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[The Values Become Value]

Name Of Applicant /Owner :- Mrs. Shubhangi Vijay Kale & Mr. Vijay Dnyaneshwar Kale.

Flat No.8, 4th Floor,"Chintamani Sadan Co-Operative Housing Society Ltd.",S.No.13 (Old S.No.11) Hissa No.2A/2/1/1/3,Near By Sukhsagar Road,at Katraj,Tal.Haveli, Dist. Pune –411046.

Bank: Central Bank of India
Branch: Swargate

Mr. Dhairyashil Vijay Mane.
M.Sc. [REV], B.E.[Civil], M.B.A.[Mkt], M.A. [Pol. Sci.],
C. E., C. V., C. A., AMIA Structure,
Government Approved Valuer No. CAT –I 313 of 2019-20
Insolvency and Bankruptcy Board Of India
No. IBBI/RV/02/2022/14816
Plant & Machinery
Membership No. CAT-VII-A-8142
GSTIN NO-27AASFD6565H1ZV
PAN NO-AASFD6565H

Office Address: Office No.7, 1st Floor, in "Tupe Residency", "Vyankatesh Co-Op Housing Society", Near to Sanchiti Hospital, Thube Park, Shivajinagar, Tal. Haveli, Dist. Pune, 411005.**Emil ID :**pune@dvmane.com, **Mob No.** : 9970764003

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[*The Values Become Value*]

Ref No.DVM/PUNE/26-27/ 3027 Date:28/07/2026

To,
The Branch Manager,
Central Bank of India,
Branch: Swargate
Dear Sir / Madam,

As Per Our Telephonic Discussion Please Find Enclosed Herewith The Subject Valuation Report. Kindly Acknowledge The Receipt. &This Is To Certify That In My Opinion.

Subject: Valuation Report for Bank Loan Purpose.
Name Of Applicant /Owner :- Mrs. Shubhangi Vijay Kale & Mr. Vijay Dnyaneshwar Kale.

Property Address: Flat No.8, 4th Floor,"Chintamani Sadan Co-operative Housing Society Ltd.",S.No.13 (Old S.No.11) Hissa No.2A/2/1/1/3,Near By Sukhsagar Road,at Katraj,Tal.Haveli, Dist. Pune –411046.

Fair Market Value Of The Above Property	**Rs.69,82,053/-**	**Rs. Sixty Nine Lakh Eighty Two Thousand and Fifty Three Only.**
Realizable Value Of The Above Property	**Rs. 62,83,848/-**	**Rs. Sixty Two Lakh Eighty Three Thousand Eight Hundred and Forty Eight Only.**
Distress Value Of The Above Property	**Rs. 55,85,642/-**	**Rs. Fifty Five Lakh Eighty Five Thousand Six Hundred and Forty Two Only.**
Government Value Of The Above Property	**Rs. 32,97,741/-**	**Rs. Thirty Two Lakh Ninety Seven Thousand Seven Hundred and Forty One Only.**
Insurable Value Of The Above Property	**Rs. 20,78,052/-**	**Rs. Twenty Lakh Seventy Eight Thousand and Fifty Two Only.**

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Thank You

VALUATION REPORT FOR RESIDENTIAL FLAT

I.	**GENERAL**			
1.	Purpose for which the valuation is made		:	To Estimate The Fair Market Value Of The Subject Property For Recovery Purpose.
2.	a)	Date of inspection	:	28/07/2026
	b)	Date of Valuation	:	28/07/2026
	c)	Ref. No.	:	DVM/PUNE/26-27/ 3027
3.	List of documents produced for perusal		:	• Copy of Agreement for Sale No.2083/2017,Dated-24/03/2017. • Copy Of Agreement To sale No.842/2017, Dated 31/01/2017. • Copy Of Occupancy Certificate No.BCO/14/1/176,Dated-21/12/2001By PMC. • True Copy of Building Plan No.1315,Dated-02/05/2000 by Raju Ghadge (Architects). • Copy Of Commencement Certificate No.1315 By PMC. • Copy Of Non Agricultural Land No.PRH/NA/SR/134 pune,Dated-28/12/1999. • Copy Of Society Registration Certificate No.PNA/PNA(4)/HSG/(TC)/9753/Year-2008-2009,Dated-3/03/2009. • Copy Of Share Certificate No.7 • Copy Of Electricity Bill In the Name Of Mr.Bhavarlal Pralhadram Gaud.Consumer No.170508399327,Dated-02/0/2017. • Copy Of Tax In the Name Of Shri Chintamani Estate Devp, Amount-Rs.3750/-,Dated-,Property No.O/D/01/00766008.
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)		:	**Name Of Applicant/ Owner :-** Mrs. Shubhangi Vijay Kale & Mr. Vijay Dnyaneshwar Kale. **Property Address:** Flat No.8, 4th Floor,"Chintamani Sadan Co-operative Housing

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				Society Ltd.",S.No.13 (Old S.No.11) Hissa No.2A/2/1/1/3,Near By Sukhsagar Road,at Katraj,Tal.Haveli, Dist. Pune –411046.
	Nature of Ownership		:	Joint Ownership
5.	Brief description of the property :		:	The property under valuation consists of 2BHK Flat No.8, 4th Floor,"Chintamani Sadan Co-operative Housing Society Ltd.",S.No.13 (Old S.No.11) Hissa No.2A/2/1/1/3,Near By Sukhsagar Road,at Katraj,Tal.Haveli, Dist. Pune –411046. **Name Of the Person met on site:-** Mrs. Shubhangi Vijay Kale (9172882533).
	Landmark		:	Near By Sukhsagar Road.
	Is it freehold or leasehold property?		:	Freehold
6.	Location of property			
	a)	Plot No. / CTS No. .	:	S.No.13 (Old S.No.11) Hissa No.2A/2/1/1/3.
	b)	Door No.	:	Flat No.8, 4th Floor
	c)	T. S. No. / Village	:	Katraj
	d)	Ward / Taluka	:	Haveli
	e)	Mandal / District	:	Pune
	f)	Date of issue and validity of layout of approved map / plan	:	True Copy of Building Plan No.1315,Dated-02/05/2000 by Raju Ghadge (Architects).
	g)	Approved map / plan issuing authority	:	**True Copy of Building Plan Provided To Us.**
	h)	Whether genuineness or authenticity of approved map / plan is verified	:	**True Copy of Building Plan Provided To Us.**
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	**True Copy of Building Plan Provided To Us.**
	j)	RERA Registered Project	:	No, Property Not Applicable For Rera.
7.	Postal address of the property		:	Flat No.8, 4th Floor,"Chintamani Sadan Co-operative Housing Society Ltd.",S.No.13 (Old S.No.11) Hissa No.2A/2/1/1/3,Near By Sukhsagar Road,at Katraj,Tal.Haveli, Dist. Pune –411046.
8.	City / Town		:	Katraj.
	Residential Area		:	Yes
	Commercial Area		:	No
	Industrial Area		:	No
9.	Classification of the area		:	
	i)	High / Middle / Poor	:	Middle
	ii)	Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Pune Municipal Corporation.
11	Whether covered under any State / Central Govt. enactments (e.g., Urban		:	No

