VALUATION REPORT

Valuation for	: The Manager, State Bank of India, Branch - Phaltan. Satara.
Name of borrower	: Mr. Ramesh Pandurang Gaikwad.
Name of owner	: Mrs. Vandana Prabhakar Gaikwad & Mr. Nikhil Prabhakar Gaikwad.
Location of property	: Residential Flat no. 14, Third Floor, A wing, “Monita Takshila”, C.T.S.N. 6486B/126, 6486B/127, 6486B/138, 6486B/139, Plot no. 129, 128, 138, 139, Old S.N. 653, Near Maharaja Mangal Karyalay, Laxminagar, At- Phaltan, Tal. Phaltan & Dist. Satara, 415523. [Maharashtra].

UMESH V. BHONSALE B.E.[Civil] MIE. FIV.MICA.
Pruthviraj U. BHONSALE B.E. [Civil].
Govt. Registered Income Tax Valuer& Chartered Engineer.
Satara Office.--- Flat No.5, First Floor, Kaveri Appt. C.S.No.465 A/1 &2,Opp--KadamBaug, Near Old R.T.O. Office, Satara.-415001.
Pune Office.---Flat No.5, 'Nathai Apartment', Plot No.1, Mahesh Soc. Opp-Kirti Car Décor, Bibvewadi.Pune.-411037.
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__Govt. Registered Valuer__
Regd. No. CAT—I/7—2001.
Fellow—F-Category—11460 Institution Of Valuers
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Ref. No.:877/UVB/2025

Date: 16/10/2025

To,
The Branch Manager,
State Bank of India,
Branch:- Phaltan. Satara.

Sub. : Valuation report for bank loan purpose.

Client name : **Mr. Ramesh Pandurang Gaikwad.**

Respected sir,

Please find enclosed herewith the subject valuation report.

Location of the property : **Residential Flat no. 14, Third Floor, A wing, "Monita Takshila", C.T.S.N. 6486B/126, 6486B/127, 6486B/138, 6486B/139, Plot no. 129, 128, 138, 139, Old S.N. 653, Near Maharaja Mangal Karyalay, Laxminagar, At- Phaltan, Tal. Phaltan & Dist. Satara, 415523. [Maharashtra].**

Summary Of Valuation –

Market Value	Rs. 27,50,000.00	Rupees Twenty Seven Lakhs Fifty Thousand Only
Realizable Value 90%	Rs. 24,75,000.00	Rupees Twenty Four Lakhs Seventy Five Thousand Only
Distress Value 80%	Rs. 22,00,000.00	Rupees Twenty Two Lakhs Only
Insurance Value	Rs. 13,40,000.00	Rupees Thirteen Lakh Forty Thousand Only
Guideline Value	Rs. 22,44,000.00	Rupees Twenty Two Lakhs Forty Four Thousand Only

This report has 18 pages.
Thanking you.

UMESH V. BHONSALE
Govt. Regd. Valuer
CAT-I/7-2001
Chartered Engineer

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Ref. No.:877/UVB/2025

Date: 16/10/2025

FORMAT OF VALUATION REPORT
(to be used for all properties of value above Rs.5 Crore)

1.	**Introduction**	
a)	Name of the Property Owner (with address & phone nos.)	**Mrs. Vandana Prabhakar Gaikwad & Mr. Nikhil Prabhakar Gaikwad**
b)	Purpose of Valuation	To ascertain Present Fair market Value.
c)	Date of Inspection of Property	**15/10/2025.**
d)	Date of valuation report	**16/10/2025.**
e)	Name of the Developer of Property (in case of developer built properties)	NA
2.	**Physical Characteristics of the Property**	
a)	Location of the Property	
	i. Nearby landmark	Near Maharaja Mangal Karyalay, Laxminagar, Phaltan
	ii. Postal Address of the Property	A/p.- Residential Flat no. 14, Third Floor, A wing, "Monita Takshila", C.T.S.N. 6486B/126, 6486B/127, 6486B/138, 6486B/139, Plot no. 129, 128, 138, 139, Old S.N. 653, Near Maharaja Mangal Karyalay, Laxminagar, At- Phaltan, Tal. Phaltan & Dist. Satara, 415523. [Maharashtra]. **Latitude: 17°58'56.3"N, Longitude: 74°26'13.7"E**
	iii. Area of the plot/land (supported by a plan)	**NA**
	iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land.
	v. Independent access/approach to the property	Easily accessible from road.
	vi. Google Map Location of the Property with a neighborhood layout map	Attached.
	vii. Details of roads abutting the property	Village Road
	viii. Description of adjoining property	Residential Area.
	ix. Plot No. Survey No.	C.T.S.N. 6486B/126, 6486B/127, 6486B/138, 6486B/139, Plot no. 129, 128, 138, 139, Old S.N. 653
	x. Ward/Village/Taluka	Phaltan
	xi. Sub-Registry/Block	Phaltan
	xii. District	Satara.
	xiii. Any other aspect	No.

