VALUATION REPORT

PRAKASH R. BASER.

G.D. ARCH., F.I.V., I.I.A.,
ARCHITECT - Reg. No.CA/80/6012.
VALUER - Reg. No. CAT. – I – 217.

Office :- 14, Ground Floor,
Vishvakarma Complex,
Opp. Reliance Trend Mall,
Pimprala Road, Jalgaon.- 425001.

Resi. :- 21A, Anand Nagar,
Ring Road. Jalgaon. 425001.

Cell No. 9422775017, 7588613916.

Email prakashbaser@gmail.com

Date :- 30/05/2026.

OWNER :- SMT. CHANDA CHANDRAGUPTA SURWADE.
SMT. CHANDRAGUPTA ARJUN SURWADE.

Property :- **"RESIDENTIAL FLAT"** G. NO.**284/1+2/1+2/2+2/3+2/4+2/5+2/6**, PLOT NO.**54 TO 57**, **101 TO 103/1**, BUILDING NO.**L-1**, **FIRST FLOOR** FLAT NO.**108**, "***MERA GHAR***", *NEAR HUDKO, SAVKHEDA ROAD,* AT. PIMPRALA SHIVAR,
TAL. & DIST. JALGAON.

Valuation :- **Market Value : Rs.12,27,000/-**
(In Word : Twelve Lac Twenty Seven Thousand Only)

Enclosure :- Property Photos, Govt. R.R. Chart 2026-27, Google Map Geotagging,

PRAKASH R. BASER
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VALUER Reg.No. CAT-I-217

GOVT.APPROVED VALUER
- INCOME, GIFT, WEALTH TAX
- NATIONALISED BANKS
- CO-OP. BANKS

To,
The Branch Manager,
India Bank,
Municipal Corporation Branch, Jalgaon.

VALUATION REPORT

I	General		
1.	Purpose of which valuation is made	:	For bank loan purpose.
2.	a. Date of inspection	:	29/05/2026.
	b. Date of which valuation is made	:	30/05/2026.
3	List of documents produced for perusal	:	
	Deed of Flat.	:	Dt.19/09/2018, Reg. No.04/05/2018.
	7/12 Extract	:	Xerox Copy.
	Rera Certificate	:	Dt.27/07/2017.
	Completion Certificate	:	0126, Dt.04/05/2018.
	Commencement Certificate	:	TP/BP/1188, Dt.03/11/2018.
	N.A. Order	:	LAND/01/NA/SR/72/2007, Dt.17/11/2012.
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)	:	Smt. Chanda Chandragupta Surwade. Smt. Chandragupta Arjun Surwade. Joint Owners with Equal share.
5	Brief description of the property	:	The property is **Residential Flat**.
6	Location of the property	:	
	Plot No. / Survey No.	:	G. No.284/1+2/1+2/2+2/3+2/4+2/5+2/6, Plot No.54 to 57, 101 to 103, Building No.L-1,
	Doors No.	:	First Floor Flat No.108,
	T.S. No. / Village.	:	Pimprala Shivar.
	Ward / Taluka.	:	Jalgaon.
	Mandal / District.	:	Jalgaon.
	Date of issue and validity of layout of approved plan.	:	Commencement No.TP/BP/1188, Dt.30/03/2016.
	Approved plan issuing authority	:	Jalgaon Municipal Corporation.
	Whether genuineiss or authenticity of approved map is verified.	:	Yes.
	Any other comments by our empanelled valuer on authentic of approved plan.	:	Nil.
7	Postal address of the property	:	Building No.L-1, First Floor Flat No.108, Mera Ghar, Near Hudko, Savkheda Road, At. Pimprala Shivar, Jalgaon.
8	Village / City / Town	:	City.
	Residential Area	:	Yes.
	Commercial Area	:	No.
	Industrial Area.	:	No.
9	Classification of the area	:	
	High / Middle / Poor	:	Middle Class.
	Urban / Semi Urban / Rural	:	Urban.
10	Coming under corporation limit / Village Panchayat / Municipality.	:	Municipal Corp. Limit.