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	Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		
12	Boundaries of the property	:	**As per Site Visit/As Per Plan**
	North		By Open Space
	South		By Open Space
	East		By Open Space
	West		By Flat No.7/Staircase
13	Extent of the site	:	As per Index II :- Built Up Area -59.47 sq. mtr. i.e 640 sq. ft. Terrace Area:-9.29 sq. mtr. i.e 100 sq. ft. Upper Terrace of the said property having an area of 27.88 sq. mtr. i.e.300 sq. ft. **Total Built Up Area:- 74.338 sq. mtr. i.e 800.174 sq. ft**. **(**Considering Built Up Area + 40% Terrace Area+40% Upper Terrace of the said property)
14	Latitude, Longitude & Co-ordinates of Flat	:	Latitude: 18.45655, Longitude: 73.86864
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	**Total Built Up Area:- 74.338 sq. mtr. i.e 800.174 sq. ft**. **(**Considering Built Up Area + 40% Terrace Area+40% Upper Terrace of the said property)
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied.
II.	**APARTMENT BUILDING**		
1.	Nature of the Apartment	:	Residential
2.	Location	:	Flat No.8, 4th Floor,"Chintamani Sadan Co operative Housing Society Ltd.",S.No.13 (Old S.No.11) Hissa No.2A/2/1/1/3,Near By Sukhsagar Road,at Katraj,Tal.Haveli, Dist. Pune –411046.
	T. S. No.	:	S.No.13 (Old S.No.11) Hissa No.2A/2/1/1/3.
	Block No.	:	
	Ward No.	:	Not Applicable
	Village/ Municipality / Corporation	:	Pune Municipal Corporation.
	Door No., Street or Road (Pin Code)	:	Flat No.8, 4th Floor.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2001 (As per Part Completion Certificate).
5.	Number of Floors	:	Parking Floor +4th Floor (As per Site Visit).
6.	Type of Structure	:	RCC
7.	Number of Dwelling units in the building	:	02Flat – Each Floor (As per site visit)

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8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	Yes
	Protected Water supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	One Car Parking No.8
	Does compound wall exist?	:	Yes
	Is pavement laid around the building	:	Yes
III	**Flat**	:	
1	The floor on which the Flat is situated	:	Flat No.8, 4th Floor
2	Door No. of the Flat	:	Flat No.8, 4th Floor
3	Specifications of the Flat	:	
	Roof	:	RCC Slab
	Flooring	:	Vitrified
	Doors	:	Wooden Door
	Windows	:	Aluminum Sliding Window
	Fittings	:	Concealed
	Finishing	:	Good
4	House Tax	:	Yes.
	Property No.	:	17050839932
	Tax paid in the name of	:	Shri Chintamani Estate Devp.
	Tax amount	:	Amount-Rs.3750/-.
5	Electricity Service Connection no.	:	1715416216607
	Meter Card is in the name of	:	Mr.Bhavarlal Pralhadram Gaud.
6	How is the maintenance of the Flat?	:	Medium
7	Sale Deed executed in the name of	:	Agreement for Sale Of Mrs. Shubhangi Vijay Kale & Mr. Vijay Dnyaneshwar Kale.
8	What is the undivided area of land as per Deed of Apartment?	:	Details Not Provided
9	What is the B/up area of the Flat?	:	**Total Built Up Area:- 74.338 sq. mtr. i.e 800.174 sq. ft.** **(**Considering Built Up Area + 40% Terrace Area+40% Upper Terrace of the said property))
10	What is the floor space index (app.)	:	**True Copy of Building Plan Provided To Us.**
11	What is the Carpet Area of the Flat?	:	**Total Carpet Area:- 64.426sq. mtr. i.e 693.481sq. ft.** **(Calculated).**
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 occupied
15	If rented, what is the monthly rent?	:	Rent Will Be- Rs.7,000/- per Month.

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IV	**MARKETABILITY**	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Good Location Of The Property
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 with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Sale Instance Attached Below – Sale Instance Attached Below: **Flat Rate – Rs.10,000 /- per sq. ft** **Flat Rate – Rs.6,000 /- per sq. ft** Based on that all above references we are considering Flat Rate of Rs.9,000/- Per Sq.Ft. For Carpet Area.
2	Assuming it is a new construction, what is the adopted basic composite rate of the Duplex Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	As Per Attached Sale Instances. In Katraj For Residential Flat Rates Varying In Between Rs.6,000/- To Rs.10,000/- per sq. ft. We Considered Average Rate Around Rs.9,000/- per sq. ft. on Built Up Area.
3	Break - up for the rate	:	
	i) Building + Services	:	Rs.2597/- per sq. ft.
	ii) Land + Others	:	----
4	Guideline rate obtained from the Registrar's office	:	**Government Rate Flat Rate-Rs.51,350/- Sq.mtr ie.Rs. 4,770.53/-Sq.ft** **Construction – Rs.27,951/- per sq. mtr. i.e. Rs. 2,596.7112/- per sq. ft.** **After 25% depreciation for Construction rate Rs. 4,121.28/- per sq. ft.** It may be noted that the Govt. guideline value area for stamp duty purpose. They are generally constant along a particular road. That is doesn't take into account the advantage of particular property vis-a-vis its location. Rates of plots/property vary from site to site and within a site from micro-site to micro-site. That's why our valuation differs from Govt. Stamp duty ready reckoner rates.
5	Government Valuation	:	**800.174** (Built Up) X **Rs. 4,121.28/-=** **Rs. 32,97,741.102/-**
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		

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a.	Depreciated building rate	:	Rs.649.25/-
	Replacement cost of Flat with Services (v (3)i)	:	Rs.1,947.75/-
	Age of the building	:	25 Years.
	Life of the building estimated	:	75 Years
	Residual Life Of building	:	50Years (With Regular Maintenance &Repair).
	Depreciation percentage assuming the salvage value as N.A.%	:	25%
	Depreciated Ratio of the building	:	25:100
b.	Total composite rate arrived for valuation	:	Rs.9,000/-per sq. ft.
	Depreciated building rate VI (a)	:	Rs.649.25/-
	Rate for Land & other V (3)ii	:	--
	Total Composite Rate	:	Rs.8,350.75/-per sq. ft.

DETAILS OF VALUATION

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value
1	Fair Market value of the Flat	**800.174 sq. ft.** (Built Up Area).	Rs.8,350.75/- (On built up Area).	Rs.66,82,053.03/-
2	Covered Car parking	1 nos.	LUMSUM	Rs.3,00,000/-
3	Wardrobes	N.A.	N.A.	N.A.
4	Showcases	N.A.	N.A.	N.A.
5	Kitchen Arrangements	N.A.	N.A.	N.A.
6	Superfine Finish	N.A.	N.A.	N.A.
7	Interior Decorations	N.A.	N.A.	N.A.
8	Electricity deposits / electrical fittings, etc.,	N.A.	N.A.	N.A.
9	Extra collapsible gates / grill works etc.,	N.A.	N.A.	N.A.
10	Potential value, if any	N.A.	N.A.	N.A.
11	Others	N.A.	N.A.	N.A.
	Total			Rs.69,82,053.03/- **Say Rs.69,82,053/-**

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

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

As a result of my appraisal and analysis it is my considered opinion that the

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Fair Market Value Of The Above Property	**Rs.69,82,053/-**	**Rs. Sixty Nine Lakh Eighty Two Thousand and Fifty Three Only.**
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Place: Pune
Date:28/07/2026

Signature for
(Name of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated _28/_07_/2026. We are satisfied that the fair and reasonable present market value of the property **Rs.69,82,053/-**

Acknowledged & Countersigned
(BRANCH MANAGER)

Date:28/07/2026
Place: Pune

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Encl:

1. Declaration from the valuer in Format E (Annexure II of The Policy on Valuation of Properties and Empanelment of Valuers).
2. Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers).

