SUMMARY VALUATION REPORT

SR. NO.	PARTICULARS	DETAILS / INFORMATION
1.	Name of Client	Mr. Shitalkumar Tikaram Salunke
2.	Address OF Property	Flat No.G-1, Ground Floor, "Premsagar Building", Building-G, S No.185, CTS No.4269, Chaphekar Chowk Road, Near Ramkrishna More Natyagruh, Chinchwad Station, Chinchwad, Tal. Haveli, Dist. Pune-411033
3.	Work Referred by Name / Contact No	Central Bank of India Branch: Pimpri, Pune
4.	Fair Market Value	**Rs. 89,32,000.00** **(Rs. Eighty-nine Lacs Thirty-two Thousand only)**
5.	Distress Value	Rs.71,45,600.00 (Rs. Seventy-one Lacs Forty-five Thousand Six Hundred only)
6.	Realizable Value	Rs.80,38,800.00 (Rs. Eighty Lacs Thirty-eight Thousand Eight Hundred only)
7.	Documents Referred 1. Index II	

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B.E. Civil, M. Val (RE), FIIV, IBBI regd, CCIT-I-722/06-07,Govt. Registered Valuer,CharteredEngineer
Flat No.104, 1"Floor, "Dinesh Complex", off Pune Nagar Road, Viman Nagar Chowk, Sopan Nagar,
Wadgaon Sheri, Pune-411014, Cell no-7719995222, 9923279144, 9767950860, Tel.No. 020-47223742
Email: lbmvaluer@rediffmail.com, hhlvaluer@gmail.com, Website : lbmvaluersandengineers.in,

Ref No: LBM/112/04-26/AP 24.04.2026

To,
The Branch Manager
Central Bank of India
Branch: Pimpri, Pune

Subject: Assessment of Fair Market Value for Recovery purpose

Client Name	Mr. Shitalkumar Tikaram Salunke
Address of the Property	Flat No.G-1, Ground Floor, "Premsagar Building", Building-G, S No.185, CTS No.4269, Chaphekar Chowk Road, Near Ramkrishna More Natyagruh, Chinchwad Station, Chinchwad, Tal. Haveli, Dist. Pune-411033
Fair Market Value as	**Rs. 89,32,000.00 (Rs. Eighty-nine Lacs Thirty-two Thousand only)**

Respected Sir,

As per your request, we are enclosing herewith a valuation report in particular format which is helpful to you for said property and the valuation given in this report is as per my best knowledge. If you have any questions, regarding our valuation report or our findings then clear the same within 15 days. Report contains 1+13 pages including photographs & Location Map

Thanking you in anticipation,

Kindly acknowledge the receipt

Certified Valuer
(Longani H.H.)

Certified Valuer
(Chanda Sarode)

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VALUATION REPORT

S No.	Particulars	Observation of the Valuer
1	Date of making valuation	24.04.2026
2.	Purpose of the valuation	Recovery Purpose
3	Name of the Client	Mr. Shitalkumar Tikaram Salunke
a.	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
4	Brief description of the property	This property is in the form of Flat situated in Middle class area
	- Location, street, ward No.	Mouje- Chinchwad,
	- Shop/Plot No.	Flat No.G-1
	- Is the property situated in residential / commercial / mixed area/Industrial area	Residential Area
	- Classification of locality – high class / middle class / poor class	Middle Class area
	- Boundaries of the Property East West North South	 By Flat No.2 & 3 By Open Space By Open Space By Flat No.4
5	Whether the building is in accordance with Plan approved by the competent authority	Yes
6	Proximity to civic amenities like schools, hospitals, offices, markets, cinema halls, etc.	½ to 1 Kms
7a.	Area supported by documentary proof, shape, dimensions and physical features	1) Index II bearing Sr. No.7208/2006 Dated 11.09.2006 register in sub registrar office in Haveli No.06 between Vendor as Mr. Sahebrao Bachhav & Purchaser as Mr. Shitalkumar Salunke for Rs.15,00,000.00 2) Earlier Valuation report prepared by LBM Valuer Ref No. LBM/112/07/2023 Dated 14.07.2023 (MV-84,45,000.00)
7b.	Attach a dimensional site plan	Yes, it is part of agreement itself



7c.	Furnish details of the building on a separate sheet giving number of floors, Year & type of construction, finishing (floor-wise)	Number of Floor = G+5 Year of construction =2006 as reportedly Type of construction = RCC
7d.	Plinth area floor-wise	Documented Built-up area of Flat = 114.13 sqm Adding 35% For the Salable area 114.13 x1.35 = 154 sqm = 1657 sft (As Per Index II)
8.	Year of commencement of construction and year of completion of construction.	Year of Commencement = 2005 Year of Completion = 2006 as reportedly
8b.	Age & condition of Property	20 Years old Reportedly Construction is in good condition
8c	Future life of construction	55 years under normal condition
9.	Is it freehold or leasehold land?	Freehold
10.	If leasehold, the name of Lessor / Lessee, nature of lease, dates of commencement and termination of lease.	N.A.
11.	Is there any restrictive covenant in regard to use of land? If so, details be given.	Residential use
12.	Purpose for which the property is being used (residential/Commercial/ industrial etc)	Residential Purpose
13.	Whether property is being used for the purpose for which Registered Authority has given sanction/ approval? If not, please specify the irregularity.	Yes
14.	Does the land fall in an area included in any Town planning scheme or any development plan of Govt. or any statutory body? If so, give particulars	Falls under PCMC Limit
15.	Is the whole or part of property notified for acquisition by Govt. or any statutory body? If yes, give date of notification.	No
16.	Attach lay out plan and elevations of all the structures	Not Provided

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17.	Provide technical details Type of structure Foundation Superstructure Flooring Fittings Doors Windows Painting Plumbing Others	 RCC with G+ 5 storied structure RCC column & Footing BB masonry work with Internal & external plastering Not Seen Not Seen Not Seen Not Seen Not Seen Not Seen
18a.	Is the building owner Occupied? /tenanted / both?	Internal visit not done
18b.	If partly owner-occupied, specify portion and extent of area under owner-occupation	Non-Applicable
19a.	Names of tenants/lessees/licensees, etc.	Non-Applicable
19b.	Portions in their occupations	Non-Applicable
19c.	Monthly or annual rent/compensation / license fee, etc. paid by each.	Non-Applicable
20.	Are any occupants related to or close business associates of the owner?	No
21.	Does the tenant bear the whole or part of the cost like electricity, water, electricity cost for common space, maintenance and operational cost of building, lift, pump etc.,	Non-Applicable
22.	Is the property insured? If so, give details of the policy like policy number, insured amount, premium paid etc.	Non-Applicable
23.	Is any dispute between landlord and tenant regarding rent pending in a court of law	Non-Applicable
24.	Give instance of sales of immovable property in the locality happened in last two years on a separate sheet, indicating the name and address of the property, regd. No., sale price, area of land sold etc.	We have gone through sub –registrar office record, We have not yet received any sale instances, if ever received will submit it.

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25a.	Government Value of the property	Rs. 53,760/- per sqm for Flat Considering 20% Depreciation as per Govt. ready recknor 154 x 53,760 x 0.80 = Rs.66,23,232.00
b.	Flat rate per unit taken in MV	Rs.58,000/ per sqm
c.	Depreciation of construction	Depreciated rate adopted
d.	Value of Construction	Total Salable area of Flat = 154 sqm = 1657sft Considering surrounding locality & present Market condition Rate adopted Rs. 58,000/-per sqm 154 x 58,000 = Rs. 89,32,000.00
e.	Fair Market Value of the property	**Rs. 89,32,000.00** **(Rs. Eighty-nine Lacs Thirty-two Thousand only)**
f.	Distress Sale Value of the property	20% less than Market Value 89,32,000.00 x 0.80 = Rs.71,45,600.00 (Rs. Seventy-one Lacs Forty-five Thousand Six Hundred only)
g.	Realizable Value	10% less than Market Value 89,32,000.00 x 0.90 = Rs.80,38,800.00 (Rs. Eighty Lacs Thirty-eight Thousand Eight Hundred only)
h.	Insurance Value	Rs.25,00,000.00 (Rs. Twenty-five Lacs only)

Central Bank Of India Pimpri Br. No. 0667 PUNE

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Rate Analysis of the Value of the Property: -

Sr No.	Particulars	Rate per Sq. mt.
1	As per Govt. Guideline Rate	Rs. 53,760/sqm
2	Rate Adopted for Valuation in this Report	Rs.58,000 /sqm
3	Market Trend	Rs.55,000-Rs.,60,000 /sqm

Justification for valuation: -

- On an average, the Government Value most probably are lower than the market value. And the most probably the sale registered to the lower side of the actual sale, since to save the sale register amount and also many buyers do not have actual accountable sale amount. Therefore actual market value differs with the govt. guideline rate and sale deed registered is to the amount of Govt. Rate.

- The Govt. Guideline rate is recorded in sub-registered and it may be noted that Govt. guideline value are for stamp duty purpose, they are generally constant along a particular road, i.e, it doesn't take into account the advantage of particular property vis-a vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why valuation differs.

- Valuation is a opinion, we have compare with internet site and local enquiry and we have come to the conclusion of the above value. Actually as per comparison for the rates near by the location of above property for the comparison with internet site such as magic brick.com, 99acre.com or any other real estate site, available for comparison, Therefore the above rates, value is consider with our experience and judgment.. Then valuation may vary more or less with the comparison available Hope, so our opinion is satisfactory to you.It is advisable for the lender or the party to go through the contents of the report and if any discrepancy, any query or clarification regarding our valuation then clear the same within 15 days from the date of report otherwise we are not responsible for any change in contents later.

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ASSUMPTION, & LIMITING CONDITIONS, & RECOMMENDATION

1) The Title Clearance of the said property has not been carried out by us, as it is out of the scope of the assignment and the same should be verified by the Bank authorities.
2) This report is based on the documents produced for the perusal of the valuation report.
3) This report will hold well only if the title of the property is clear, marketable & free from all encumbrances we are not responsible for any reduction in value, if the title of the said property is not clear, marketable & not free from all encumbrances
4) All original documents in original should be verified by the concerned Authorities. The ascertaining liability towards Society or Government authority or any third party is out of the scope of this assignment. Concerned Authorities may independently verify if there exists any liability on the property & deduct the same from the present Fair Market Value of the property.
5) This valuation report is valid provided the bank has followed the guidelines regarding documentation and also the post sanction parameters laid down by the bank in respect of advances scrupulously. This valuation report is valid provided there is no faulty documentation and there are no lapses in post sanction parameters in respect of advances.
6) Price is a fact and a value is an estimate of what the price ought to be. Value given above is for a given time, place and under specified market conditions, subject to circumstances of the case and for the purpose for which valuation is required.
7)This report does not certify of confirm any ownership or title of the property that has been valued. The ownership papers/sale deeds may please be verified at your end to ascertain the right title & area.
8) Actual area measurements are not provided, the areas are considered as per documents provided valuation will differs if the actual measurements differs

Confidentiality: The report is confidential to the client for specific purpose to which it relatesThe client shall not disclose the report to any other person. This report is the intellectual property of the Valuer and should not be Xeroxed unless a written permission is taken from the Valuer.

Conclusion: This is to conclude that on inspection of the property and on perusal of site conditions, the particulars provided by assesses etc. and on subsequent reasonable rate analysis and fair market value appraisal, it is our opinion that the value of the property as on date in aforesaid conditions would be Anticipated value property **Rs.89,32,000.00.** Hence, we conclude that fair market value of the above said asset as on date in aforesaid conditions would be **Rs. 89,32,000.00 (Rs. Eighty-nine Lacs Thirty-two Thousand only)**

When the asset is sold through the auction, the realizable value will invariably be less than true market value since realizable value depends on varied factors such as type of asset, demand prevailing site conditions and circumstances, mode of payment and transaction, general depression, negative sentiments etc. with this in view and considering the present market condition and based on our Knowledge, Information, experience and belief, we are opinion that the realizable and forced sale value (Distress value) of the above property will be about 90% of the present market value & 80% of the present market value respectively

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DECLARATION

I/We hereby declare that:

1)The present Fair Market Value of the above property with the existing conditions and specifications is in my opinion **Rs. 89,32,000.00**

2) Value varies with the purpose. This report is not to be referred if the purpose is different other than mentioned in.

3) If the property is offered as collateral security, the concerned financial Institution is request to verify the extent of property shown in this valuation Report with respect to the latest legal opinion and re-identify the property.

4) Based on the particulars furnished by the Borrower & observations made, the Valuation is done.

5) I have no direct or indirect interest in the property, except the valuation Charges.

6) The certificate is issued without prejudice and for the use of / consideration of for the applicant. The value is restricted to the date inspected.

7) The Valuer is not liable for any claim or damage/cost/consequence whatsoever.

8) This Report stresses on the value of the property and not on the legal context or area measurement of the property. However, every care is exercised to take area accurately.

9) This report is as per factual position & information given to me. The contents of this report are for technical valuation and should not be read in any legal context.

10). If ever Indemity bond or service provider agreement is signed by I/we,it is not applicable for the above said report.

11)The client is free to obtain other independent opinions on the same. The fair market value of such properties/localities may increase or decrease depending on the future market conditions and scenarios.

12) The report is validated with the signature of associate valuer otherwise donot accept it

13)The services provided by Longani H H /LBM Valuers and Engineers to the Client will be limited to their use. The Report should not be used for any other purpose.

14). The valuation report is authentic and valued and valid as on date with the signature of both the Valuer, includes associate Valuer

15) The verification of demarcation or the property comes under sarfaesi act is to be the verified by the Said authority.

16)The report will reflect matters, as they currently exist. Changes may materially affect the information contained in the Report.

17)It should be noted that report would be based upon the facts and evidence available at the date of assessment. Periodical review of the same may be required. Changes in socio-economic, economic policy and political conditions could result in a substantially different situation than those presented at the stated effective date. Longani H H /LBM Valuers and Engineers assumes no responsibility for changes in such external conditions.

18)We do not possess legal expertise and hence recommend you to take opinion of legal expert in order to ensure that there are no elements, restriction or charges contained which are likely to have detrimental effect upon the value or marketability of property

19) Xerox copies were provided for the persual for the valuation and it has been returned back to the said above client along with the valuation report.So please validate the valuation report with the original documents

20) Latest Agreement, Sanctioned building plan & Completion Certificate are Not Provided Our Perusal. Kindly check ownership of the property

21) Internal visit not done due to flat was locked. Hence only external verification done by us. Valuation is based on certain assumption & Approximations

Certified Valuer

(Longani H.H.)

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Checked & Verified
Certified Valuer

(Chanda Sarode)

Photographs



For Mr. Shitalkumar Salunke

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Location Map



For Mr. Shitalkumar Salunke

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IGR RATE

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

Home | Valuation Guidelines | User Manual

Year 2026-2027 | Language English

Selected District: Pune

Select Taluka: Haveli

Select Village: Chinchwad

Search By: * Survey No. | SubZones

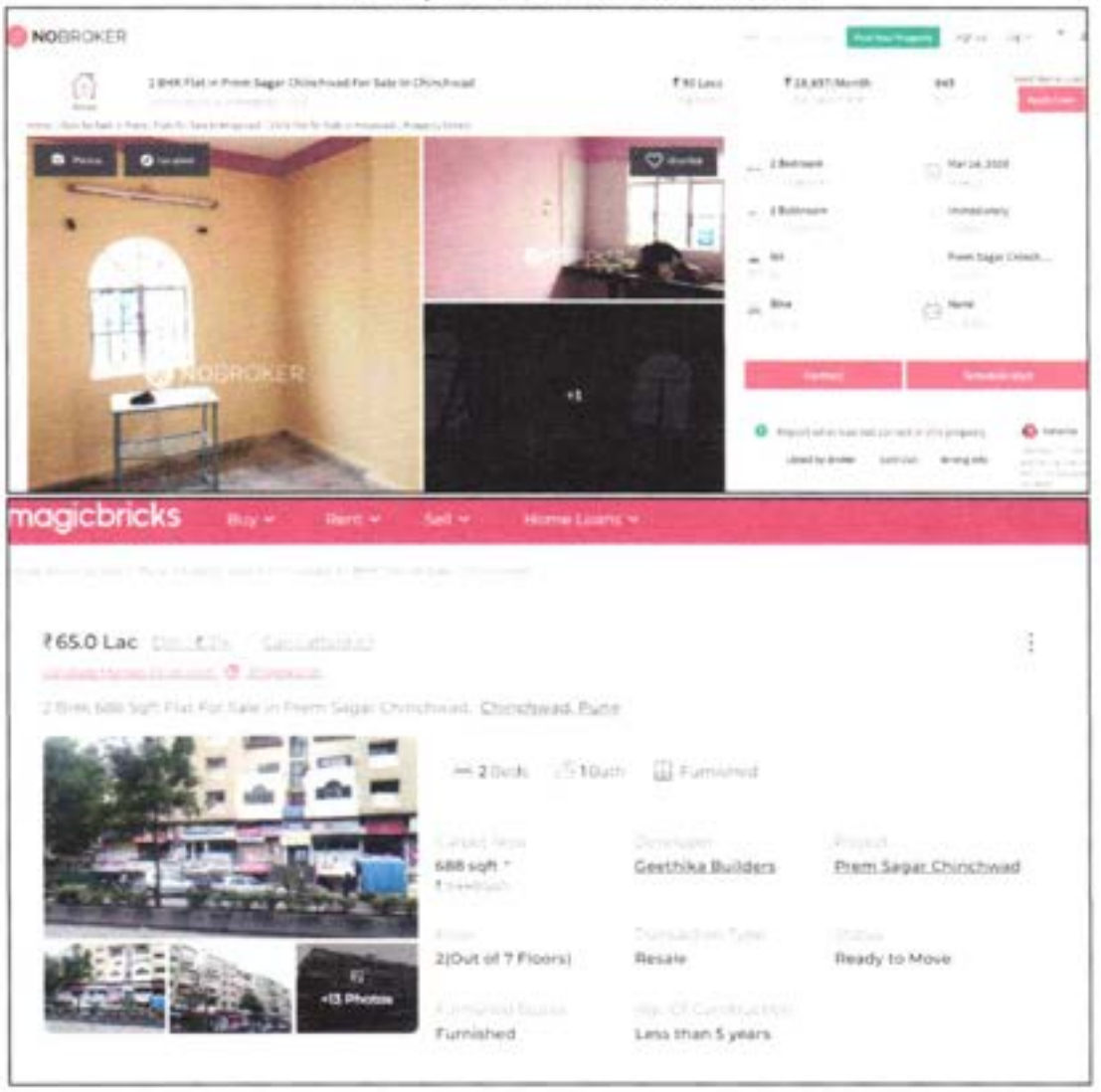
Enter Survey No: 185 | Search

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For Mr. Shitalkumar Salunke

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Rate Inquiries from real estate website



For Mr. Shitalkumar Salunke

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06-07

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Note -Generated Through eSearch Module.For original report please contact concern SRO office

सूची क्र.2

पृष्ठ क्रमांक : 6
पृष्ठ क्रमांक 7208/2016
मंजूर
Page 6 on

गावचे नाव : विचवड

1)दिनांक	07/09/2016
2)नोंदणी	₹ 1560000
3) बाजारभावाप्रमाणे मुद्रांक शुल्क आकारणी होते की तरतूद (कलम 9 पहा)	₹ 1254234
4) भू-मापन पोटहिस्सा व क्षेत्रफळ	पोटहिस्सा नंबर द्वारा दर्शित हिस्सानंबर : हिस्सानंबर नंबर : (कि.ब.) मिळकत मिळकत महाराष्ट्र [illegible] नंबर : 2011 : मुद्रांक शुल्क लागणारे मिळकत नसल्याने बाजार मूल्य नोंदवले नाही. तसेच दिवाणी न्यायालय दिवाणी न्यायालय, मध्ये मिळकत कि.मी.एस नंबर : 4269 एवढे असे [illegible] नंबर : [illegible] मिळकत ४ 4269 या मिळकतीसाठी हस्तांतरण या दस्तऐवजाद्वारे एकत्र करण्यात आले ४ बी ४ एवढे क्षेत्र (0.0.1) चे वरील प्रमाणे
5) क्षेत्रफळ	114.12
6)आकारणी किंवा जुडी देण्यात आली त्याचा तपशील	-
7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता	1) नाव -[illegible] नमुना क्रमांक ता- 5/2016 -दिनांक [illegible]
8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता	2) नाव -विलासराव देवकाते वाहतूक [illegible] - नमुना क्रमांक :2464-2DK-2542016
9) दस्तऐवज करुन दिल्याचा दिनांक	11/09/2016
10)दस्त नोंदणी केल्याचा दिनांक	11/09/2016
11)अनुक्रमांक,वर्ष व पुस्तक	7208/2016
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	40000
13)बाजारभावाप्रमाणे नोंदणी शुल्क	15300
14)टपाल	-

Only For View Purpose

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