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b)	Plinth area, carpet area and saleable area to be mentioned separately and clarified	**As per Deed -** **Carpet area = 65.96 Sq.mt. i.e. 709.72 Sq.ft.** **Saleable Area = 79.15 Sq.mt. i.e. 852.00 Sq.ft.**

Boundaries of the property :

c)		**As per site.**	**As per deed**
	East	NA	By Open Space
	West	NA	By Flat no. 13 & Passage
	North	NA	By Open Space
	South	NA	By Flat no. 15

3. Town Planning parameters

a)	i. Master Plan provisions related to property in terms of land use	Residential.
	ii. FAR- Floor Area Rise/FSI-Floor Space Index permitted & consumed	Not applicable.
	iii. Ground coverage	Not applicable.
	iv. Comment on whether OC- Occupancy Certificate has been issued or not	Completion Certificate dated 05/11/2015
	v. Comment on unauthorized constructions if any	Not applicable.
	vi. Transferability of developmental rights if any, Building by-laws provision as applicable to the Property viz. setbacks, height restriction etc.	No.
	vii. Planning area /zone	Residential.
	viii. Developmental controls	Phaltan Municipal Council
	ix. Zoning regulations	None.
	x. Comment on the surrounding land uses and adjoining properties in terms of uses	Residential.
	xi. Comment on demolition proceedings if any	Not applicable.
	xii. Comment on compounding/regularization Proceedings	Not applicable.
	xiii. Any other Aspect	None.

4. Document Details and Legal Aspects of Property

a)	Ownership Documents	
	i. Sale Deed, Gift Deed, Lease Deed ii. TIR of the Property	Please refer below (d) point.
b)	Name of the Owner/s	**Mrs. Tejashree Ganesh Chavan &** **Mr. Ganesh Bhagwan Chavan.**
	Name of the Borrower/s	**Mr. Ramesh Pandurang Gaikwad**
c)	Ordinary status of freehold or leasehold including restrictions on transfer	**Freehold.**
d)	Agreement of easement if any	i. Sale Deed dated 23/12/2019, Regn. No. PLT-2/3906/2019 ii. Notarized Agreement dated 16/02/2024, Regn. No. PLT-2/3663/2024 iii. Commencement Certificate dated 09/05/2011 iv. Completion Certificate dated 05/11/2015
e)	Notification of acquisition if any	Please refer legal opinion.
f)	Notification of road widening if any	Please refer legal opinion.

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g)	Heritage restriction, if any	Please refer legal opinion.
h)	Comment on transferability of the property ownership	Please refer legal opinion.
i)	Comment on existing mortgages/charges/ encumbrances on the property, if any	Please refer legal opinion.
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case maybe	Please refer legal opinion.
k)	Building plan sanction:	
	Authority approving the plan -	Building Sanctioned Plan dated 09/05/2011
	Name of the office of the Authority-	issued by Phaltan Municipal Council.
	Any violation from the approved building plan	No.
l)	Whether Property is agricultural land if yes, any conversion is contemplated	Non Agricultural Plot.
m)	Whether the property is SARFAESI compliant	Yes.
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to been closed with the report.	Not available for our perusal.
	b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	None.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Please refer legal opinion.
p)	Qualification in TIR/mitigation suggested if any.	TIR was not available for our perusal.
q)	Any other aspect	No.
5.	**Economic Aspects of the Property**	
a)	i. Reasonable letting value	Not applicable.
	ii. If property is occupied by tenant	Not applicable.
	- Number of tenants	No Tennant
	- Since how long (tenant-wise)	--
	- Status of tenancy right	--
	- Rent received per month(tenant-wise) with a comparison of existing market rent	--
	iii. Taxes and other outings	Not available.
	iv. Property Insurance	Not available.
	v. Monthly maintenance charges	Not applicable.
	vi. Security charges	Not available.
	vii. Any other aspect	No.
6.	**Socio-cultural Aspects of the Property**	
a)	Descriptive account of the location of the property in Terms of social structure of the area, population social stratification, regional origin, economic level, location of slums, squatter settlements nearby etc.	This residential area is located in area of village Phaltan Tal. Satara.
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No.
7.	**Functional and Utilitarian Aspects of the Property**	
a)	**Description of the functionality and utility of the property in terms of :**	
	i. Space allocation	Not applicable.
	ii. Storage Spaces	