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 15 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 office, this report does not verify or confirms any Ownership/genuineness of documents or title of the property that has been valued

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ANNEXURE – II

DECLARATION FROM VALUERS

I hereby declare that –

a. The information furnished in my valuation report dated 28/07/2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued.
c. The property was inspected by the Site Engineer, Mr.Sanjay Pawar ,Dated-28/07/2026 while the valuation report, comprising the assessment of rates and verification of documents, was prepared by the Technical Executive, Er.Varsha Bhutkar The rate was provided by Mr.Sanjay Pawar The case was initiated by Er.Rahul Kalaskar & Report Check By Er.Rahul Kalaskar and the report is reviewed and verified by the Panel Valuer, Mr.Er. D. V. Mane.
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-II, A signed copy of same to be taken and kept along with this declaration).
i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
j. I am the proprietor/ partner/ authorized official of the firm/ company, who is competent to sign this valuation report.
k. Further, I hereby provide the following information

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Sr. No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Details Mentioned Above
2	Purpose of valuation and appointing authority.	Central Bank Of India, Branch : Swargate.
3	Identity of the valuerandany other experts Involved in the valuation.	Details Mentioned Below
4	Disclosure of valuer interest or conflict, if any.	---
5	Date of appointment, Valuation date and Date of report	Details Mentioned In The Report
6	Inspections and/ or investigations undertaken.	Yes
7	Nature and sources of the information used or relied upon.	Nearby Locality, Sale Instances
8	Procedures adopted in carrying out the valuation and Valuation standards followed;	Sale Comparison Method Adopted For Valuation By Market Approach
9	Restrictions on use of the report if any	To Be Used For The Purpose For Which It Is Issued Not Valid For Any Other Purpose.
10	Major factors that were taken into account during the valuation	Location Of The Flat, Surrounding Development, Available Local Market Enquiry, Sale Instances Etc.

Date:28/07/2026
Place:Pune

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Signature
(Mr. Dhairyashil V. Mane)
Reg. Govt. Valuer
CAT –I 313 of 2019-20

ANNEXURE – III

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

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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" 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 engagement in an unconnected transaction, the valuer shall declare the association with the company during the 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/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.

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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 valuerorganization discredits the profession.

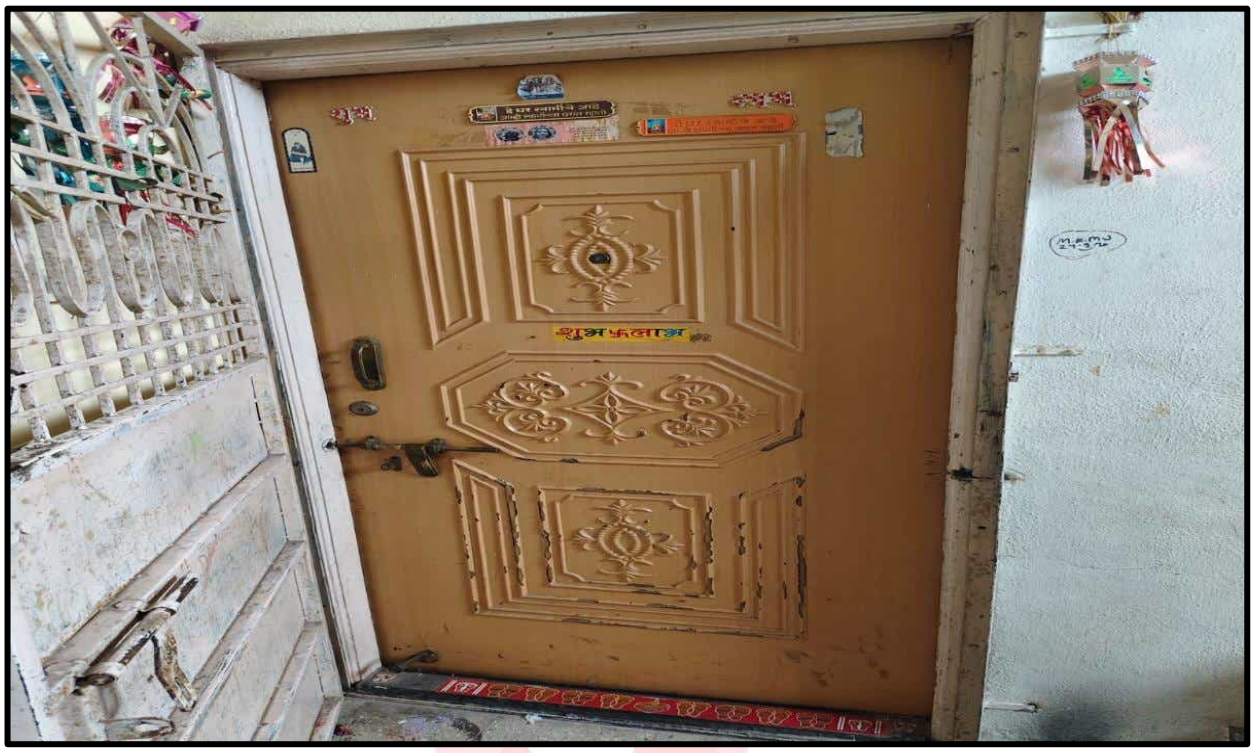
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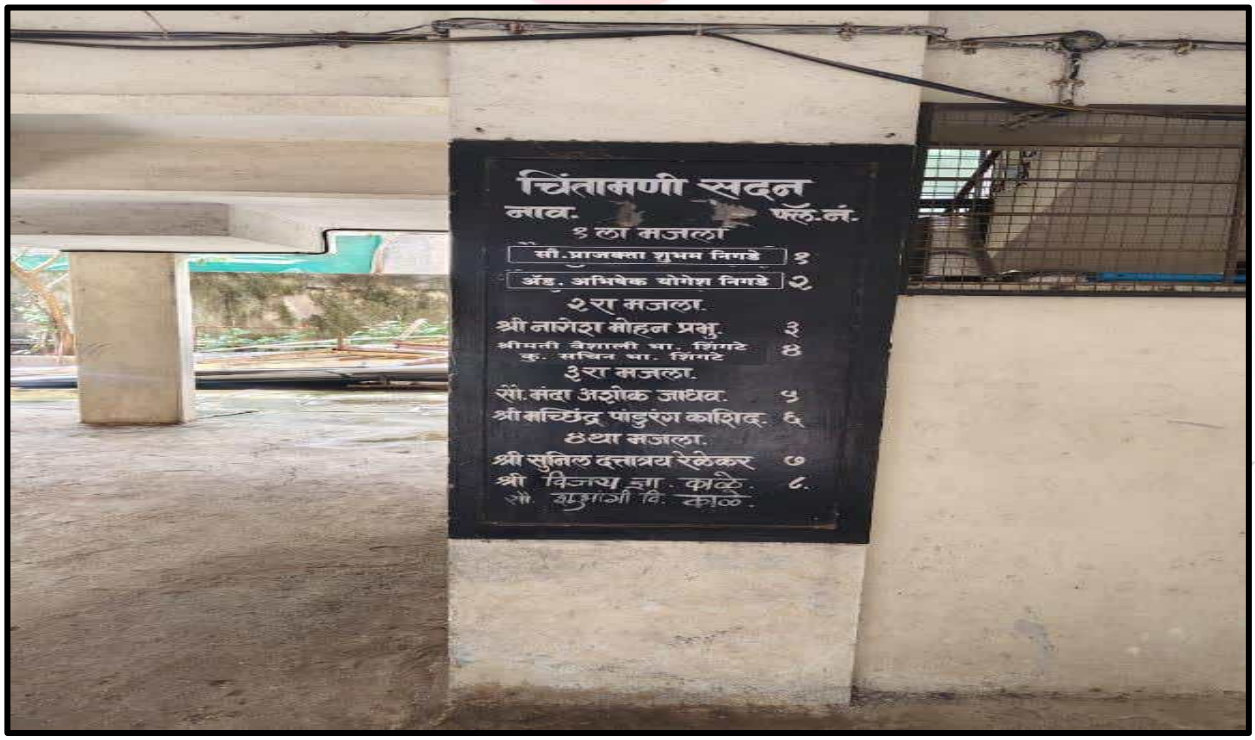
Date:28/07/2026
Place: Pune