PRAKASH R. BASER ARCHITECT REGD. VALUER CAT-I-217 JALGAON

14, Ground Floor, Vishwakarma Sankul,
Opp. Reliance Trend Mall,
Near Govinda Riksha Stop,
Pimprala Road, Jalgaon - 425001.
Mobile : 94227 75017, 75886 13917
Email : prakashbaser@gmail.com

11	Whether covered under any state central govt. enactments (e.g. Urban land ceiling Act) or notified under agency area / scheduled area / cantonments area.	:	Nil.
12	Boundary of the property	:	As per deed.
	East	:	Flat No.107.
	West	:	Staircase & Open Duct.
	North	:	Passage & Flat No.105.
	South	:	Open to Sky.
13	Dimension of the property	:	As per building plan.
	East	:	-
	West	:	-
	North	:	-
	South	:	-
14	Extent of the site	:	As below.
14.1	Extent of the site considered for valuation (least of 13A & 13B)	:	Flat Carpet Area = 29.56 Sq.m.
15	Latitude, longitude & co-ordinates of Flat	:	**21°00'19.9"N 75°31'22.2"E**
II	**APARTMENT BUILDING**	:	
Sr.	Description	:	Remarks.
1	Nature of the apartments.	:	Residential.
2	Location	:	
	T.S. No. / CTS No. / S. No. / Gat No.	:	G. No.284/1+2/1+2/2+2/3+2/4+2/5+2/6, Plot No.54 to 57, 101 to 103, Building No.L-1,
	Block No.	:	First Floor Flat No.108,
	Ward No.	:	-
	Village / Municipality / Corporation	:	Municipal Corporation.
	Door No., Street or Road	:	Colony Road.
3	Description of the locality Residential / Commercial / Mixed	:	Residential area.
4	Year of Construction	:	2018, i.e. 08 years old const.
5	Number of floors	:	Stilt, Ground & 05 Upper Floors.
6	Type of structure	:	RCC framed.
7	Number of dwelling units in the building	:	As per plan.
8	Quality of Construction.	:	Normal Quality.
9	Appearance of the building	:	Normal.
10	Maintenance of the building	:	Normal.
11	Facility available.	:	
	Lift	:	Yes but not working.
	Protected water supply	:	Yes, Available.
	Underground sewerage	:	Yes, Available.
	Car Parking – Open / Covered	:	Covered Parking.
	Is Compound wall existing?	:	Yes.
	In pavement laid around the building?	:	Yes.
III	**FLAT.**	:	
1	The floor which the store is situated	:	@ First Floor
2	Doors No. of the Flat.	:	Flat No.108.
3	Specification of the store.	:	
	Roof	:	RCC slab.
	Flooring	:	Spartex tiles flooring.
	Doors	:	T.W. Doors.
	Windows	:	Aluminium glass sliding windows.
	Fittings	:	Concealed.



	Finishing	:	Cement plasters both sides.
4	House Tax.	:	No.
	Assessment No.	:	-
	Tax paid in the name of.	:	-
	Tax amount.	:	-
5	Electricity service connection no.	:	Not Obtain.
	Meter card is in the name of	:	-
6	How is the maintenance of Flat	:	Good.
7	Sale deed executed in the name of	:	Smt. Chanda Chandragupta Surwade. Smt. Chandragupta Arjun Surwade.
8	What is the undivided area of land as per sale deed?	:	As per DOD.
9	What is the plinth area of the Flat?	:	29.56x15% i.e.4.434 =29.56+4.434 = 33.994 Sq.m.
10	What is the floor space index	:	FSI One.
11	What is the carpet area of the Flat?	:	29.56 Sq.m.
12	Is it posh / 1st class / Medium / ordinary	:	Middle class.
13	Is it being used for residential or commercial purpose?	:	Residential.
14	It is owner occupied or let out?	:	Owner occupied.
15	If rented what is the monthly rent?	:	Nil.
IV	**MARKETABILITY**	:	
1	How is marketability	:	Good.
2	What are the factors favoring for an extra potential value?	:	The apartment is surrounded by fully residential area.
3	Any negative factors are observed which affect the market value in general?	:	No.
V	**RATE**	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat which same specification in the adjoining locality?	:	Sale instance not available.
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specification and other factors with the Flat under comparison	:	Nil.
3	Break – up for the rate	:	
	1. Building + service.	:	Nil.
	2. Land + others.	:	Nil.
4	Guideline rate obtained from the registrar's office (an evidence thereof to be enclosed.)	:	Rs.26180/- per Sq.m., Zone – 8/269. Govt. Value of Flat Rs.8,89,962/-
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECATION**		
A	Depreciated building rate	:	Nil.
	Replacement cost of Flat with services.	:	Nil.
	Age of the building	:	08 years old const.
	Life of the building estimated	:	57 years if proper maintain.
	Depreciation percentage assuming the salvage value as 10%	:	Nil.
	Depreciated ration of the building	:	Nil.
B	Total composite rate arrived for valuation.	:	
	Depreciated building rate VI	:	Nil.
	Rate for land & others V	:	Nil.
	Total composite rate	:	Nil.