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	iii. Utility spaces provided within the building	
	iv. Car Parking facility	
b)	Any other aspect	No.
8.	**Infrastructure Availability**	
a)	Description of aqua infrastructure availability in terms of	
	i. Water supply	Available.
	ii. Sewerage/sanitation System Underground or Open	Available.
	iii. Storm water drainage	Available
b)	Description of other physical infrastructure facilities viz.	
	i. Solid waste management	Available.
	ii. Electricity	Available.
	iii. Road and public transport connectivity	Available.
	iv. Availability of other public utilities nearby	Available.
c)	Social infrastructure in terms of	
	i. School	Available.
	ii. Medical facilities	Available.
	iii. Recreational facility in terms of parks and open space	Available.
9.	**Marketability of the Property**	
a)	Marketability of the property in terms of	
	i. Location attributes	The said property is located in residential area.
	ii. Scarcity	No.
	iii. Demand and supply of the kind of subject property	Good.
b)	Any other aspect which has relevance on the value or Marketability of the property	Nil.
10.	**Engineering and Technology Aspects of the Property**	
a)	Type of construction	R.C.C. framed structure
b)	Material & technology used	Concrete, steel, cement, aggregate, bricks & sand with high quality material
c)	Specifications,	
	a) Completion status :	Completed.
	b) No. of storied :	Parking + Upper 03 Floors.
	c) Type of foundation :	R.C.C. column footing.
	d) Plinth construction :	R.C.C. beam & B.B. masonry in cement mortar.
	e) Superstructure walls :	B.B. masonry in cement mortar
	f) Internal finish :	Neeru finished plaster in cement mortar.
	g) External finish :	Sand faced plaster in cement mortar.
	h) Type of flooring :	Ceramic for flooring.
	i) Type of roof :	R.C.C. slab for roofing.
	j) Electrification :	Casing capping electric wiring.
	k) Door details :	T.W. frame with flush doors.
	l) Window details :	A.L. Sliding Window with M.S. Grill.
	m) Overall appearance :	Good.
	n) Bathroom details :	Nonskid tiles for flooring & glazed tiles dado up to half height.
	o) Plumbing :	Ordinary.
	p) Water supply :	Borewell & Municipal.
	q) Plinth height :	@ 3.00 mt.
	r) Other details :	This flat 2 BHK.

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d)	Maintenance issues	Good.
e)	Age of the building	2015 (Age 10 Years)
f)	Total life of the building	50 years
g)	Extent of deterioration,	None is observed as of now.
h)	Structural safety	Separate certificate can be obtained from structural engineer.
i)	Protection against natural disaster viz. earthquakes,	
j)	Visible damage in the building	
k)	System of air-conditioning	No.
l)	Provision of firefighting	No.
m)	Copies of the plan and elevation of the building to be Included	Available.
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	No.
b)	Provision of rain water harvesting	No.
c)	Use of solar heating and lightening systems, etc.,	Yes.
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Non-polluting area.
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Normal looking residential building.
13. Valuation		
a)	Methodology of valuation - Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly there as on for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	**Composite Rate Method.** UMESH V. BHONSALE Govt. Regd. Valuer CAT-I/7-2001 Chartered Engineer

A) Govt. value

Govt. rate of ready reckoner for flat is Rs. 28,350.00per Sq.m.

Govt. Value of flat = Rs.22,44,000.00

B) Market value: Market Rate of Flat ------ Rs. 3,500.00 Per Sq.ft.

i)	Building + Services	:	**Rs.1,850.00 Per Sq.ft.**
ii)	Land + others	:	**Rs.1,650.00 Per Sq.ft. & (Including Plot+Non-Agri & Building Permission +Architect Fees+RCC Design) & Builders Profit 20 to 25%**

COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
Depreciated building rate	:	**15% Depreciation In Construction Cost**
Depreciated cost of flat with Services	:	**Rs. 00.00**
Age of the building	:	**2015 (Age 10 Years)**
Life of the building estimated	:	**53 Years**
Depreciation percentage assuming the salvage value as 10%	:	--
Depreciated building rate VI (a)	:	**Rs.1,572.50 Per Sq.ft.**

	Rate for Land & other V (3) ii	:	Rs. 1,650.00 Per Sq.ft. (Including Plot+Non-Agri & Building Permission + Architect Fees + RCC Design) & Builders Proffit 20 to 25%
	Total Composite Rate	:	Rs.3,222.50 Per Sq.ft.

Market Value of the flat = 852.00 Sq.ft. x Rs.3,222.50 per Sq.ft.
= Rs.27,45,570.00 Says Rs. 27,50,000.00
(Rupees Twenty Seven Lakhs Fifty Thousand Only).