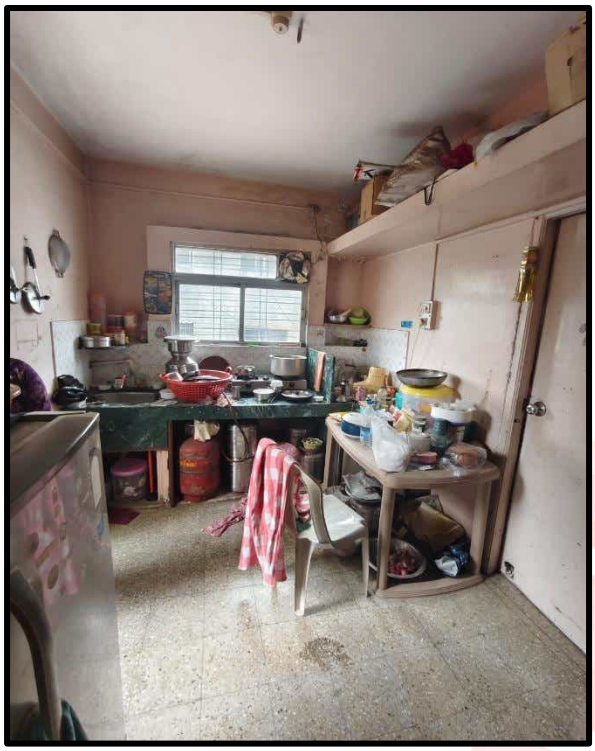
Signature for
(Name of the Approved Valuer and Seal of the Firm / Company

