

Name of the Bank	**Central Bank of India**
Branch Name	**Tilak road**
Name of Applicant	**Hiraji Dagdu Waghmare**
Date of Report	**17-03-2026**
Address	**Flat No.303, 3rd Floor, Building - D,Balaji Nisarg,Near Wisdom international school,Shirswadi (Murkutenagar),Haveli,Pune-412207**
Report Prepared By	**Progressia Valuers and Consultants LLP**

Valuation Certificate		
1	Report Ref. No.	PRO_25-26_4766
2	Bank Name	Central Bank of India
3	Branch	Tilak road
4	Purpose of Valuation	To Know the Fair Market Value for Bank finance purpose.
5	Type of Loan	Home Loan
6	Date of Valuation	17-03-2026
7	Applicant Name	Hiraji Dagdu Waghmare
8	Address of Property	Flat No.303, 3rd Floor, Building - D,Balaji Nisarg,Gat No. 48,Near Wisdom international school,Shirswadi (Murkutenagar),Haveli,Pune-412207
9	Property Description	The subject property is a 2 BHK Flat situated in a Medium Class locality and is used for Residential purpose.
10	Built up Area	638 Sq. ft.

Type of Value	Value in ₹	Value in Words
Fair Market Value (FMV)	**₹ 12,20,800 /-**	**Twelve Lakh Twenty Thousand Eight Hundred Rupees Only**
Realizable Value (RV)	**₹ 10,98,720 /-**	**Ten Lakh Ninety Eight Thousand Seven Hundred and Twenty Rupees Only**
Distress Value (DV)	**₹ 9,76,640 /-**	**Nine Lakh Seventy Six Thousand Six Hundred and Forty Rupees Only**
Insurable Value	**₹ 12,76,000 /-**	**Twelve Lakh Seventy Six Thousand Rupees Only**

Date : **17-03-2026**

Place : **Pune**

For Progressia Valuers and Consultants LLP

Milind Chandrashekhar Ankalgi

Digitally signed by Milind Chandrashekhar Ankalgi
Date: 2026.09.15 16:24:11 +05'30'

Er. Milind C Ankalgi, BE Civil
Chartered Engineer, Registered Valuer (L&B),
Income Tax – CAT I / 790-2014-15

VALUATION REPORT

(IN RESPECT OF FLATS)

Part I : General							
S No.	**Particulars**		**Content**				
1	Purpose of valuation report		To Know the Fair Market Value for Bank finance purpose.				
	Name of Bank and Branch		Central Bank of India		Tilak road		
2	a)	Date of inspection	17-03-2026				
	b)	Date of valuation report	17-03-2026				
3	List of documents produced for per						
	i)	Index II	no.	1204/2012	Dt.	07-02-2012	
	ii)	Sanctioned Plan Copy	no.	P/SSP/500	Dt.	22-02-2010	
	iii)	Completion Certificate	no.	NA	Dt.	NA	
	iv)	RERA Certificate	no.	NA	Dt.	NA	
4	Name of the Owner(s)		Hiraji Dagdu Waghmare				
	Name of Applicant(s)		Hiraji Dagdu Waghmare				
5	Address of the Owner		Flat No.303, 3rd Floor, Building - D,Balaji Nisarg,Gat No. 48,Near Wisdom international school,Shirswadi (Murkutenagar),Haveli,Pune-412207				
6	Brief description of the property		The subject property is a 2 BHK Flat				
6.a)	Including leasehold/freehold etc.		Freehold property				
6.b)	Total Lease period & remaining period (if leasehold)		NA				
7	Location of property						
	a)	Gat no./Plot No./ Survey No.	Gat No. 48				
	b)	Door No.	Flat No.303, 3rd Floor, Building - D	Balaji Nisarg			
	c)	T. S. No. / Village	Shirswadi (Murkutenagar)				
	d)	Ward / Taluka	Haveli				
	e)	Mandal / District	Pune				
	f)	Date of issue and validity of layout of approved map /	P/SSP/500 Sanction plan Copy				
			22-02-2010				
	g)	Approved map / plan issuing authority	ADTP Sanction				
	h)	Whether genuineness or authenticity of approved map / plan is verified	Yes, we have relied upon the photocopy of plan provided by the applicant. , ADTP Sanction Sanction plan Copy.				
	i)	Any other comments on authenticity of approved	No				
	j)	Comment on unauthorized construction if any	No such Unauthorized construction observed				
	k)	Comment on demolition proceedings if any	No such demolition proceedings observed				