C) Realizable value = 10 % less than FMV
= **Rs.27,50,000.00 x 0.90 = Rs.24,75,000.00**
(Rs. Twenty Four Lakhs Seventy Five Thousand Only)

D) Distress value = 20% less than FMV
= **Rs.27,50,000.00 x 0.80 = Rs.22,00,000.00**
(Rs. Twenty Two Lakhs Thousand Only)

b)	Prevailing Market Rate/ Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99 acres.com, makaan.com etc. if available	Attached.
c)	Guideline Rate obtained from Registrar's office/State Govt. Gazette/Income Tax Notification	**Govt. rate for flat is Rs. 28,350.00 per Sq.m.**
d)	Summary of Valuation	
	Part - I	
	i. a) Guideline Value :	Rs. 22,44,000.00
	b) (Insurable Value)	Rs. 13,40,000.00
	ii. Fair Market Value (FMV)	Rs. 27,50,000.00
	iii. Realizable Value (05% Less than the FMV)	Rs. 24,75,000.00
	iv. Forced/ Distress Sale value (20% Less than the FMV)	Rs. 22,00,000.00

e) **Note: The reasons for difference in Stamp Value/Government Value and Market Value:**

- Government Value/Stamp Value are usually defined by the local state government's revenue departments or the local development authorities, in line with what they perceive the prices at which property sale or transfer should be undertaken. It is the minimum value at which the sale or transfer of a plot, built-up house, apartment or a commercial property can take place.
- Market price is the value of such an asset for a transaction between a seller and buyer which is done at an arm's length principle – with the price determined by the market forces of supply and demand. As such, Government Value/Stamp Value is usually a determinant or a reference rate at best. Market rates, on the other hand, are determined by the seller's expectation of price and the buyer's inclination to pay.
- Across all property markets in India, the Stamp Value/Government Value are invariably much lower than the actual Market Rates. This is because:
  i) Circle rates are not reviewed regularly to bring them in line with the market prices and
  ii) They do not represent the actual barometer of ground realities.
- As already mentioned, Government Value/Stamp Value are the minimum authority-defined prices at which a property sale or transfer can be done between two parties, and also determine the associated stamp duty and registration charges to be paid for such a transaction. This is the 'floor price', and the actual transaction price can be higher than this, resulting in higher stamp duty to be paid out.
- Market rate is a price range arrived at by looking at actual transaction prices in a location, and is a better indicator of what seller's demand and what buyers are willing to pay. As these prices are determined by demand and supply, an area with lower supply but higher demand will inevitably command higher prices when compared to another. Though

	Government Value/Stamp Value and Market Rates are connected, they have a limited impact on each other. While, the market rate can never be below the Government Value/Stamp Value, a significantly higher difference between them indicates a lag between market performance and the authority's view of it.	
	ii. Details of last transactions in the locality/area to be provided, if available.	Attached.

14. Declaration

I hereby declare that:

1) The information provided is true and correct to the best of my knowledge and belief.
2) The analysis and conclusions are limited by the reported assumptions and conditions.
3) I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
4) I have no direct or indirect interest in the above property valued.
5) My authorized representative by the name of Mr. Aniket Babar who is also a 'valuer', has inspected the subject property on 15/10/2025.
6) I am a registered Valuer under Section 34AB of WealthTaxAct,1957, **Category-I** for valuing property up to Lifetime.
7) I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
8) I have submitted the Valuation Report (s) directly to the Bank.

Name and Address of the Valuer -Name of Valuer association of which I am a bonafide member in good standing in **Institution of Valuers :**

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Date:16/10/2025

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15. Enclosures

a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed.
b)	Photograph of the property(including geo-stamping with date) and owner (in case of housing loans, if borrower is available)	Photographs are enclosed.
c)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Available.
d)	Google Map location of the property	Enclosed.
e)	Price trend of the Property in the locality/city from Property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	i) The reliable sale instances of similar nature of properties were not available in the said locality. ii) Also, we searched for market rate trend for similar properties on various property search platform such as magicbricks.com, 99acers.com etc. at that time & didn't found any suitable offer in the said locality.
f)	Any other relevant documents/ extracts	No.

DECLARATION
(ANNEXURE - I)