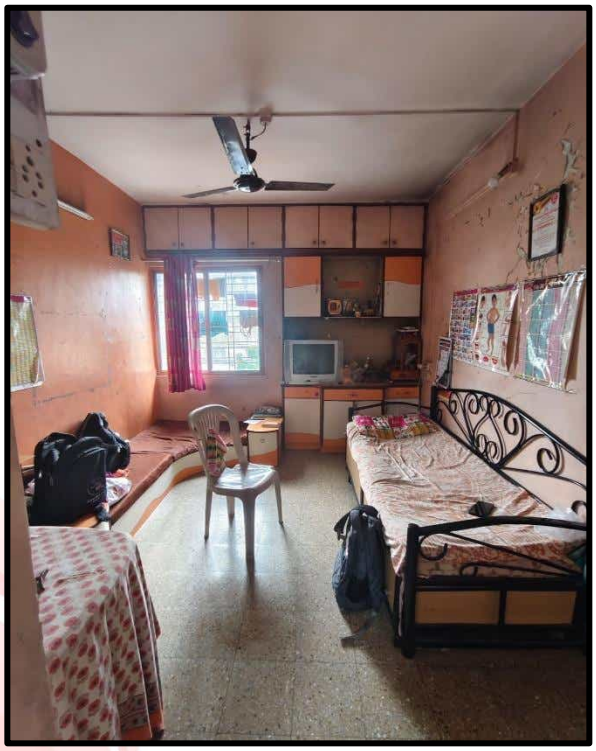
Property Photograph

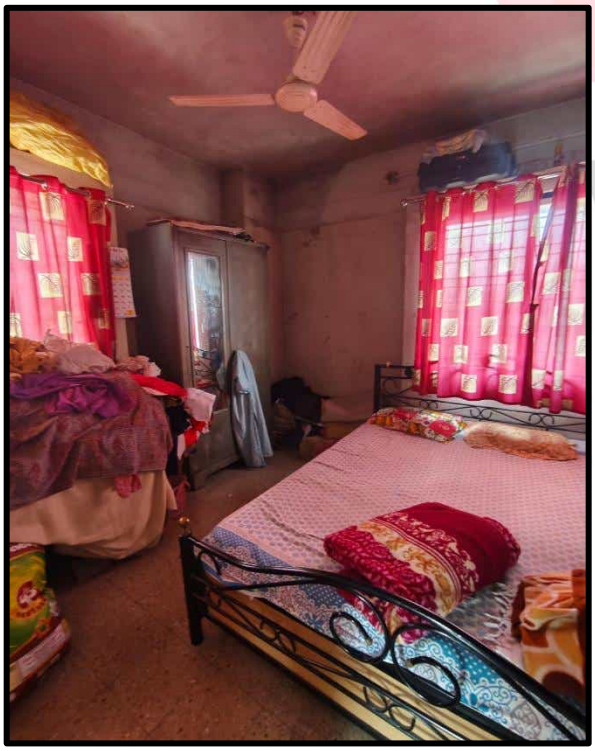





चिंतामणी सदन
नाव. फ्लॅ.नं.
१ ला मजला
सौ.प्राजक्ता शुभम निगडे १
अॅड. अभिषेक योगेश निगडे २
२ रा मजला.
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३ रा मजला.
सौ. नंदा अशोक जाधव. ५
श्री मच्छिंद्र पांडुरंग काशिद. ६
४ था मजला.
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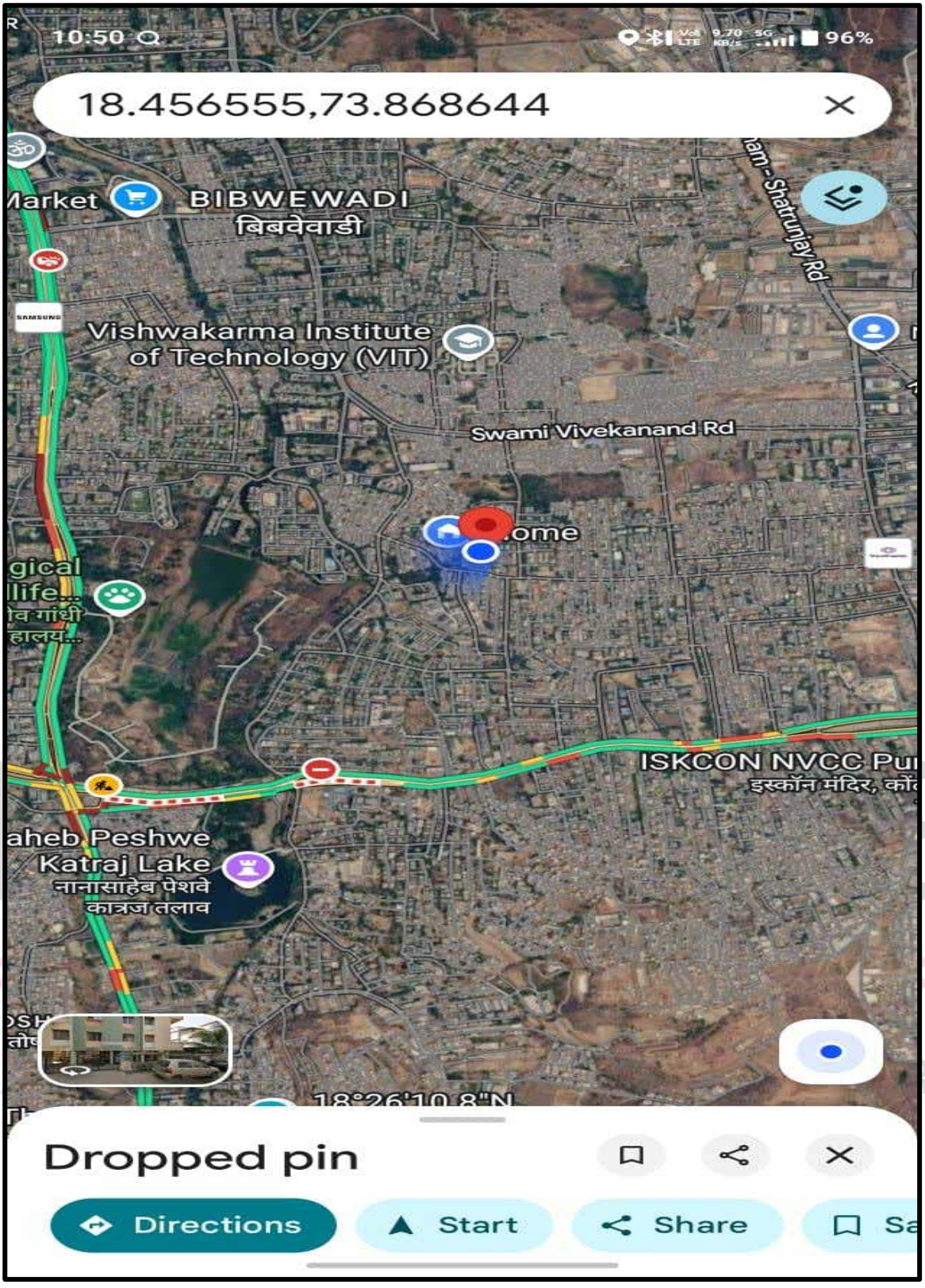




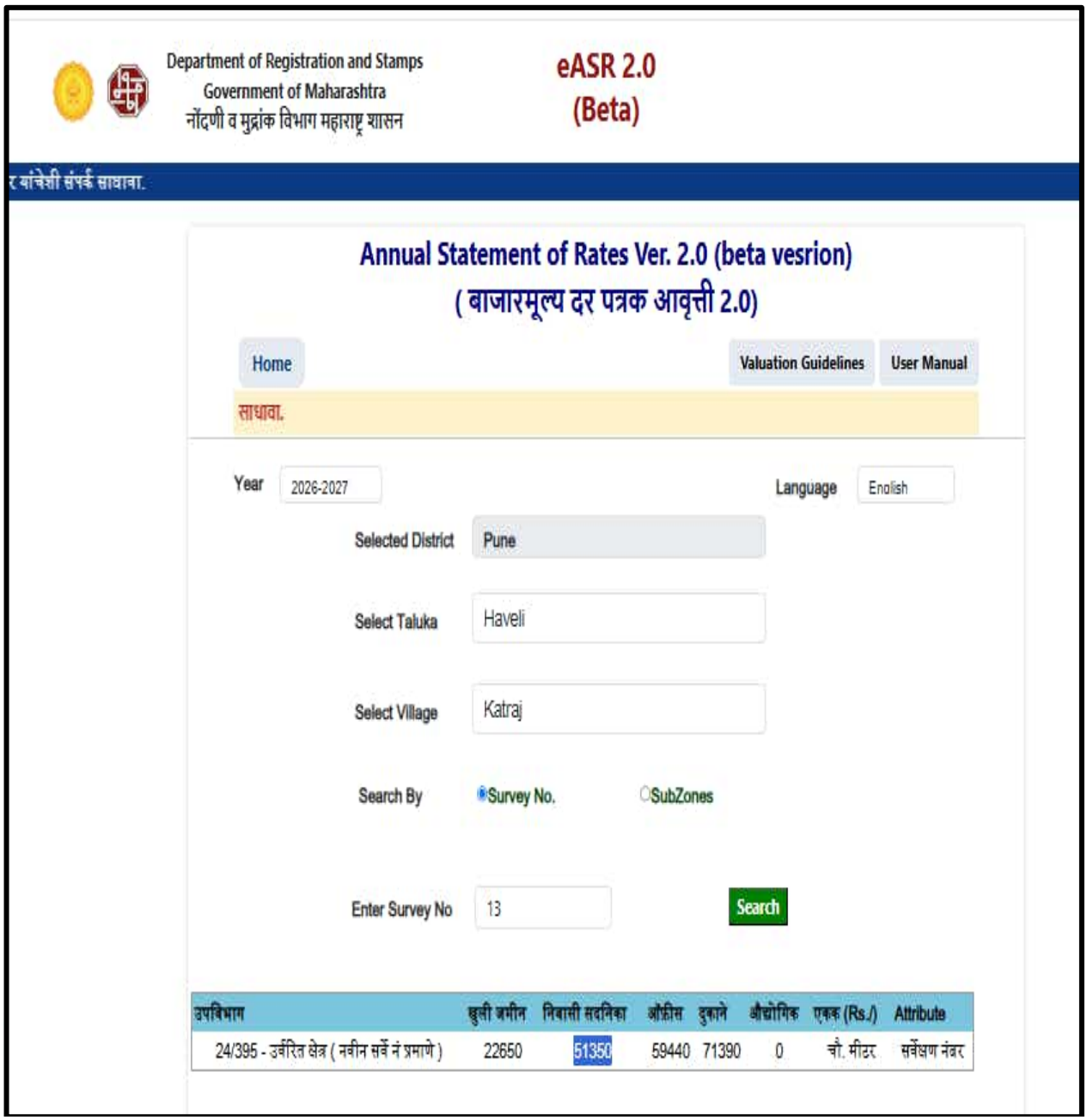




Location Map:-



IGR:



LAND | BUILDING | PLANT | MACHINERY

Government Rate Flat Rate-Rs.51,350/-Sq.mtr ie.Rs. 4,770.53/-Sq.ft

Sale Instances

Department of Registration and Stamps
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दुय्यम निबंधक : सह दु.नि.हवेली 1		Doc Reg. No. : **HVL1-11167-2026**

