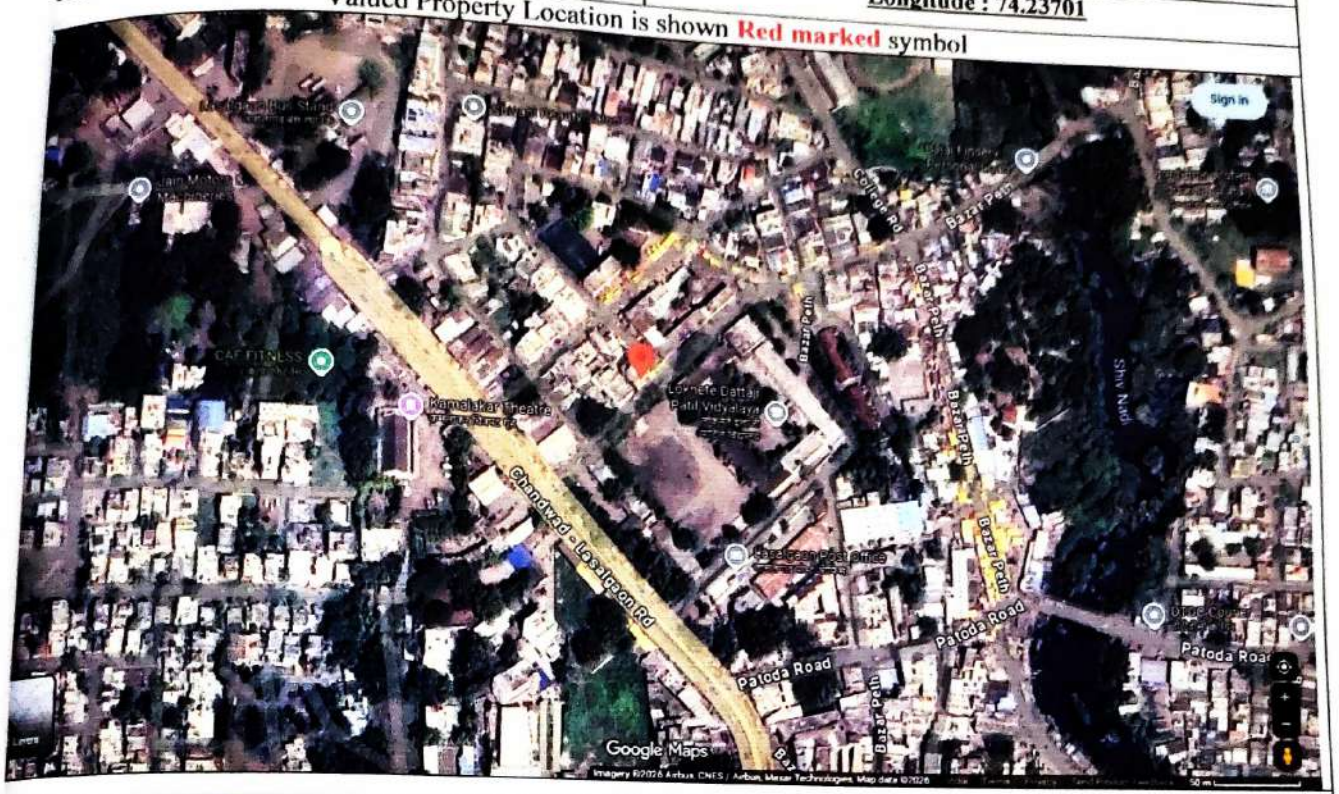
SIGNATURE OF THE VALUER
MUDKANNA J. C.