a.I, Mr. Umesh Vyankatrao Bhonsale son of Mr. Vyankatrao Dnyanoba Bhonsale do hereby solemnly affirm & state that :
b.I am a citizen of India.
c.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.
d.The information furnished in my valuation report dated 16/10/2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
e.I have inspected the property on 15/10/2025. The work is not sub-contracted to any other valuer and carried out by myself.
f.Valuation report is submitted in the format prescribed by the bank.
g.I have not been depanelled/delisted by any other bank and in case any such empanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
h.I have not been removed/ dismissed from service/employment earlier.
i.I have not been convicted of any offence and sentenced to a term of Imprisonment;
j.I have not been found guilty of misconduct in my professional capacity.
k.I have not been declared to be of unsound mind.
l.I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
m.I am not an undischarged solvent.
n.I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for appeal before Commissioner of Income Tax (appeals) or Income tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income Tax Appellate Tribunal, & five years have not elapsed after levy of such penalty.
o.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.
p.My Pan card is ABMPB9647D & GST No.27ABMPB9647D1ZJ
q.I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as valuer.
r.I have not concealed or suppressed any material information, facts and records and I have made a complete & full disclosure.
s.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.
t.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.
u.I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
vI am registered under Section 34 AB of the Wealth Tax Act, 1957.
wI am valuer not yet registered with Insolvency & Bankruptcy Board of India (IBBI).
xMy CIBIL score & credit worthiness is as per Bank's Guidelines.
y.I am the proprietor who is competent to sign this valuation report.
z.I will undertake the valuation work on receipt of letter of engagement generated from the system only.
Further, I hereby provide the following information.

Particulars	Valuer comment
Background information of the asset being valued;	Property in question is owned by Mrs. Vandana Prabhakar Gaikwad & Mr. Nikhil Prabhakar Gaikwad.
Purpose of valuation and appointing authority	Bank Loan from State Bank Of India, Branch - Phaltan
Identity of the valuer and any other experts involved in the valuation;	Mr. Umesh V. Bhonsale B.E. (Civil) MIE. FIV. MICA.
Disclosure of valuer interest or conflict, if any;	No
Date of appointment, valuation date and date of report;	Date of appointment - 15/10/2025 Valuation date - 16/10/2025 Date of report - 16/10/2025
Inspections and/or investigations undertaken;	Site inspection was carried on 15/10/2025 along with Mrs. Chavan.

Nature and sources of the information used or relied upon;	Local enquiry in the surrounding vicinity & real estate agents. Also from Rate of construction & market rates of land.
Procedures adopted in carrying out the valuation and valuation standards followed;	Actual site visit conducted along with my assistant Mr. Hanmant Chavan. The valuation report was prepared by adopting Plot Value + Construction Value method of valuation.
Restrictions on use of the report, if any;	The report is only valid for the purpose mentioned in report.
Major factors that were taken into account during the valuation;	i) Marketability. ii) Supply & demand. iii) Locality. iv) Construction quality.
Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	No such circumstances were noticed.
Background information of the asset being valued;	Yes
Purpose of valuation and appointing authority	Bank Loan

Date : 16/10/2025
Place : Satara.

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(Annexure) MODEL CODE OF CONDUCT

Integrity & Fairness

1.A valuer shall, in the conduct of his business, follow high standards of integrity and fairness in all his dealings with clients & 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 provides true & 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 & due care

1.A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2.A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
3.A valuer shall continuously maintain professional knowledge & skill to provide competent professional service based on up to date developments in practice prevailing regulations/ guidelines & techniques.
4.In the preparation of a valuation report, the valuer shall not disclaim liability for his expertise or deny his 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 a valuer.
5.A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
6.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

1.A valuer shall act with objectivity in his professional dealings by ensuring that his 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.
2.A valuer shall not take up an assignment if he or any of his relatives or associates is not independent in terms of association to the company.
3.A valuer shall maintain complete independence in his professional relationships and shall conduct the valuation independent to external influences.
4.A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties & interests, while providing unbiased services.
5.A valuer shall not deal in securities of any subject company after any time when he first becomes aware of the possibility of his association with the valuation, and in accordance with the Securities &Exchange Board of India (Prohibitions of Insider Trading) Regulation 2015 or till the tile the valuation report becomes public whichever is earlier.
6.A valuer shall not indulge in "mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
7.As an independent valuer, the valuer shall not charge the success fee.
8.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 last five years.

Confidentiality

1.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 knowledge without proper & specific authority or unless there is a legal or professional right or duty to disclose.

Information management

1.A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken the reasons for taking the decision and the information & evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriate of his decision & actions.
.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 organization with which he is registered or any statutory regulatory body.
3.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 is registered or any other statutory regulatory body.
4.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 a for peer review.

UMESH V. BHONSALE Govt. Regd. Valuer CAT-I/7-2001 Chartered Engineer

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 & hospitality 1.A valuer or his relative shall not accept gifts or hospitality which undermines of 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). 6A 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 or to obtain or retain an advantage in the conduct of profession for himself.
Remuneration & costs. 1.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. 2.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 & restrictions 3.A valuer shall refrain from accepting too many assignments if he is unlikely to able to devote adequate time to each of his assignments. 4.A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.
Miscellaneous 1.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. 2.A valuer shall follow this code as amended or revised from time to time.