(1)दस्तऐवज प्रकार	**अँग्रीमेंट टू सेल**
(2)मोबदला	**15100000**
(3)बाजारभाव (भाडेपट्टयाच्या बाबतीतपट्टाकार आकारणी देतो कि पटटेदार ते नमूद करावे)	**5162762.61**
(4)भुमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1)) पालिकेचे नाव :पुणे म.न.पा. , इतर माहिती : , इतर माहिती : काञ्रज येथील स. न. 11/7 एकुण क्षेत्र 00हे 13 आर या मिळकतीवरील लेक टाऊन बी 6 विंग ए व बी या प्रोजेक्ट मधील बी विंग मधील सातव्या मजल्यावरील फ्लॅट यासी अपार्टमेंट न 701 क्षेत्र 72.86 चौ मी(रेरा कार्पेट)बाल्कनी 6.59 चौ मी व कार पार्किंग न यु-8 क्षेत्र 12 चौ मी याप्रमाचे हक्कासह((स.नं.: 11/7)
(5)क्षेत्रफळ	**1) 77.86 चौ.मीटर**
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तऐवज करुन देणाऱ्या / लिहुन देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नाव : चंद्रशेखर देवचंद शेठ वय : 77 पत्ता : प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : -, ब्लॉक नं : स्वाती अपार्टमेंट प्लॉट न. ७३/३/४ भक्ती मार्ग पुणे,, रोड नं : -, महाराष्ट्र, पुणे. 411004
(8)दस्तऐवज करुन घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नाव : रोहित गर्ग सन ऑफ पवन कुमार गर्ग वय : 49 पत्ता : प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : -, ब्लॉक नं : बी-७२/७६ ग्राउंड फ्लोअर पश्चिम विहार पंजाबी बाग वेस्ट दिल्ली दिल्ली, रोड नं : -, दिल्ली, पश्चिम दिल्ली. 110063 2) नाव : विदु गर्ग वाईफ ऑफ रोहित गर्ग वय : 46 पत्ता : प्लॉट नं : 0, माळा नं : 0, इमारतीचे नाव : -, ब्लॉक नं : बी-७२/७६ ग्राउंड फ्लोअर पश्चिम विहार पंजाबी बाग वेस्ट दिल्ली दिल्ली , रोड नं : -, दिल्ली, पश्चिम दिल्ली. 110063
(9)दस्तऐवज करुन दिल्याचा दिनांक	**05-05-2026**
(10)दस्त नोदंणी केल्याचा दिनांक	**05-05-2026**
(11)अनुक्रमांक,खंड व पृष्ठ	**11167/2026**
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	Rs. **1057000**
(13)बाजारभावाप्रमाणे नोदंणी शुल्क	Rs. **30000**
(14)शेरा	
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(1)दस्तऐवज प्रकार	अँग्रीमेंट टू सेल
(2)मोबदला	10500000
(3)बाजारभाव (भाडेपटटयाच्या बाबतीतपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	8764744.92
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1)) पालिकेचे नाव :पुणे म.न.पा. , इतर माहिती : मौजे काव्रज सर्व्हे न 8 हि नं 1+2/1 ते 65(जुना सर्वे नं 7ए)या मिळकतीवर बांधलेल्या नॅन्सी लेक होम्स स्किम मधील इमारत क एच मधील सहाव्या मजल्यावरील फ्लॅट नं 603 यासी रेराप्रमाणे कारपेट क्षेत्र 89.39चौ. मीटर,युजेबल युटीलिटी क्षेत्र 2.84 चौ. मीटर व एनक्लोज्ड बाल्कनी क्षेत्र 6.32 चौ. मीटर व प्रायव्हेट टेरेस क्षेत्र 20.50 चौ. मीटर + स्टील्ट कव्हर्ड कार पार्कीग नं 13व 13ए हि मिळकत (स.नं.: 8)
(5)क्षेत्रफळ	1) 89.39 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तऐवज करुन देणाऱ्या / लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नाव : मे नॅन्सी आयकॉन बिल्डर्स अॅन्ड डेव्हलपर्स, जॉईन्ट व्हेंचर (1. अली अकबर जाफरी व 2. मे निकीता बिल्डर्स अॅन्ड डेव्हलपर्स) निकीता बिल्डर्स अॅन्ड डेव्हलपर्स तर्फे भागीदार मुकेश गोविंदराम किमतानी तर्फे नोंदणीकरीता विनोद चोरघडे वय : 45 पत्ता : प्लॉट नं : -, माळा नं : -, इमारतीचे नाव : -, ब्लॉक नं : -, रोड नं : सॅलिसबरी पार्क पुणे, महाराष्ट्र, पुणे. 411037
(8)दस्तऐवज करुन घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नाव : अजित ब्रह्मानंद गुंजाल्नी वय : 65 पत्ता : प्लॉट नं : -, माळा नं : -, इमारतीचे नाव : -, ब्लॉक नं : फ्लॅट नं 1501/1502, माऊ वाटर्स, कल्याण वेस्ट, गोदरेज हिल, कल्याण सिटी, ठाणे, रोड नं : -, महाराष्ट्र, ठाणे. 421301
(9)दस्तऐवज करुन दिल्याचा दिनांक	12-01-2026
(10)दस्त नोंदणी केल्याचा दिनांक	12-01-2026
(11)अनुक्रमांक,खंड व पृष्ठ	304/2026
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	Rs. 735000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	Rs. 30000
(14)शेरा	
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मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