8	Postal address of the property		Flat No.303, 3rd Floor, Building - D,Balaji Nisarg,Near Wisdom international school,Shirswadi (Murkutenagar),Haveli,Pune-412207					
9	City / Town		Pune					
	i)	Residential Area / Commercial Area /	Residential cum commercial Area					
10	Classification of the area							
	i)	High / Middle / Poor	Middle Class Locality Area					
	ii)	Urban / Semi Urban / Rural	Residential cum commercial Area					
11	Coming under Corporation limit / Village Panchayat / Municipality		Municipal Corporation					
12	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled		Not observed by analysing documents & w.r.t. site visit but better refer legal search report.					
13	*Boundaries of the property*		*Boundries as per document*					
	North		By Property Owned by shri. Popat Shinde Gat No. 49					
	South		By Remaining Land of Gat No. 48					
	East		By Remaining Land of Gat No. 48 & Gat No. 49					
	West		By Vade Bolhai - Uruli kanchan Road					
14	*Boundaries of the property*		*Boundries as per site visit observation*					
	North		By open Space					
	South		By Flat No. 304					
	East		By open Space					
	West		By Flat No. 302					
15	Extent of the site		We have considered the area of the flat for valuation.					
15.a)	Latitude, Longitude & Co-ordinates of flat		Latitude		18.57159035			
			Longitude		74.09236997			
16	Extent of the site considered for valuation (least of 13 A & 13 B)(As per agreement to sell)		Built up Area	638	Sq. ft.	59	sq. m	
17	Whether occupied by the owner / t		Tenant occupied property					
17.a)	If occupied by tenant, since how lor		NA					
17.b)	Monthly Rent expected		₹ 6,000 /- per month					

Part II : Apartment Building

S No.	Particulars		Content
1	Nature of the Apartment		Residential
2	Location		
	i)	T.S. No.	Gat No. 48
	ii)	illage/ Municipality / Corporatio	Shirswadi (Murkutenagar)
	iii)	oor No., Street or Road (Pin Cod	Flat No.303, 3rd Floor, Building - D,Near Wisdom international school-412207
3	Description of the locality Residential / Commercial / Mixed		Residential cum commercial Area
4	Year of Construction		2012
5	Number of Floors		The building has 0 Basement floor + 1 Ground floor + 4 floors.
6	Type of Structure		RCC Structure
7	Number of Dwelling units in the buildir		4 flats per floor Flats on each floor
8	Quality of Construction		Good quality of construction
9	Appearance of the Building		Good appearance of the building
10	Maintenance of the Building		Well Maintained
11	Facilities available		

	i)	Lift	1 Lifts Available					
	ii)	Protected Water Supply	Yes , Protected Wall Supply Available					
	iii)	Underground Sewerage	Yes , Underground Sewage Available					
	iv)	Car Parking - Open/ Covered	Yes	Parking/Parkings -	1	Covered	0	Open
	v)	Is Compound wall existing?	Yes , Compund Wall Available					
	vi)	Is pavement laid around the Building	Yes , Pavement laid arround the building					

Part III : Flat

S No.	Particulars		Content
1	The floor on which the flat is situate		3rd Floor
2	Door No. of the flat		Flat No.303, 3rd Floor, Building - D
3	Specifications of the flat		
	i)	Roof	RCC Slab
	ii)	Flooring	Vitrified Tiles
	iii)	Doors	Wooden Door
	iv)	Windows	Sliding Windows
	v)	Fittings	Concealed Fitting
	vi)	Finishing	Paint finish
4	House Tax		
	i)	Assessment No.	Not Provided
	ii)	Tax paid in the name of	Not Provided
	iii)	Tax amount	Not Provided
5	Electricity Service Connection no.		Not Provided
	Meter Card is in the name of		Not Provided
6	How is the maintenance of the flat?		The subject flat is well maintained.
7	Sale Deed executed in the name of		Hiraji Dagdu Waghmare
8	What is the undivided area of land as per Sale Deed?		Details not available