Date : 16/10/2025

Place : Satara

UMESH V. BHONSALE
Govt. Regd. Valuer
CAT-I/7-2001
Chartered Engineer

Umesh V. Bhonsale
B.E.[Civil] MIE.FIV.MICA.
Govt. Registered Valuer
Licence No.-CAT—I/7—2001.
Chartered Engineer
MIE-----M/124335/1

The undersigned has inspected the property detailed in the Valuation Report dated ___________ on _________. We are satisfied that the fair and reasonable market value of the property is Rs.___________ (Rupees _____________________________ only).

Date:

Signature
(Name of the Branch Manager)

Disclaimers:

- Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.
- The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.
- The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank/financial institution has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.
- As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.
- Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.
- It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any should be brought to the notice of valuer within 15 days and valuer is not responsible for any change in contents after expiry of 15 days from the date of the report.
- Encumbrances of loan, govt and other statutory dues, stamp duty, regtn. Charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.
- It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp(UVL) machine.
- It should be noted that ADI's value assessments are based on the facts and evidence available during &at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

Assumptions and Limiting Conditions

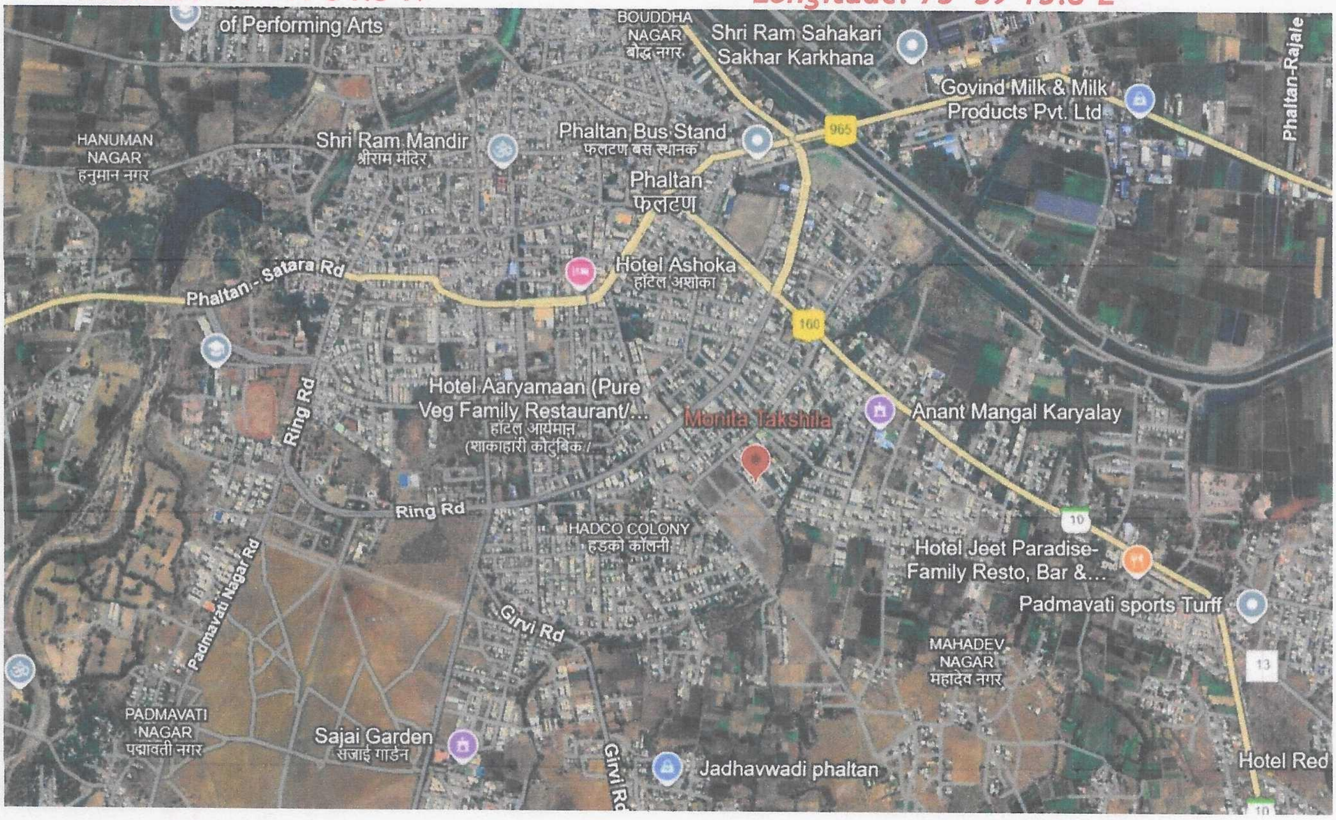
- Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.
- Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.
- We have not verified if the property is hypothecated / mortgaged to any financial institutions/banks and is valued considering property is not hypothecated / mortgaged.
- There is compliance with zoning and land use regulation.
- There is compliance with environmental laws, all other laws whatsoever which may affect the
- value of asset.
- All licenses necessary to operate the asset have been obtained.
- The asset would be properly maintained over its balance life.
- In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the client.

Caveat

- This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or included in any published document, circular or statement nor published in any publication without the Valuer's written approval.
- Any sketch, plan or map in this report if attached is included to assist the reader in visualizing the asset.
- This valuation report do not cover any indemnity (other than the limited liability mentioned as above).
- The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment. If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance (including out of pocket expenses) are pre-determined.
- If the report is tampered or unsigned in any manner then it shall be considered void.
- Validity of this report is and on date of valuation report only.
- This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.

UMESH V. BHONSALE
Govt. Regd. Valuer
CAT-I/17-2001
Chartered Engineer

Latitude: 17° 41'54.3"N Longitude: 73° 59'15.8"E



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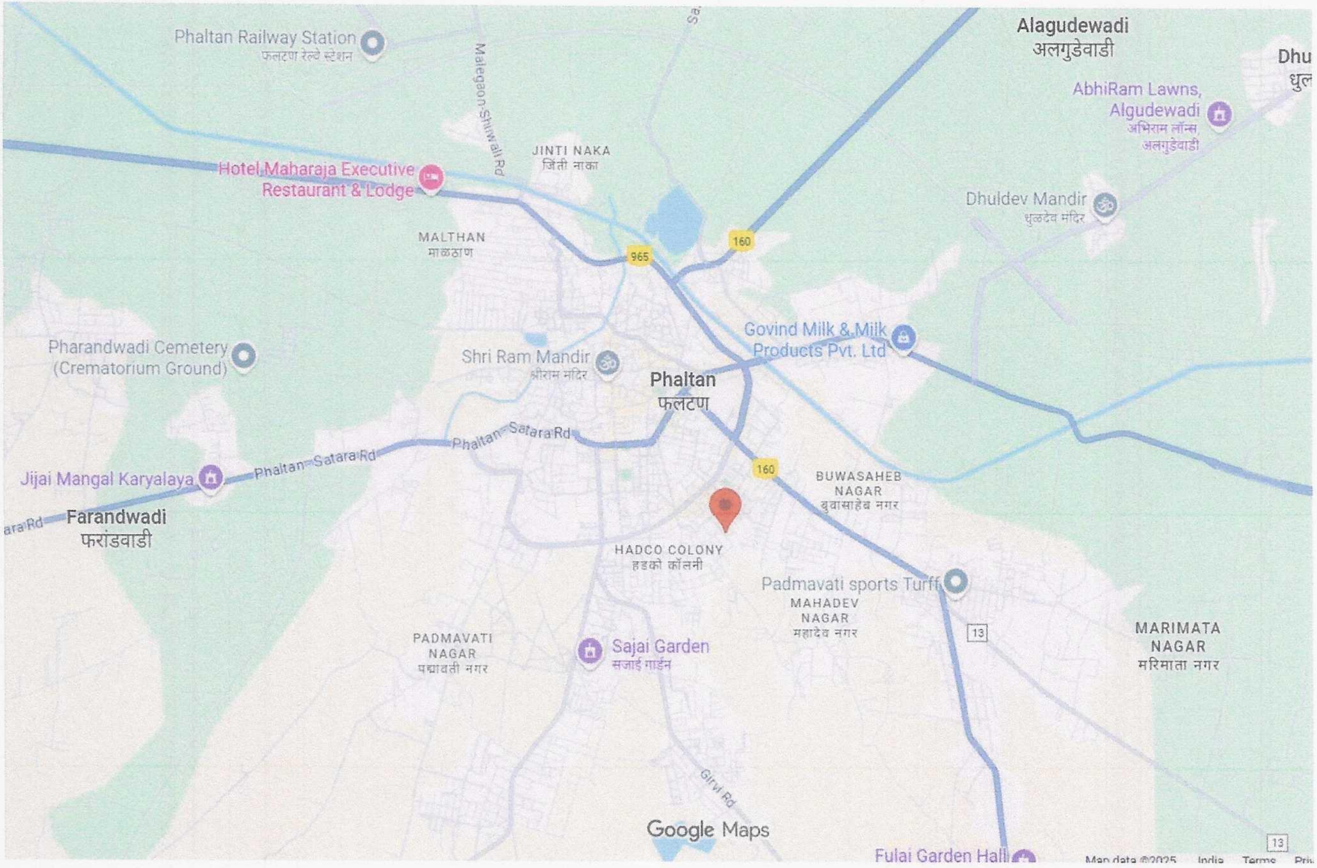