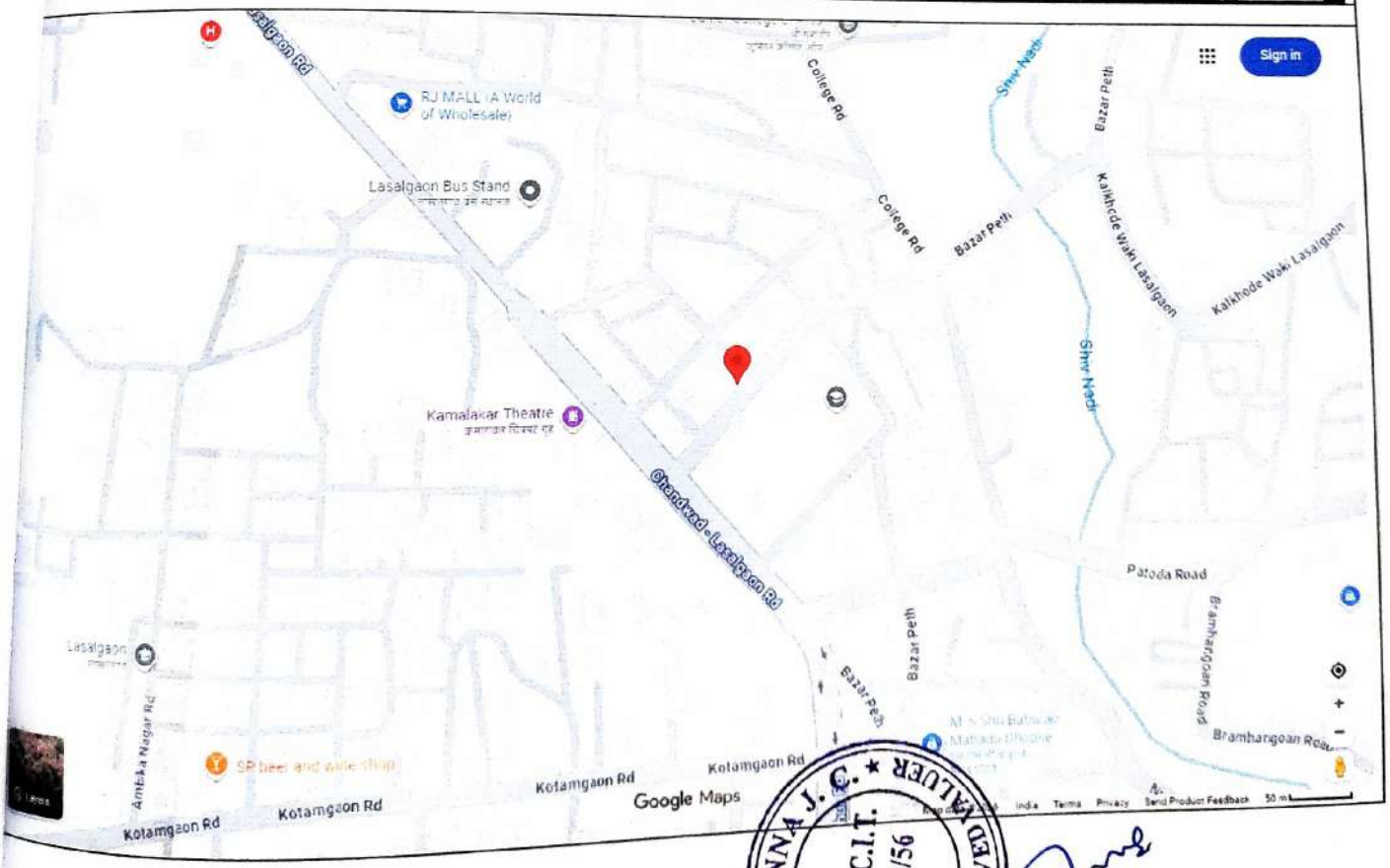
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GOOGLE MAP WITH CO-ODRINATES OF THE PROPERTY