9	What is the plinth area of the flat?	Type of Area	Carpet Sq. m	Carpet Sq. ft.	Built-up Sq. mt.	Built-up Sq. ft
		Carpet	0.00	0	86.41	930
		Balcony	0	0	0	0
		Balcony	0	0	0	0
		Terrace	0.00	0	0.00	0
		Total	**0**	**0**	**59**	**638**

10	What is the floor space index (app.)	Details not available	
11	What is the Area of the flat?	638 Sq. ft.	Documented builtup area
12	Is it Posh/ I class / Medium / Ordina	Medium Class	
13	Is it being used for Residential or Commercial purpose?	Residential	
14	Is it Owner-occupied or let out?	Tenant occupied property	
15	If rented, what is the monthly rent?	₹ 6,000 /- per month	

Part IV : Marketability

S No.	Particulars	Content
1	How is the marketability?	Good Marketability of the property
2	What are the factors favoring for an extra Potential Value?	The subject flat is located in a well known project in the area and has all modern amenities.
3	Any negative factors are observed which affect the value in general?	No such factors observed

Part V : Rate				
S No.	**Particulars**		**Content**	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties		Comparable sales instance attached in the report, please refer to annexure 1.A) for details.	
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		The rate range available in the area is from ₹ 900 /- per sq.ft. to ₹ 3,900 /- per sq.ft.	
3	Break - up for the rate			
	i)	Building + Services	₹ 2,000 /- per sq.ft.	
	ii)	Land + Others	₹ 200 /- per sq.ft.	
	iii)	Total Built up rate / sq. ft.	₹ 2,200 /- per sq.ft.	
3.a)	Brief Description of How the rate is arrived at:			
	We have utilized market approach and comparable sales method of valuation. The rate for the property under consideration is arrived by comparing the sales instance available on www.99acers.com website and property located in Tiruupatee Balaji Nisarg, Shiraswadi, Pune area. The final rate considered is ₹ 2,200 /- per sq.ft.. Details related to the rate is attached as Annexure 1.A.			
4	Guideline rate obtained from the Registrar's office *(Please find the evidence attached as **Annexure-I B** in the report)*		Govt. Rate per sq. ft.	₹ 6,504 /- per sq.ft.
			Govt. Rate per sq. m.	₹ 70,010 /- per sq.m.
5	Registered Value (if available)		₹ 9,87,000 /- only	

Part VI : Composite Rate Adopted After Depreciation			
S No.	**Particulars**		**Content**
a.	***Depreciated building rate***		
	i)	Replacement cost of flat with Services(v (3)i)	₹ 2,000 /- per sq.ft.
	ii)	Age of the building	14 Years
	iii)	Residual Life of the building e	61 Years
	iv)	Total Life of the building estir	75 Years
	v)	Depreciation percentage assuming the salvage value	30%
	vi)	Depreciated Rate of the build	₹ 1,400 /- per sq.ft.
b.	***Total composite rate arrived for va***		
	Depreciated building rate VI (a)		₹ 1,400 /- per sq.ft.
	Rate for Land & other V (3)ii		₹ 200 /- per sq.ft.
	Total Composite Rate		₹ 1,600 /- per sq.ft.

DETAILS OF VALUATION

S.No.	Description	Qty	Rate / Unit	Estimated Value
1	Present value of the flat	638 Sq. ft.	₹ 1,600 /- per sq.ft.	**₹ 10,20,800**
2	Wardrobes		-	**-**
3	Showcases		-	**-**
4	Kitchen Arrangements		-	**-**
5	Superfine Finish		-	**-**
6	Interior Decorations		-	**-**
7	Electricity deposits / electrical fittin		-	**-**
8	Potential value, if any		-	**-**
9	Parking	1	₹ 2,50,000	**₹ 2,50,000**
10	Others		-	**-**
11	As per current stage of work completion the value of the flat (if flat is under construction)		-	**-**
12	After 100% completion final value c		-	**-**
13	Total Value		₹ 12,20,800	**₹ 12,20,800**

VALUE OF FLAT

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

S.No.	Type of Value	Value in ₹	Value in Words
1	Fair Market Value (FMV)	₹ 12,20,800	Twelve Lakh Twenty Thousand Eight Hundred Rupees Only
2	Realizable Value (RV=90% of FMV)	₹ 10,98,720	Ten Lakh Ninety Eight Thousand Seven Hundred and Twenty Rupees Only
3	Distress Value (DV = 80% FMV)	₹ 9,76,640	Nine Lakh Seventy Six Thousand Six Hundred and Forty Rupees Only
4	Government Value	₹ 41,49,608	Forty One Lakh Forty Nine Thousand Six Hundred and Eight Rupees Only
5	Insurable Value	₹ 12,76,000	Twelve Lakh Seventy Six Thousand Rupees Only

Valuers Comments and observation, if any, other than mentioned in report

The subject property is located in a well known project in the area and has all modern amenities

The subject Property is located in a growing area and properties are in demand.

As per site visit the site is accessible, with adequate road connections and infrastructure

As Per Site Visit Building No. 19, But As Per Provided Index II Building No. D Mentioned

Completion Certificate is Not Provided

Important Enclosures:

- Photograph of owner/representative with property in background to be enclosed.
- Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.
- Declaration from the valuer.
- Model Code of Conduct
- Screenshot of sales instances referred to on online web sources.
- Screenshot of Government rate taken from government website.

Date : **17-03-2026**

Place : **Pune**

For Progressia Valuers and Consultants LLP

Milind Chandrashekhar Ankalgi

Digitally signed by Milind Chandrashekhar Ankalgi
Date: 2026.09.15 16:24:24 +05'30'

Er. Milind C Ankalgi, BE Civil
Chartered Engineer, Registered Valuer (L&B),
Income Tax – CAT I / 790-2014-15

For Bank Purpose

The undersigned has inspected the property detailed in the Valuation report dated 17-03-2026. We are satisfied that the fair and reasonable market value of the property is ₹ 12,20,800 (Twelve Lakh Twenty Thousand Eight Hundred Rupees Only.)