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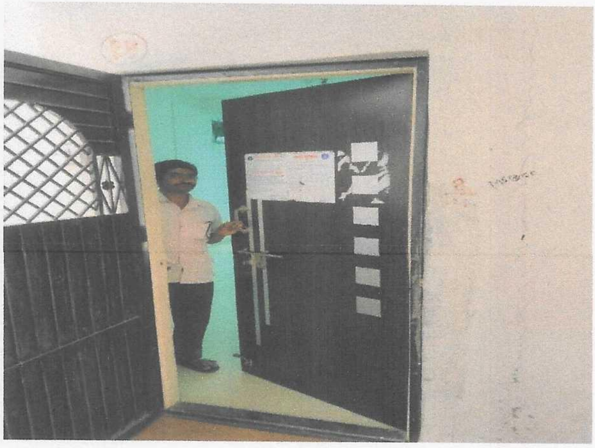

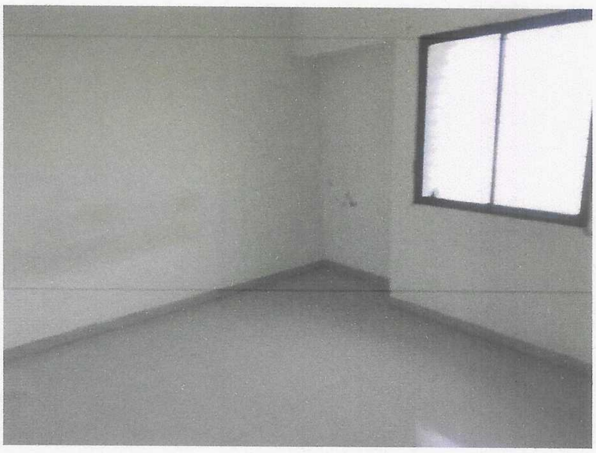

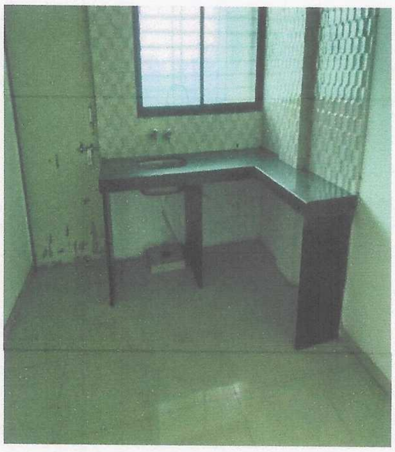

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eASR 2.0

iSarita 2.0 NGDRS

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

Home | Valuation Guidelines | User Manual

Year: 2025-2026 — Language: English

Selected District: Satara

Select Taluka: Phaltan

Select Village: Laxminagar

Search By: Survey No. / SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	7/27 - लक्ष्मीनगर,जलमंदिर एरिया व 80 फुटी रस्त्यावरिल भुखंड	5800	23520	27050	60190	0	चौ. मीटर
SurveyNo	7/28 - लक्ष्मीनगर, माळजाई मंदिर एरिया	7000	28350	32610	45250	0	चौ. मीटर
SurveyNo	7/29 - लक्ष्मीनगर, बारवबाग एरिया तं ा टेनिंग कॅालेज पुर्व भाग	5780	23370	26880	43190	0	चौ. मीटर

SALE INSTANCES:

Flats for Sale in Phaltan:...
magicbricks.com

mb Explore Properties like this Posted by Owners
10M Downloads
Open App

Photo not uploaded by advertiser
Request Photos

₹38.0 Lac ₹4,606/sqft

2 BHK Flat For Sale in Phaltan

EMI - ₹ 17k | Get pre-approved loan

+91-75XXXXXXXX

Get Phone No. | Contact Owner

1 Baths | 825 sqft Super Area | 1 (Out of 3 Floors)

Resale | Ready to Move | Unfurnished

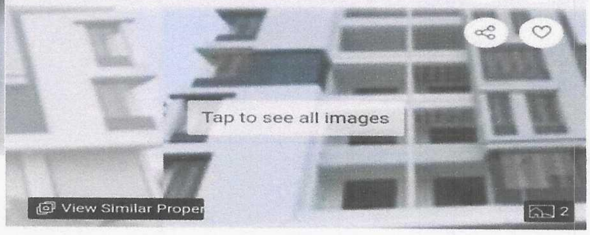
More Details

Bed 2 BHK

960 Sqft 2 BHK Fl...
housing.com

Housing is better on the app
4.6
Use the App

2 BHK Flat



2 BHK Flat
in J K Classic, Akshat Nagar, Phaltan
See on map

₹32.0 L
960 sq.ft built up area
₹3.33 K/sq.ft
EMI starts from ₹16.95 K

1st Aug, 2024 | Unfurnished

Harsh Jethwani
Owner • +91-91127...
View Phone

22 People are currently viewing this property

Chat | Contact Owner

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