Latitude : 20.14609 | **Longitude : 74.23701**

Valued Property Location is shown **Red marked** symbol





MUDKANNA J. C. ★ VALUER (N) C.C.I.T. 11-68/56 ★ GOVT. APPROVED

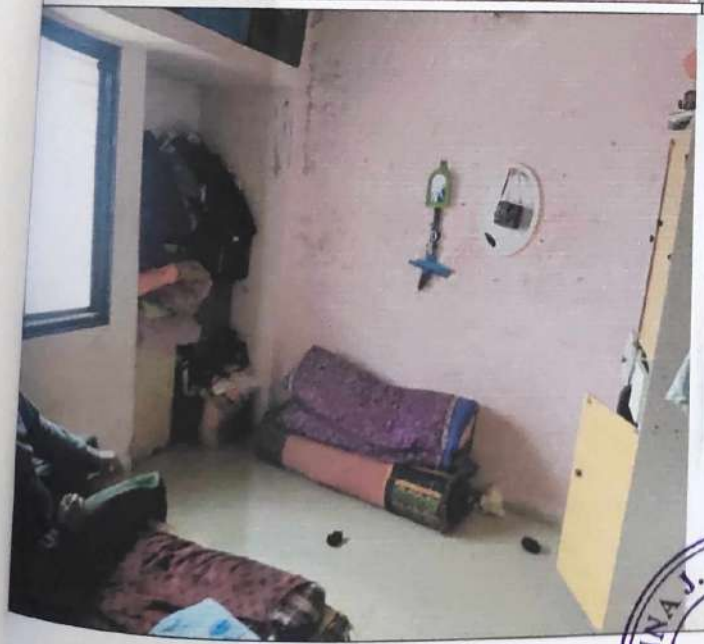
Photographs of the Valued Property







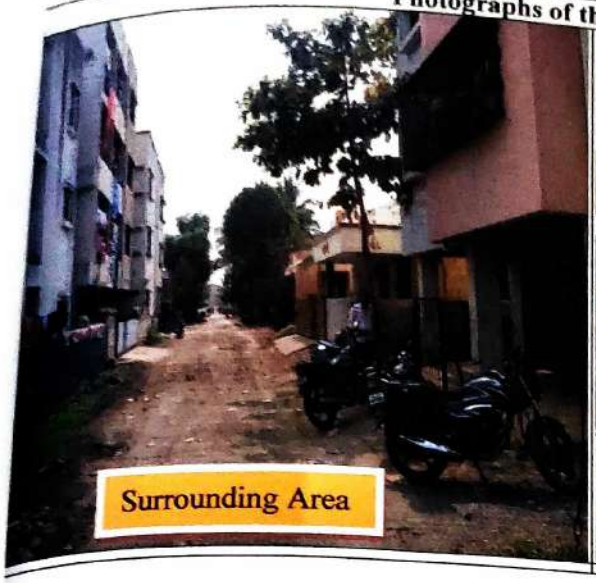


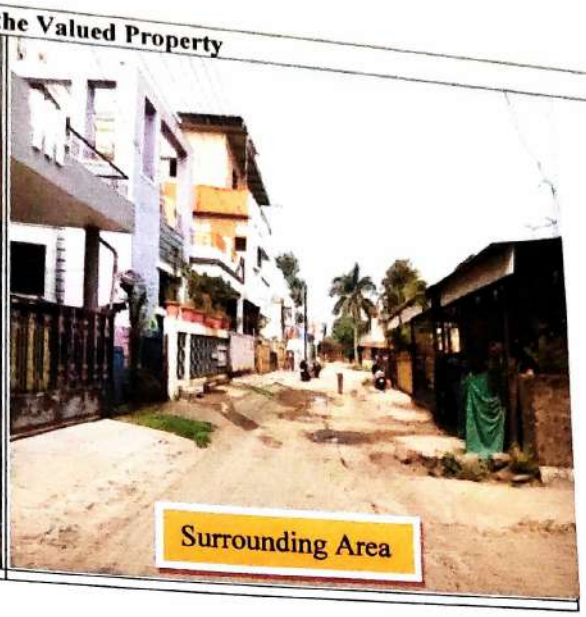




SIDDAKANNA J. C. ★ VALUER (N) C.C.I.T. II-68/56 ★ GOVT. APPROVED

Photographs of the Valued Property





MUDKANNA J. C. ★ VALUER
(N) C.C.I.T.
/1-68/56
★ GOVT. APPROVED

PHOTOGRAPHS OF THE DOCUMENT VERIFIED



लासल
दस्त ९०२१/२०२
५ ---- ३५

साठेखत करारनामा

(बांधीव सदनिका मिळकतीचा)

साठेखत करारनामा (बांधीव सदनिका मिळकतीचा) आज दि. ०७ माहे फेब्रुवारी, इसवी सन २०२१, रोज शनिवार ते दिवशी लिहून देत...

१) श्री. मोहन रतन आव्हाड,
वय : ३४ वर्षे, धंदा : नोकरी,
PAN No. AJAPA 6527 D
२) सौ. अर्चना मोहन आव्हाड,
वय : २७ वर्षे, धंदा : घरकाम,
दोघेही रा. मु. पो. आंबेगांव,
ता. चैनपुर, जि. नाशिक.) लिहून देणार

यांसी

१) श्री. किरण शांताराम शिंदे,
वय : २९ वर्षे, धंदा : बांधकाम व्यवसाय,
PAN No. ALLPG 3764 D
२) श्रीमती सुरेखा हरिष होळकर,
वय : २९ वर्षे, धंदा : घरकाम,
३) कु. स्नेहल हरिष होळकर,
वय : ११ वर्षे, धंदा : शिक्षण,
४) चि. सिध्दार्थ हरिष होळकर,
वय : ८ वर्षे, धंदा : शिक्षण,
सर्व रा. मु. पो. लासलगांव,
ता. निफाड, जि. नाशिक.
लिहून देणार नं. ३ व ४ अज्ञान तर्फे
अ.पा.क. म्हणून आई लिहून देणार नं. २
ही आहे.) लिहून घेणार

कारणे साठेखत करारनामा (बांधीव सदनिका मिळकतीचा) लिहून देणार हे लिहून घेणार यांचे लाभांत लिहून देतात ऐसा ते की.

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PHOTOGRAPHS OF THE DOCUMENT VERIFIED



दस्त क्रमांक	९८५१/२०१५
	30

१) मिळकतीचे वर्णन :

अ) तुकडी जिल्हा नाशिक, पोट तुकडी तालुका निफाड पैकी मौजे लासलगांव या गांवचे शिवारातील, लासलगांव ग्रामपंचायत हद्दीतील बिनशेती प्लॉट मिळकत यांसी वर्णन खालीलप्रमाणे:

गट नंबर	प्लॉट नं.	क्षेत्र (चौ. मी.)
३१०	१४ (चौदा)	१३०.००

यांसी ग्रामपंचायत मिळकत नं. २६४० यांसी ग्रामपंचायत अ.नं. ४४३१ यांसी चतु:सिमा येणेप्रमाणे:

प्लॉट नं.	पुर्वेस	पश्चिमेस	दक्षिणेस	उत्तरेस
१४	कॉलनी रोड	प्लॉट नं. ३	प्लॉट नं. १५	प्लॉट नं. १३

ब) यांवर ग्रामपंचायत कार्यालय लासलगांव यांचेकडील बांधकाम परवानगी आवक क्रमांक २११६/२०१५, दिनांक १८/१२/२०१३ अन्वये आर.सी.सी. पध्दतीने बांधकाम केलेल्या "साई श्रध्दा पार्क अपार्टमेंट" या बहुमजली रहिवासी संकुलातील तिसऱ्या मजल्यावरील सदनिका क्रमांक ६ (सहा), हॉल रूम किचन + संडास बाथरूम यांसी क्षेत्र ४०.४२ चौ.मी. (बांधीव) म्हणजेच ४३५.०० चौ. फुट (बांधीव), यांसी चतु:सिमा खालीलप्रमाणे :-

पुर्वेस	पश्चिमेस	दक्षिणेस	उत्तरेस
कॉलनी रोड	सदनिका नं. ७	प्लॉट नं. १५	प्लॉट नं. १३.

येणेप्रमाणे चतु:सिमांकीत वर्णन केलेली बांधीव सदनिका मिळकत जल, तरु, काष्ट, पाषाण, निधी, निक्षेप, लगंदभूत वस्तूंसह तसेच मिळकतीत जाणेसाठी असलेला सामाईक जिना, सामाईक पार्किंग इत्यादी हक्कासहची वरोबरस्त मिळकत. (सदर बांधीव सदनिका मिळकतीचा उल्लेख यापुढे संक्षिप्ततेसाठी "सदर मिळकत" असा केलेला आहे.)

२) उपरोक्त कलम-१ (अ) यांत वर्णन केलेली गट नं. ३१० पैकी प्लॉट नं. १४ ही मिळकत लिहून देणार नं. १ व श्री. हृषिष रामभाऊ होळकर यांचे सयुक्तपणे मालकीची व कब्जे वहिवाटीची अशी होती. लिहून देणार

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ग्रामपंचायत कार्यालय, लासलगांव

लासलगांव - ४२२३०६, ता.निफाड, जि.नाशिक.

: २९१६/२०१५

दिनांक : १८/१२/२०१३

ति,

श्री./सौ./श्रीमती किरण शांताराम [illegible]

रहिवासी - लासलगांव, ता.निफाड, जि.नाशिक.

THE SUB REGISTRAR ... LASALGAON

लासल
दस्त क्र. २९६६/२०१३
22 30

विषय - बांधकाम परवानगीबाबत.

संदर्भ - तुमचा दिनांक [illegible]/२०१३ चा अर्ज.

वरील संदर्भिय विषयान्वये तुम्हास कळविण्यात येते की,

तुम्ही तुमच्या मालकीच्या बीनशेती गट नं. ३१८ प्लॉट नं. १४ मध्ये बांधकाम करणेकामी ग्रामपंचायतीकडे परवानगी मागीतलेली आहे. त्याप्रमाणे तुम्हास मुंबई ग्रामपंचायत अधिनियम १९५८ चे कलम ५१, ५२, ५३ मधील तरतुदींना अधिन राहुन ग्रा.पं. ठराव क्र.१७(२)दिनांक २९/१२/२०१३ ने खालील अटींवर बांधकाम करणेस परवानगी देण्यात येत आहे.

१. बांधकाम परवानगी तुम्हास मिळाल्यापासुन १ वर्षापर्यंतच अंमलात राहील.

२. बांधकाम सुरु केल्यानंतर सदरचे बांधकाम प्लिंथपर्यत (पाया पर्यत) पूर्ण झाल्यानंतर सदर बांधकामाची ग्रामपंचायतीने नियुक्त केलेल्या व्हॅल्यूअर्स (इंजिनीयर) कडून सदरचे बांधकाम ग्रामपंचायतीच्या नियमाप्रमाणे केलेले आहे याबाबतचा पहाणी अहवाल ग्रामपंचायतीस सादर करावा.

३. सदरचा अहवाल ग्रामपंचायतीस सादर केल्यानंतर ग्रामपंचायतीकडून पुढील बांधकामास सादर केल्यानंतर ग्रामपंचायतीकडून बांधकामास परवानगी मिळेल. त्याशिवाय कोणत्याही प्रकारचे बांधकाम करता येणार नाही.

४. आपले कामाबाबत काही तक्रार उद्भवल्यास तक्रारीचे निरसन होई पावेतो बांधकाम परवानगी रद्द राहील.

५. सदरची बांधकाम परवानगी ही फक्त प्लिंथ पर्यंतच्या बांधकामापुर्ती दिली आहे. पुढील बांधकामासाठी ग्रामपंचायतीची परवानगी घेतल्या शिवाय बांधकाम केल्यास ग्रामपंचायत अधिनियम १९५८ चे कलम ५२, ५३ व ५४ अंतर्गत तुमच्या विरुध्द दंडात्मक कार्यवाही करण्यात येईल व तुम्हास दिलेली बांधकाम परवानगी रद्द करण्यात येईल, याची नोंद घ्यावी.

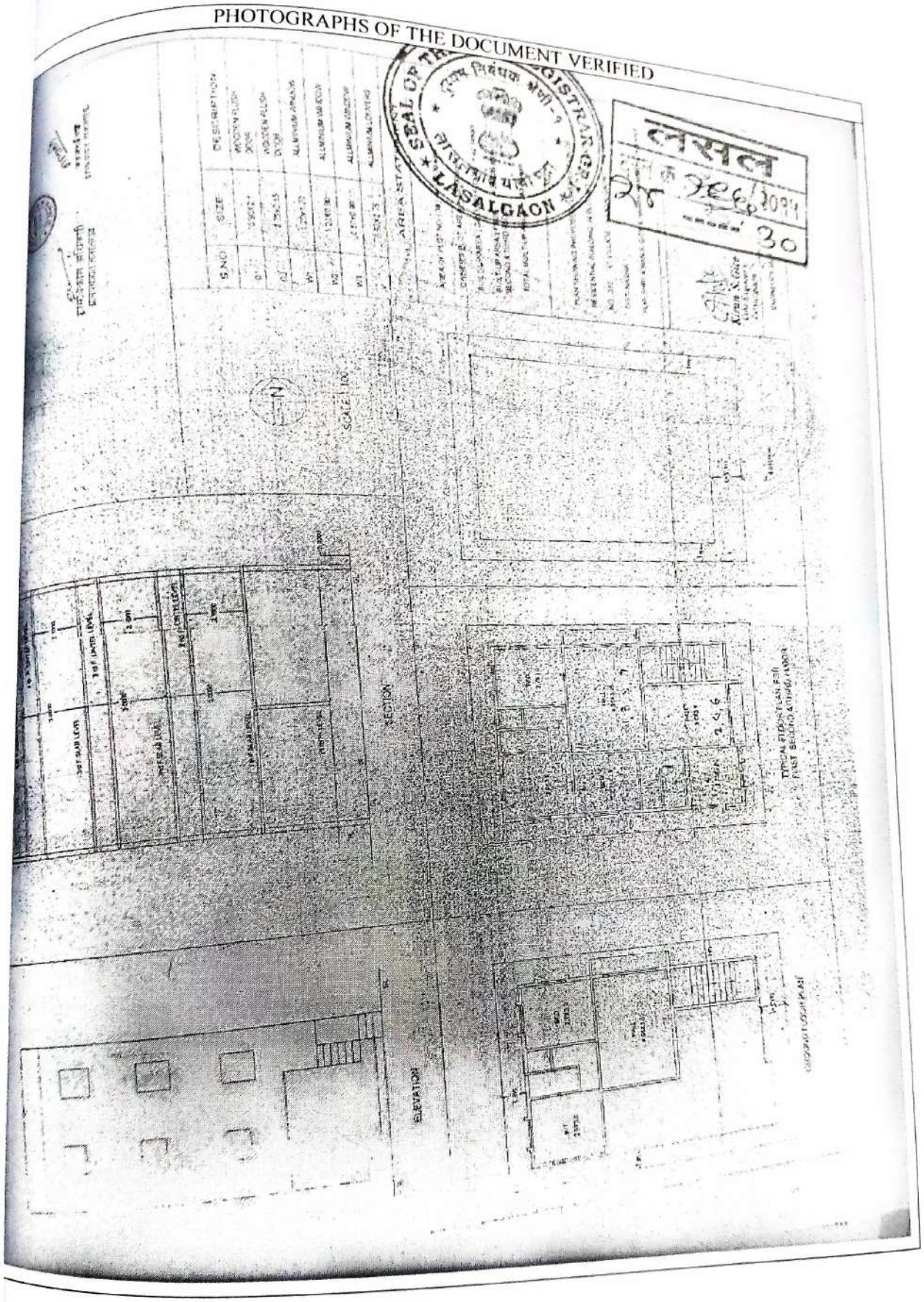
कळावे.

ग्रामविकास अधिकारी
ग्रामपंचायत लासलगांव

सरपंच
ग्रामपंचायत लासलगांव

लासलगांव
दिनांक / /२०१३

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