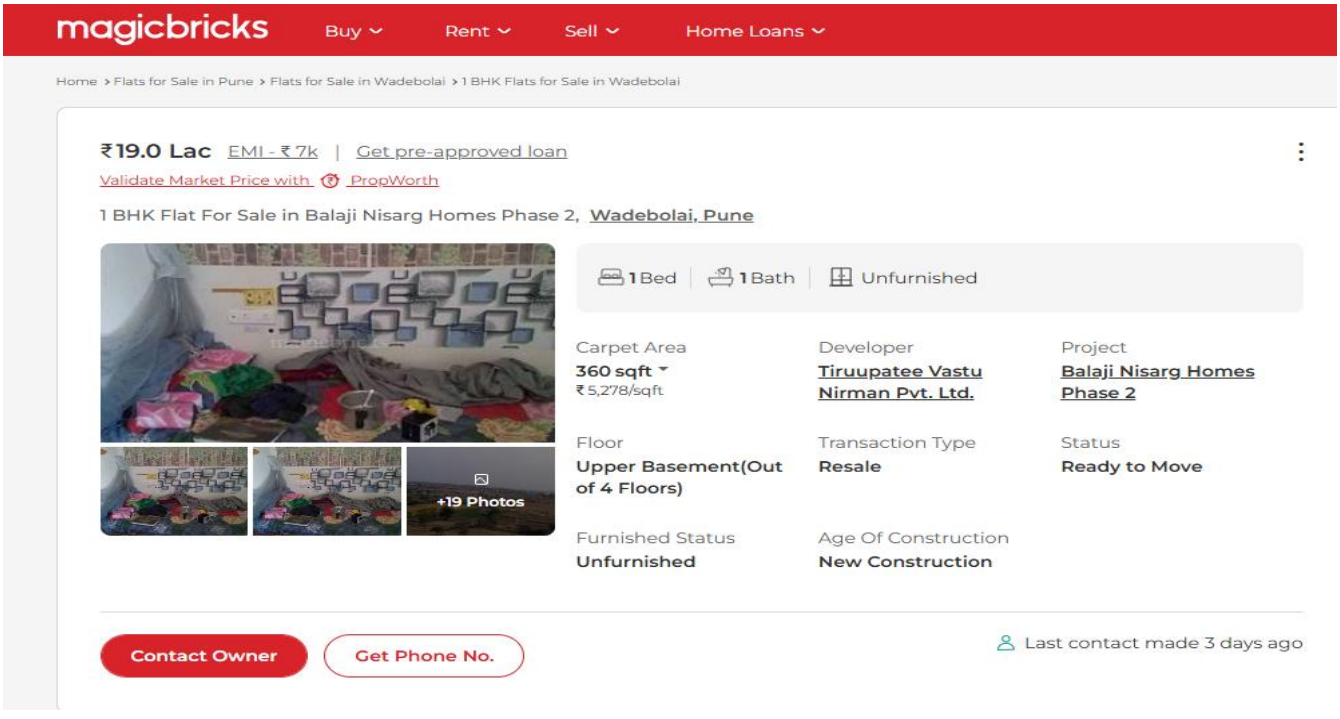
Signature

Date :

(Name of Branch Official with seal)

Annexure I

A)	Comparable Sales Instance



	Website	www.99acers.com
	Location	Tiruupatee Balaji Nisarg, Shiraswadi, Pune
	Carpet Area	360 sq.ft.
	Built up area	486 sq.ft.
	Expected Price	₹ 19,00,000 /-
	Rate (carpet)	₹ 5,278 /- per sq.ft.
	Rate (BUA)	₹ 3,909 /- per sq.ft.
	Posted by	Real Estate agent

DECLARATION FROM VALUERS

I, **Er. Milind C Ankalgi** son of **Mr. Chandrashekhar Ankalg** hereby declare that do hereby solemnly affirm and state that-

a) I am a citizen of India

b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.

c) The information furnished in my valuation report dated,17-03-2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

d) I / My team have/ has personally inspected the right property on 17-03-2026 and The work is not sub-contracted to any other valuer and carried out by myself / my team.

e) Valuation report is submitted in the format as prescribed by the Bank.

f) I have not been convicted of any offence and sentenced to a term of Imprisonment and I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act, 1957 or Gift Tax Act, 1958.

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

h) I have not been declared to be unsound mind.

i) I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt

j) 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.

k) 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.

l) I understand to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.

m) I have not concealed or suppressed any material "&"information, facts and records and I have made a complete and full disclosure.

n) 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)

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

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

q) Further, I hereby provide the following information.

S.No.	Particulars	Valuer comment	
1	Background information of the asset being valued	The subject property is a 2 BHK Flat situated in a Medium Class locality and is used for Residential purpose.	
2	Purpose of valuation	To Know the Fair Market Value for Bank finance purpose.	
	Appointing authority	Central Bank of India , Tilak road branch	
3	Identity of the valuer and any other experts involved in the valuation	Er. Milind C Ankalgi	
4	Disclosure of valuer interest or conflict, if any	We declare no personal or financial interest in the subject property, and no conflict of interest exists with any parties involved in this valuation.	
5	Date of appointment, valuation date and date of report	Date of Appointment	16-03-2026
		Date of Valuation	17-03-2026
		Date of report	17-03-2026
6	Inspections and/or investigations undertaken	We have undertaken site visit and inspection of the subject property and for rate we have done market reasearch on different websites and as well as on site enquiry.	
7	Nature and sources of the information used or relied upon	We have relied upon the documents provided by client, market data available, site inspection, client inputs, our experty in the subject field and our professional judgment.	
8	Procedures adopted in carrying out the valuation and valuation standards followed	We have adopted Market approach of valuation and used the comparable sales transaction and market quotations method. Available sales transactions and quotations of similar properties are compared.	
9	Restrictions on use of the report, if any	The report is to be used by the appointing authority for the stated purpose only and not for any other purpose other than mentioned in the report.	
10	Major factors that were taken into account during the valuation	Major factors that were taken into consideration for the subject property are location, accessibility, property specifications, market trends, economic factors etc.	
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	This valuation report is based on the information and documents provided by the client and reflects prevailing market conditions as of the date of the report. The valuer acknowledges any limitations in data, access, or other factors that may affect the accuracy of the valuation. These caveats are not intended to limit the valuer's responsibility for the integrity of the report.	

Date : 17-03-2026

Place : Pune

For Progressia Valuers and Consultants LLP

Milind Chandrashekhar Ankalgi

Digitally signed by Milind Chandrashekhar Ankalgi
Date: 2026.09.15 16:24:38 +05'30'

Er. Milind C Ankalgi, BE Civil
Chartered Engineer, Registered Valuer (L&B),
Income Tax – CAT I / 790-2014-15

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}
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

12) 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.
13) 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.
14) A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15) A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16) 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.
17) A valuer shall not indulge in “mandate snatching (to undertake assignments for valuation of a particular movable / immovable assets using unscrupulous means)” or offering “convenience valuations” in order to cater to a company or client’s needs.
18) 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).
19) In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior

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/its knowledge without proper and 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 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.

22) 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 valuers organization with which he/it is registered or any other 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/it 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 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:

25) 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).

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

Remuneration and 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 and restrictions:

29) 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.

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

Miscellaneous

31) A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32) A valuer shall follow this code as amended or revised from time to time.

Date : 17-03-2026

Place : Pune

For Progressia Valuers and Consultants LLP

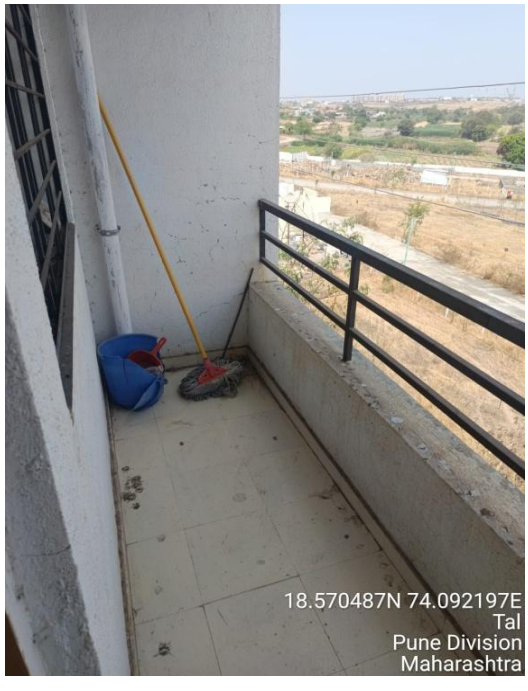
Milind Chandrashekhar Ankalgi

Digitally signed by Milind Chandrashekhar Ankalgi
Date: 2026.09.15 16:24:54 +05'30'

Er. Milind C Ankalgi, BE Civil
Chartered Engineer, Registered Valuer (L&B),
Income Tax – CAT I / 790-2014-15

Address: Progressia Valuers and Consultants LLP, 1st floor, Keyur Apartment, Above axis bank, Near Nilayam Theatre Chowk, Sadashiv Peth, Pune - 411030

PHOTOGRAPHS OF PROPERTY

<table>
<tr><td>
</td><td>
</td></tr>
<tr><td>Selfie with property</td><td>Building</td></tr>
<tr><td>
</td><td>
</td></tr>
<tr><td>Internal View 1</td><td>Kitchen</td></tr>
</table>

PHOTOGRAPHS OF PROPERTY

<table>
<tr><td>
</td><td>
</td></tr>
<tr><td>Living Room</td><td>Bedroom</td></tr>
<tr><td>
</td><td>
</td></tr>
<tr><td>Door</td><td>Building name board</td></tr>
</table>

LOCATION OF PROPERTY

Latitude:	18.57159035	Longitude:	74.09236997



ATTACHMENTS

Index II

दुय्यम निबंधक: हवेली 7 (वाघोली)

दस्तक्रमांक व वर्ष: 1204/2012

सूची क्र. दोन INDEX NO. II

गावाचे नाव : शिरसवाडी (गुरुकुटेनगर)

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मोबदला रु. 918/,000.00
बा.भा. रु. 802,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(3)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

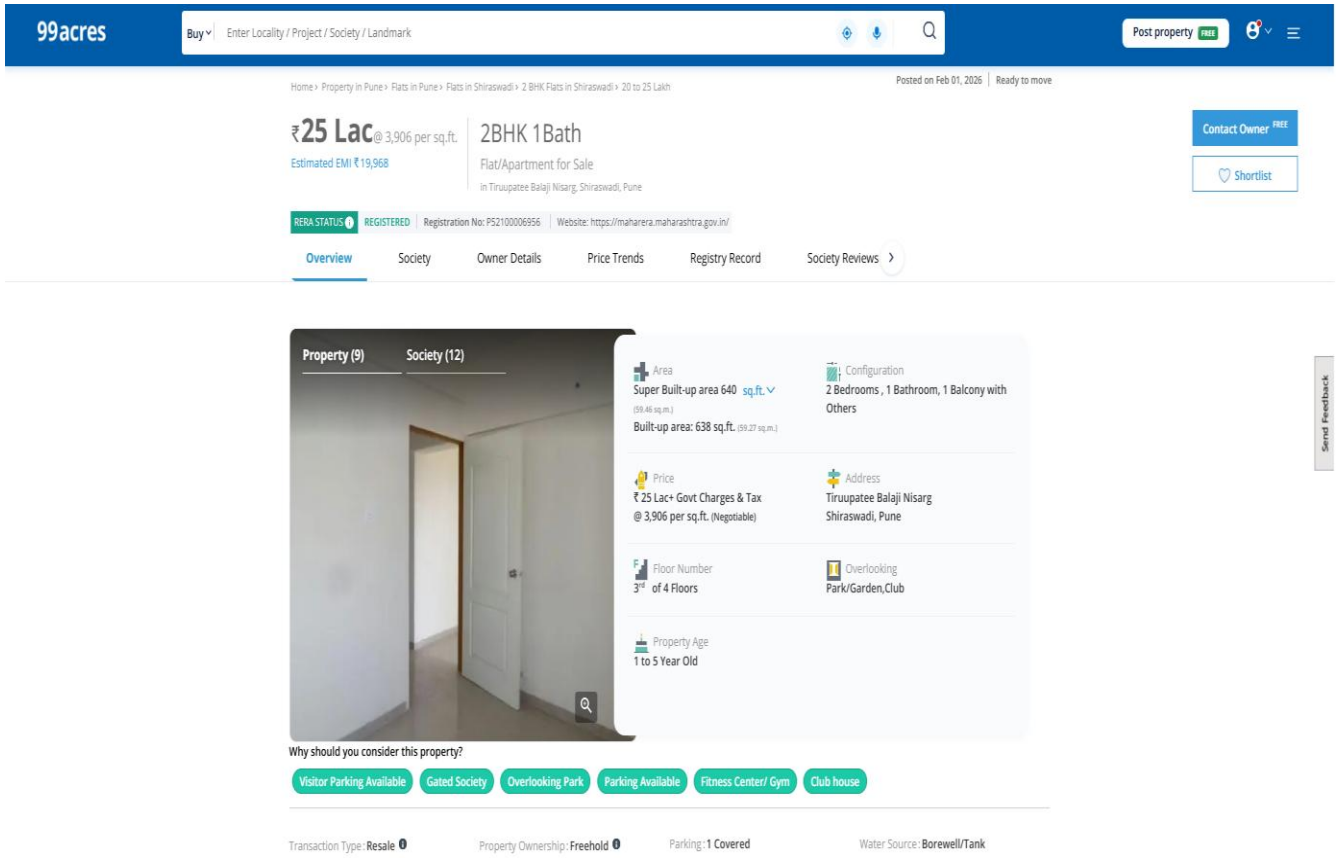
(5) दस्तऐवज करून देणा-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेणा-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा 04/02/2012
(8) नोंदणीचा 07/02/2012
(9) अनुक्रमांक, खंड व पृष्ठ 1204 /2012
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 19740.00
(11) बाजारभावाप्रमाणे नोंदणी रु 9870.00
(12) शेरा

Page 1 of 1

Additional Sale Instance



Additional Sale Instance