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(2)मोबदला	4800000
(3) बाजारभाव(भाडेपटटयाच्या बाबतिपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	4725000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: (वि.क 24/395 दर 48890/- प्रती चौ.मी.) गाव मौजे कावज वेधील स. नं. 13(जुना स.नं. 11)हिस्सा नं. 2अ/2/1/1/3 बांधी क्षेत्र 00 हे. 03.34 आर म्हणजेच 334 चौ. मी. वा मिळकतीवर बांधलेली इमारत नामे चिंतामणी सदन सहकारी गृहरचना संस्था मर्यादित मधील चौथ्या मजल्यावरील फ्लॅट नं. 8 बांधी क्षेत्र 640 चौ. फुट म्हणजेच 59.47 चौ. मी. अधिक लगतचे टेरेस बांधी क्षेत्र 100 चौ. फूट म्हणजेच 9.29 चौ. मी. तसेच सदर मिळकतीच्या वरील टेरेस बांधी क्षेत्र 300 चौ. फूट म्हणजेच 27.88 चौ. मी. बांधी एकुण क्षेत्र 96.64 चौ. मी. तसेच एक स्वतंत्र कार पार्किंग नं. 8 ही मिळकत.(मे. सब रजिस्ट्रार साो. हवेली नं. 23 यांचे कार्यालयातील 31.01.2017 रोजीचा अंतीमेट टू सेल दस्त नं. 842/2017 अन्वये मुद्रांक शुल्क व नोंदणी फी वसूल)((Survey Number : 13 ;))
(5) क्षेत्रफळ	1) 96.64 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. भंवरलाल प्रल्हादरास सौर - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: धनमंदी कुंज, सुखसागर नगर, कावज, पुणे-, महाराष्ट्र, पुणे. पिन कोड:-411046 पॅन नं:-AGAPG3138M
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(9) दस्तऐवज करुन दिल्याचा दिनांक	24/03/2017
(10)दस्त नोंदणी केल्याचा दिनांक	24/03/2017
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(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
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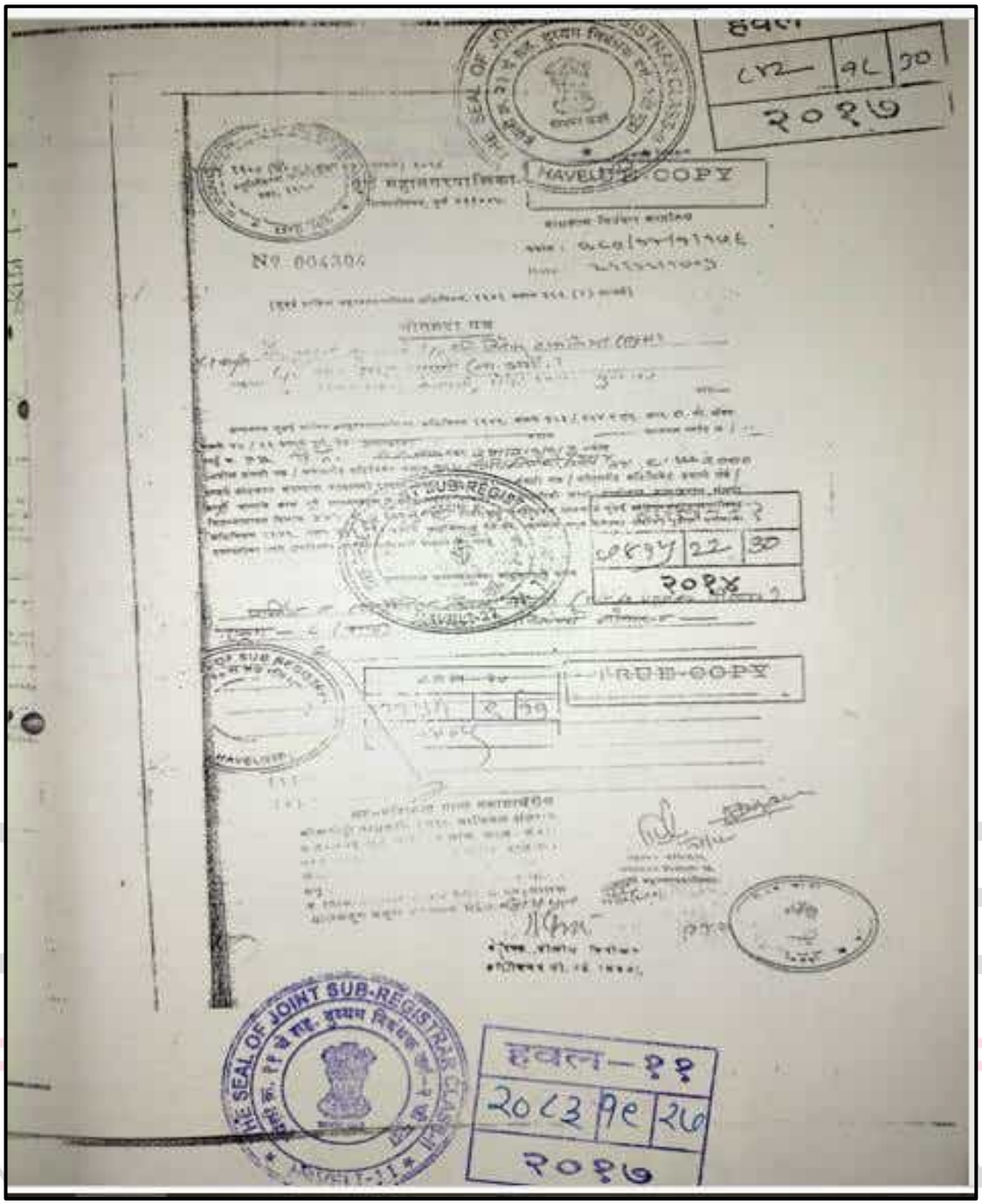
मी नाशवा वाचली
मी रुजवात घेतली
अस्सलचर हुकुम नाशवा

दस्ता सोबतची नक्कल
श्री. [illegible]
यांना दिली.
दिनांक- २१/४/२०१७

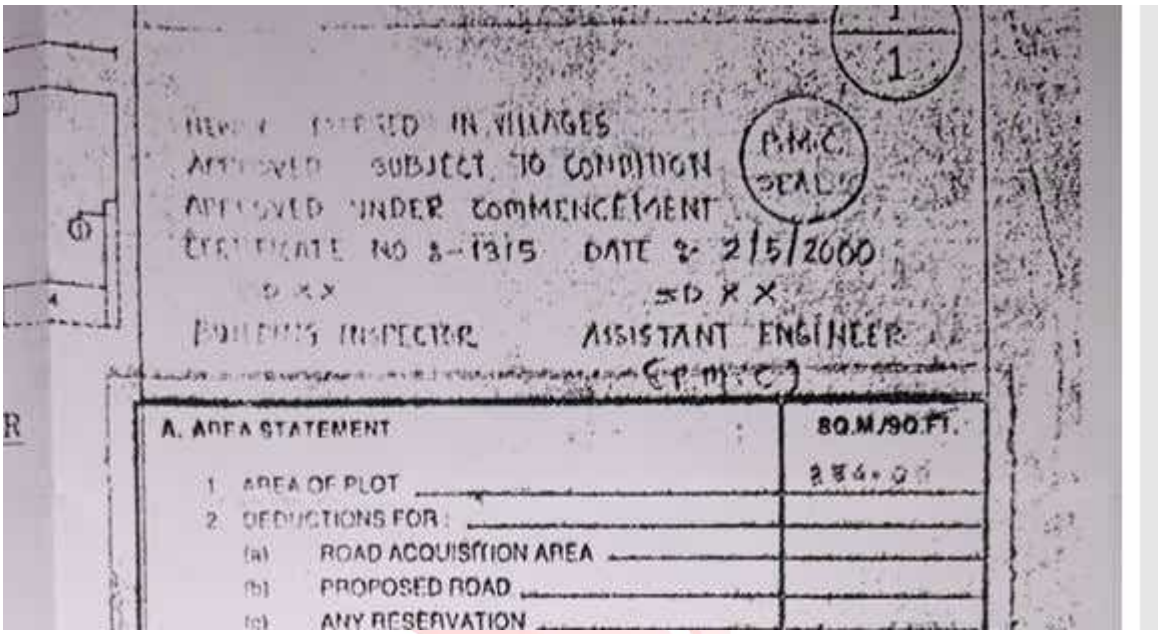
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