PRAKASH R. BASER ARCHITECT JALGAON
REGD. VALUER CAT-I-217

Details of valuation:

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Flat.	29.56	Rs.41500/-	Rs.12,26,740/-
2	Balcony	-	-	-
3	Showcases.	-	-	-
4	Kitchen arrangements.	-	-	-
5	Superfine finish	-	-	-
6	Interior decorations & Furniture.	-	-	-
7	Electricity deposits / electrical fittings etc.	-	-	-
8	Extra collapsible gates / grill works etc.	-	-	-
9	Potential value if any.	-	-	-
10	Others like parking, water tank etc.	-	-	-
	Total			Rs.12,26,740/-
			Value of Flat - Say	**Rs.12,27,000/-**
			Realizable value	Rs.11,04,300/-
			Distress sale value	Rs.8,58,900/-
			Govt. Value of Flat	Rs.8,89,962/-

ASSUMPTIONS :

1. All statutory clearance & regulatory formality are in place.
2. Xerox of documents proved to us.
3. The validity of report reckon only upon payment of full fees.
4. The Fair Market Value may change with time & policies & it is different from Circle Rates as fixed by State Govt. Further, most of the times, the fair Market Value has no documentary evidence. In case of any doubts regarding Fair Market Value Value as adopted by valuer, the banks must raise objection before disbursement/ renewal the loan/ Limit or within 30 days of submission of Valuation Report whichever is earlier.
5. Genuineness of documents, Old Liens, Identity of Parties & their relationship with Ownership documents & property shown for valuation is to be authenticated by exploring the pervious long records by legal advisor or Bank's representative. Since value is not supported to visit the revenue property, this report does not verify or confirms any Ownership/genuineness of documents or title of the property that has been valued.

Place : Jalgaon

Date : 30/05/2026.

PRAKASH R. BASER ARCHITECT JALGAON REGD. VALUER CAT-I-217

Prakash R. Baser
Architect & Reg. Valuer
Jalgaon.

The undersigned have inspected the property detailed in the valuation report dated_____

_____On_____ We are satisfied that the fair and reasonable value of the property is

Rs._____ (Rupees: _____

_____ Only)

Date :-

Branch Manager

MODEL CODE OF CONDUCT FOR VALUERS

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and 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 and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
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 and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its 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 the valuer.
10. A valuer shall not carry out any instruction of the client insofar 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

13. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its 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.
14. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
15. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
16. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
17. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
18. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
19. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
20. 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 the last five years.



Confidentiality

21. 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/its knowledge without proper and specific Authority or unless there is a legal or professional right or duty to disclose.

Information Management

22. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

23. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuer's organization with which he/it is registered or any other statutory regulatory body.

24. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organization with which he/it is registered, or any other statutory regulatory body.

25. 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 for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

26. A valuer or his/its relative shall not accept gifts or hospitality which undermines or 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).

27. 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/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ Itself.

Remuneration and Costs.

28. 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.

29. 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 and restrictions.

30. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

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

Place: Jalgaon.

Date: 30/05/2026.

PRAKASH R. BASER ARCHITECT JALGAON
REGD. VALUER CAT-I-217

Signature

DECLARATION FROM VALUERS

I hereby declare that

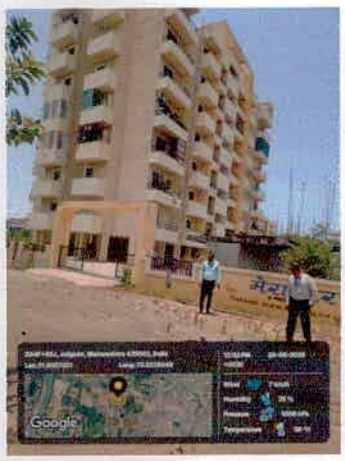
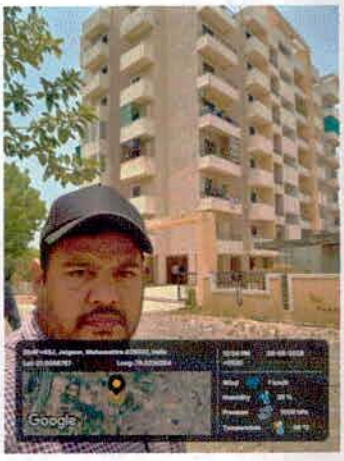
a. The information furnished in my valuation report dated 30/05/2026 is true and corrected to the best of my knowledge and belief and i have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued.
c. I have personally inspected the property on 29/05/2026 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 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" enshrined for valuation in the IVS in general standards and asset standards as applicable.
h. I abide registered under section 34AB on the wealth tax act 1957.
i. I am the proprietor who is competent to sing this valuation report.
j. Further, i hereby provide the following information.

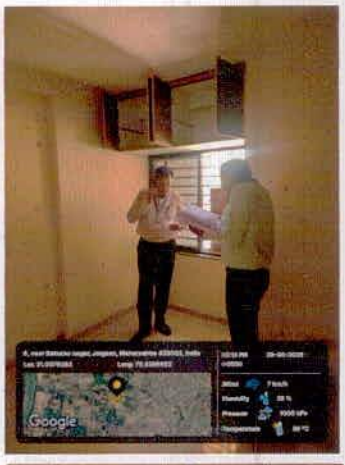
Sr. No.	Particulars.	Valuer Comment
1	Background information of the asset being valued.	Residential Flat
2	Purpose of valuation and appointing authority	Loan purpose.
3	Identity of the valuer and any other experts involved in the valuation.	Prakash R. Baser. Reg. No. CAT – I – 217.
4	Disclosure of valuer interest or conflict, if any.	No.
5	Date of appointment, valuation date and date of report.	30/05/2026.
6	Inspections and or investigation undertakes.	Yes.
7	Nature and source of the information use or relied upon.	Site visit & Local Estate brokers.
8	Procedure adopted in carrying out the valuation and valuation standards followed.	Market value as per market source.
9	Restriction on use of the report if any.	No.
10	Major factors that were takes into account during valuation.	Current market situation.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purposed of limiting his responsibility for the valuation report.	Not made available.

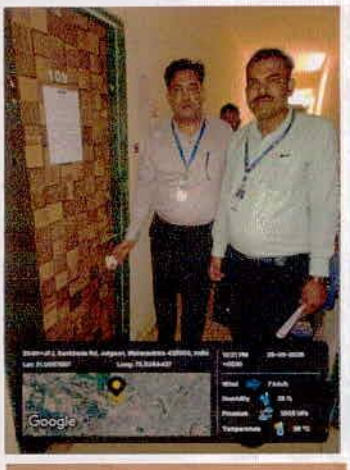
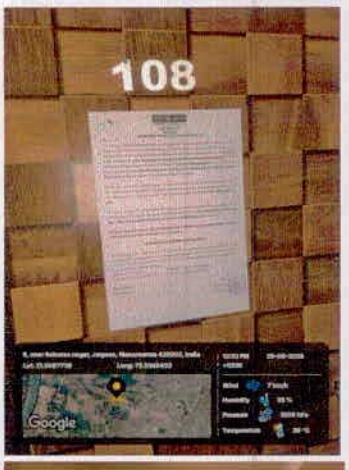
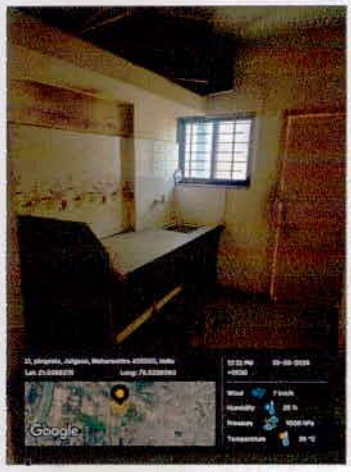
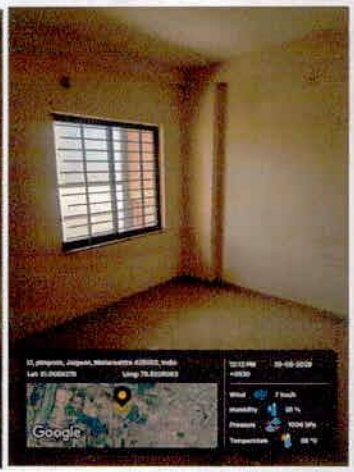
Place : 30/05/2026
Date : Jalgaon.



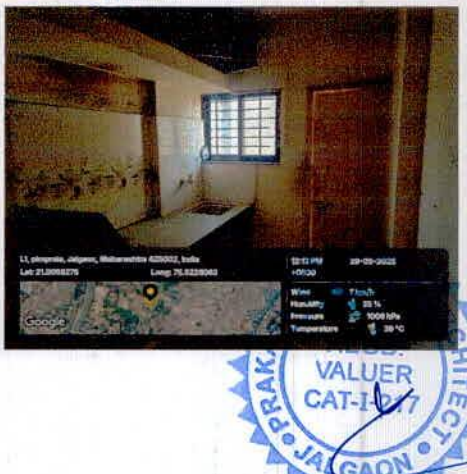
Prakash R. Baser
Govt. Approved Valuer & Architect.
Reg. No. CAT – I – 217

2.1 - BUILDING





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VALUER
CAT-I
JALGAON

GOVT. READY RECKNOR RATE CHART 2026-27

Department of Registration and Stamps
Government of Maharashtra
नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन

eASR 2.0

नाकार यांचेशी संपर्क साधावा

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

Home | Valuation Guidelines | User Manual

वर्ष 2026-2027 भाषा मराठी

निवडलेला जिल्हा जळगाव

तालुका निवडा जळगाव

गाव निवडा मौजे : पिंप्राळा (महानगरपालिका जळगांव)

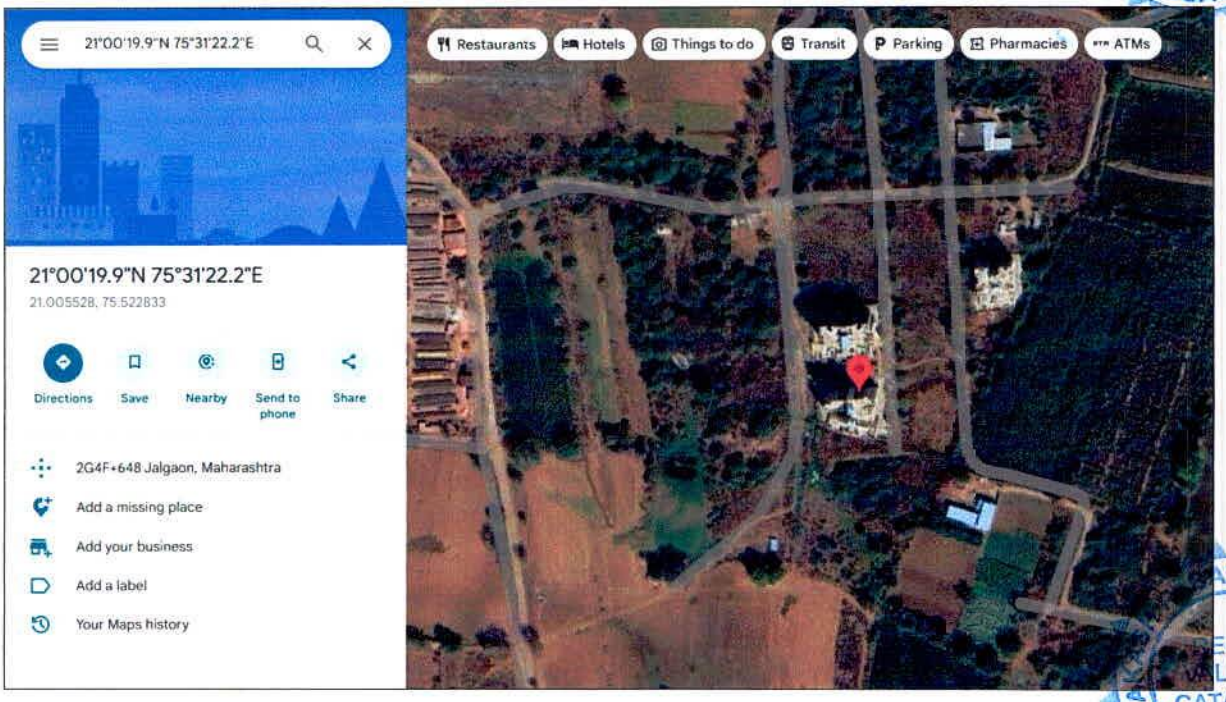
ह्याद्वारे शोधा सर्व्हे नंबर SubZones

सर्वे नं. टाका 284 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
8/269-उर्वरित भाग-2 (म न.286,284,290 व 291 च्या दक्षिणेकडील भाग)	1680	26180	30100	32720	0 चौ. मीटर	गट नंबर

PRAKASH R. BASER ARCHITECT
REGD. VALUER CAT-I-217
JALGAON

GOOGLE MAP GEO TAGGING OF VALUATED PROPERTY



PRAKASH R. BASER ARCHITECT
REGD. VALUER CAT-I-217
JALGAON