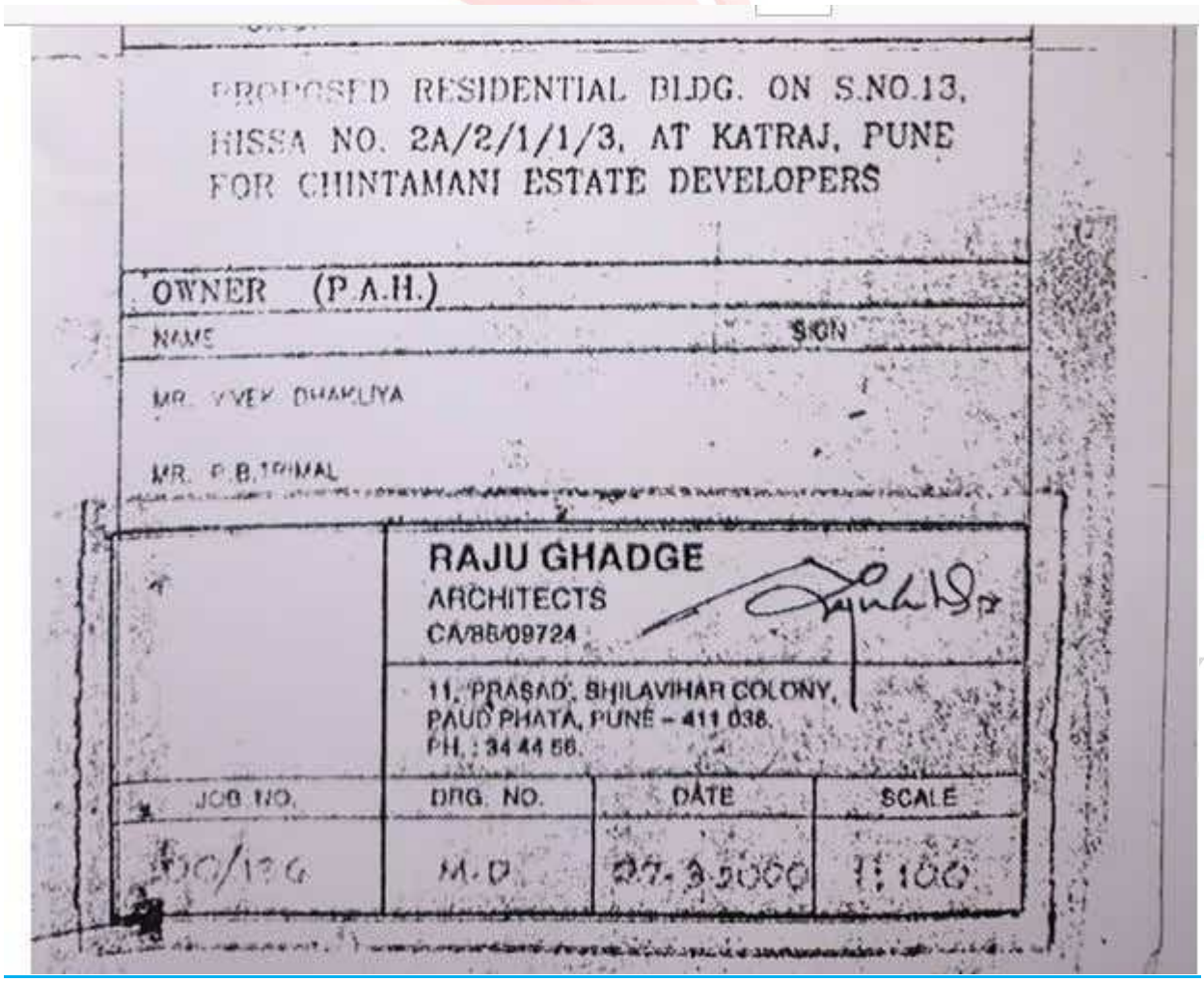
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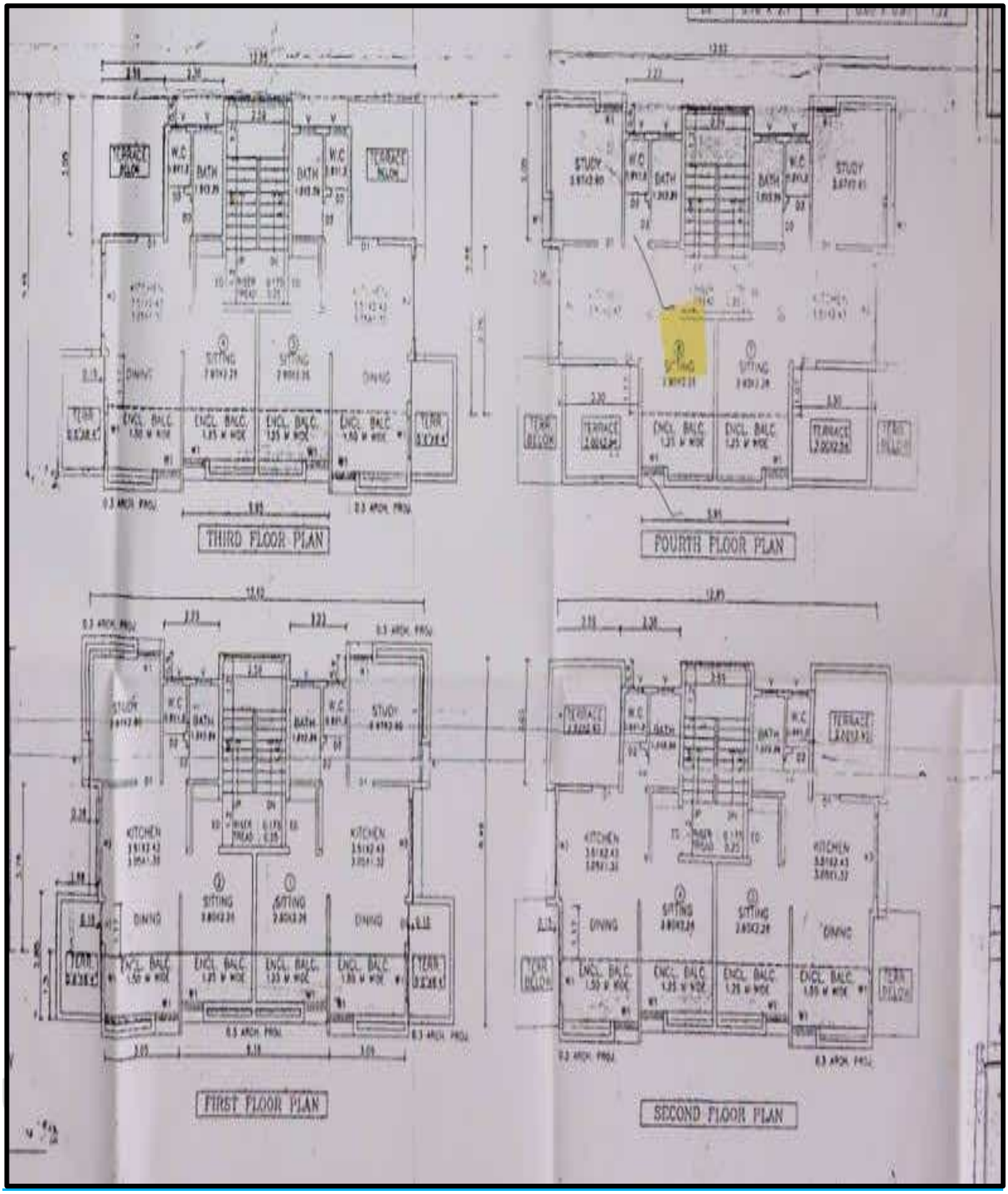
Occupancy Certificate:-



True Copy Plan:-






THIRD FLOOR PLAN
FOURTH FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN