

A. V. Shewade & Associates

- CHARTERED ENGINEERS ■ GOVT. VALUERS
- SURVEYOR AND LOSS ASSESSORS ■ INDUSTRIAL CONSULTANTS

REF: - 4327/AVS/DIRECT- H.C.O.L.BENGALURU/AVS-VSH/OFFICE/FMV-R.P./2021-22

REPORT OF VALUATION ON IMMOVABLE ASSET (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES, AND QUARRIES)

FORM O - 1

PART -I-QUESTIONNAIRE

(All questions to be answered by the valuer. If any particular question does not apply to the ASSET under valuation, he may indicate so. If the space provided is not sufficient, details may be attached on separator sheets).

GENERAL:-

1.	Purpose for which valuation is made	TO ASCERTAIN FAIR MARKET VALUE AND RESERVE PRICE/ AUCTION VALUE/ BENCHMARK PRICE
2.	Date as on which valuation is made	06/10/2021
3.	Name of the owner/owners	M/S. VIJAYA COMMERCIAL CREDIT LIMITED (IN LIQUIDATION)
4.	If the ASSET is under joint ownership/ co-ownership, share of each such owner. Is the share undivided?	SOLE OWNERSHIP
5.	Brief description of the ASSET	OFFICE PREMISES
6.	Location Street, Ward No.	OFFICE BLOCK NO.106, FIRST FLOOR, CITY SURVEY NO. 29 TO 32, SOBA TOWERS, SADASHIV PETH, PUNE-411030. [ANNEXURE - 2]
7.	Survey / plot No. of Land	C.T.S. NO. 29 TO 32, SADASHIV PETH, PUNE- 411030
8.	Is the ASSET situated in residential / Commercial /Mixed area/industrial area	MIXED AREA
9.	Classification of Locality-high class / Middle class / Low class	MIDDLE CLASS
10.	Proximity to civic amenities, like schools, hospitals offices, market, cinemas etc.	ALL AMENITIES AVAILABLE WITHIN 1 KM RADIUS
11.	Means and proximity to surface Communication by which the locality is Served	BY ROAD. PRIVATE AND HIRED VEHICLES ARE ALSO EASILY AVAILABLE

LAND:-			
12.	Area of land supported by documentary Shape, dimensions and physical features.	AREA OF LAND AS PER AGREEMENT 1034.26 SQ. METRS SUPPORTING DOCUMENTS FOR SHAPE DIMENSIONS ARE NOT MADE AVAILABLE	
13.	Roads, street or lanes on which the land is abutting.	NEXT TO POONA HOSPITAL, SADASHIV PETH, OFF LAL BAHADUR SHASTRI ROAD, GAJANAN GANPAT PAWAR PATH, PUNE- 411030	
14.	Is it free hold or lease hold land?	FREEHOLD	
15.	If lease hold, the name of lessor/lessee	NOT APPLICABLE	
	Nature of Lease	NOT APPLICABLE	
	Date of Commencement & termination	NOT APPLICABLE	
	Terms of renewal of lease: -	NOT APPLICABLE	
	I) Initial premium	NOT APPLICABLE	
	II) Ground rent payable per annum	NOT APPLICABLE	
15.	III) Unearned / increased rent payable to the lessor in the event of sale or transfer	NOT APPLICABLE	
	16.	Is there any restrictive covenant in regard to use of land? If so attach a copy of the covenant	REPORTEDLY NO
	17.	Are there any agreement of easements? If so, attach copies.	REPORTEDLY NO
18.	Does the land fall in area included in any Town planning scheme or any Development Plan of Govt. or any statutory body? If so Give particulars.	REPORTEDLY NO	
19.	Has any contribution been made towards development or is any demand for such contribution still outstanding?	REPORTEDLY NO	
20.	Has the whole or part of the land been Notified for acquisition by Govt. or any Statutory body? Give the date of Notification	REPORTEDLY NO	
21.	Attach a dimensional site plan	NOT MADE AVAILABLE	
IMPROVEMENTS:-			
22.	Attach plans and elevations of all structures on the land and layout plan.	SANCTION PLAN COPY NOT MADE AVAILABLE	
23.	Furnish technical details of the building	DISCUSSED IN PART - II	
24.	(I) Is the building owner - Occupied / Tenanted /both	OFFICE UNDER VALUATION IN THE POSSESSION OF OFFICIAL LIQUIDATOR, HIGH COURT OF KARNATAKA, BENGALURU	

	(II) If partly owner-occupied, specify portion and extent of area under owners occupation	NOT APPLICABLE
25.	What is the Floor Space Index Permissible and percentage actually utilized?	FSI PERMISSIBLE – 2 UTILISED PERCENTAGE NOT KNOWN IN ABSENCE OF SANCTIONED PLAN COPY
	RENTS:-	
26.	(I) Names of tenants / lessees / licensee	NOT APPLICABLE
	(II) Portions in their occupation	NOT APPLICABLE
	(III) Monthly or annual rent/license fees /compensation/ etc. paid by each	NOT APPLICABLE
	(IV) Gross amount received for the whole ASSET	NOT APPLICABLE
27.	Are any of the occupants related to, or Close business associates of the Owner?	NOT APPLICABLE
28.	Is separate amount being recovered for the use of fixtures, like fans, geysers, Refrigerators, cooking ranges built-in Wardrobes etc. or for service charges? If So, Give details.	NOT APPLICABLE
29.	Give details of water and electricity Charges, if any, to be borne by the owner.	WATER CHARGES RS.3918/- [ANNEXURE-3] INFORMATION ABOUT ELECTRICITY CHARGES NOT KNOWN.
30	Has the tenant to bear the whole or part of the cost of repairs an Maintenance ? Give particulars.	NOT APPLICABLE
31.	If a lift is installed, who is to bear the Cost of maintenance and operation owner or tenant?	LIFT IS INSTALLED. COST OF OPERATION & MAINTENANCE IS BORNE BY OCCUPANTS OF SOBA TOWER APARTMENT, SADASHIV PETH, PUNE-411030 OUT OF MONTHLY CONTRIBUTIONS FROM APARTMENT HOLDERS
32.	If a pump installed, who has to bear the Cost of maintenance and operation owner or tenant?	PUMP IS INSTALLED COST OF OPERATION & MAINTENANCE IS BORNE BY OCCUPANTS OF SOBA TOWER APARTMENT, SADASHIV PETH, PUNE- 411030 OUT OF MONTHLY CONTRIBUTIONS FROM APARTMENT HOLDERS
33.	Who has to bear the cost of electricity charges for lighting of common space like entrance hall stairs, passages,	THE COST OF ELECTRICITY CHARGES FOR LIGHTING OF COMMON SPACES IS BORNE BY OCCUPANTS OF SOBA

	compound etc. owner or tenant?	TOWER APARTMENT, SADASHIV PETH, PUNE- 411030 OUT OF MONTHLY CONTRIBUTIONS FROM APARTMENT HOLDERS
34.	What is the amount of Property tax? Who is to bear it? Give details documentary Proof.	YEARLY PROPERTY TAX IS RS. 14036/- AS PER LATEST TAX BILL OF PUNE MUNICIPAL CORPORATION FOR THE YEAR 2021-2022. ARREARS OF PROPERTY TAX ARE RS. 12,43,683/- AS PER ATTACHED ANNEXURE – 3 AND TOTAL PAYABLE IS RS.12,57,719/-.
35.	Is the building insured? If so, give the Policy No. amount for which it is insured and The annual premium	INFORMATION IS NOT AVAILABLE
36.	Is any dispute between landlord and tenant regarding rent pending in a court of law.	NOT APPLICABLE
37.	Has any standard rent been fixed for the premises under any law relating to the control of rent?	NOT APPLICABLE
	SALE:-	
38.	Give instances of sale of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price & area of land sold.	DISCUSSED IN PART – III. [ANNEXURE-4]
39.	Land rate adopted in this Valuation	ASSET UNDER VALUATION IS OFFICE PREMISES SO VALUE IS ESTIMATED ON THE BASIS OF COMPOSITE RATE METHOD WHICH INCLUDES VALUE OF LAND / FSI AND CONSTRUCTION
40.	If sale instances are not available or not relied upon, the basis of arriving at the land rate.	NOT APPLICABLE
	COST OF CONSTRUCTION :-	
41.	Year of commencement of construction And Year of completion	COMMENCEMENT YEAR -1995, CC NO.2420, DT.11/10/1995 REPORTED COMPLETION YEAR – 1999
42.	What was the method of construction by Contract/ by employing labour direct/ both?	INFORMATION NOT KNOWN
43.	For items of work done on contract, Produce copies of agreement	INFORMATION NOT KNOWN
44.	For items of work done by engaging	INFORMATION NOT KNOWN

	labour directly, give basic rates of materials and labour supported by documentary proof	
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PART – II – VALUATION
BUILDING SPECIFICATIONS

01	STRUCTURE	R.C.C. FRAME STRUCTURE WITH BRICK WALLS 6" EXTERNALLY AND 4.5" INTERNALLY
02	PLASTERING	INTERNALLY NEERU FINISHED AND EXTERNALLY SAND FACED CEMENT PLASTERING
03	FLOORING	WHITE MOSAIC TILE WITH SKIRTING
04	DOORS	MAIN DOOR- ONE SIDE VENNER FLUSH DOOR AND INSIDE WOODEN FRAME GLASS DOOR
05	WINDOWS	GLASS SHUTTERS WITH M.S. FRAME AND M.S. GRILL
06	WIRING	CASING CAPING
07	BATHROOM / TOILET	ONE WESTERN STYLE TOILET WITH GLAZED TILE DADO UP TO FULL HEIGHT
08	WATER SUPPLY	FROM PUNE MUNICIPAL CORPORATION
09	PAINTING	LUSTER PAINT INTERNALLY & EXTERNALLY CEMENT PAINT

PART – III

VALUATION

1. INTRODUCTION: -

Pursuant to the Letter of Assignment issued by Mr. M. Yadubhushana Rao, Assistant Official Liquidator, Hon. High Court of Karnataka, BENGALURU, vide letter No. OLB/S3(V)/Co.P. No.125/2002/1438/2021 dated 24/09/2021, we physically inspected the commercial office premises No. 106, First floor, CTS No. 29 to 32, Soba Tower, Sadashiv Peth, Pune, 411030, (**ASSET UNDER VALUATION**) on 06.10.2021 with a view to ascertain fair market value of the same. Mr. N. Krishna Reddy from O.L. Office accompanied us at the time of physical inspection.

2. ABOUT THE ASSET UNDER VALUATION: -

The ASSET under valuation is Office Block No. 106, First Floor, situated at Soba Towers, CTS No.29 to 32, Sadashiv Peth, Next to Poona Hospital, Off Lal Bahadur Shastri Road, Pune - 411030 admeasuring 35.95 sq. mtrs. (386.96 sq. ft.) built up area. It is situated on the First Floor of the said Tower. The asset is located in the heart of Pune city. This is a mixed area comprising of residential and commercial establishments. It is well connected by road by public and private transport facilities. All civic amenities are available within 1 km. radius. Therefore properties in this area in good demand.

The said asset is bounded as follows: -

ON OR TOWARDS	BOUNDARIES OF PLOT AS PER AGREEMENT (PURCHASE DEED) No.3445/1997	BOUNDARIES OF OFFICE PREMISES OBSERVED DURING PHYSICAL INSPECTION
North	Road	Passage and Flat No. 103 & 104
East	Municipal Lane	Common toilet and passage, Flat No. 101
South	Property of Shri Ganjve	Staircase & Passage
West	Municipal Lane	Passage & Poona Hospital

3. FLOW OF OWNERSHIP: -

The land, which was previously owned by Mr.Ashok Gajanan Pawar, situated at CTS No.29 and CTS No.30, totally admeasuring 46.86 sq. mtrs. and 97.80 sq. mtrs. were purchased by M/s Soba Associate, Partnership firm and Promoter / Developer vide registered Sale Deeds registered at Sr. No.261/1995 and 262/1995 at Haveli No.I. on 24.3.1995.

The said promoters also purchased land previously owned by Smt. Chandrabai Purushottam Lahoti and others, situated at CTS .No.31 admeasuring 761.20 sq. mts. Vide three sale deeds registered at Sr. Nos. 513, 514 and 518/1995.

Similarly the land previously owned by Smt.Chandrabai Purushottam Lahoti and others situated at CTS No.32, admeasuring 128.40 sq. mtrs. vide sale deeds registered at Sr. No.512,517/1996 at Haveli No.I.

Thereafter the said Promoter / Developer obtained Commencement Certificate from Pune Municipal Corporation and developed the property and constructed thereon the said building consisting of residential as well as commercial tenements.

M/s Vijaya Commercial Credit Ltd., purchased the Asset under valuation from the said Promoter / Developer vide Agreement dated 2nd July 1997 registered at Sr. No.3445/1997 at Haveli No.I.

4. APPROACH: -

To estimate the fair market value of the Commercial office under valuation as on 06/10/2021 on the basis of market approach by consideration, rationalization and reconditioning wherever necessary of the rates derived under Sale Instance method, on the basis of R.R./A.S.R./G.L.R./Circle rate and also on the basis of open market enquiry method.

Regarding furniture, fixture and other miscellaneous assets, it is assumed that successful bidder/purchaser will use these assets along with office premises and value of the same is

estimated on the basis of its usefulness. These assets may not fetch reserve price if sold in isolation or to somebody else.

5. ASSUMPTIONS: -

- a) The Xerox copies of documents furnished to us are true copies of the original documents.
- b) Verbal information furnished to us is as per factual position.
- c) On the basis of verbal information it is assumed that this valuation report would be used for ascertaining fair market value and also Reserve Price/ Benchmark Price/ Auction Value since the premises under valuation is attached by official liquidator of Karnataka High Court.

6. LIMITATIONS:-

- a. Maintenance charges of Rs.2,58,000/- plus interest of Rs.403423/- thereon, are outstanding as per the Letter dated 12.10.2021 received from Soba Apartments. This outstanding is not considered for estimation of FMV of the premise.
- b. The value is being estimated on the basis of available documents.
- c. Premise is closed for many years.
- d. Exact details of outstanding liabilities like electricity charges, other outgoings and claims, liabilities, dues etc. is not available.

7. METHODOLOGY: -

For the purpose of ascertaining fair market value (FMV) of the said office premises we have considered the following methods:-

A) ANNUAL STATEMENT OF RATES (ASR):-

To ascertain fair market value of office we have considered Ready Reckoner Rates (R.R. Rates) / Annual Statement Rates (A.S.R)/ Guideline Rate (GLR) / Circle rates for 2021.

Accordingly the Asset under valuation falls in Zone No. 2, Subzone No. 2/52, page number 16, or Ready Reckoner, which is Rs.1,04,150/- per sq.mtr. for commercial office premises. Since the ASSET has spent life of more than 22 years the applicable depreciation as per R.R. Guidelines is 30%

Accordingly the applicable **R.R. Rate comes to Rs.72905/- per sq. mtrs.** (Rs.1,04,150 Less Depreciation Rs. 31,245/-).

Annual Sales Rates (Ready Reckoner Rates) are for a particular area and not for a particular property. Similarly they are reviewed and revised on annual basis and hence

they do not account for variations during the year. but to be considered for Stamp Duty purposes.

B) RECORDED SALE INSTANCE: -

Upon our search at sub-registrar's website, we found the following sale instances as comparable and appropriate for the present valuation purposes, after due reconditioning: -

SR N O.	REGISTRAT ION DETAILS	PPROPERTY DETAILS	SELLER 'S DETAIL S	BUYER'S DETAILS	CONSIDE- RATION INR.	EFFECTIV E RATE PER SQ. MTR. INR.
01	Regn. No. 4467/2021 dated 28/12/2020 at Haveli No. 20	Office No. 102, First Floor, CTS No.1232+1309, Sadashiv Peth, Pune 411030 admeasuring 23.42 sq. mt. salable built up along with covered car parking admeasuring 9.29 sq. mtrs.	Sachin Ratanch and Bhandari	Namit Ajit Bhandari	25,00,000/-	106746
02	Regn. No. 4202/2021 dated 26/03/2021 at Haveli No. 1	Office No.15, Fifth Floor, Gangadhar Chambers, C..T.S. No.314, Narayan Peth, admeasuring 21.37 sq. mt. built up	Dilip Vasant Mangalv edhekar	Bhalchandra Vasant Kulkarni and others	22,50,000/-	105288
					AVERAGE	1,06,017

The above sale instances pertain to the offices in the nearby area and hence can be considered as reflecting current trend in the market. Since the properties are located at different roads in same location, we have considered average rate from both the sale instances. **Accordingly we consider the average rate of Rs.1,06,017/- per sq. mtr. as appropriate under this method.**

C) RATES QUOTED IN OPEN MARKET ENQUIRY (INTERNET): -

Upon taking search we could find the advertisements for office premises on sale, related to the properties in the vicinity of the property under valuation. We have furnished the details of the same in **ANNEXURE – 5** below. These offices are furnished offices but old offices. It was observed that the rates are being quoted in the range of Rs.1,41,621/- to

Rs.1,76,841/- per sq. mtr. (or Rs.13,157/- to Rs.16,428/- per sq. ft.) of Super Built- Up area. **On average basis it comes to Rs.1,59,231/- per sq. mtr.** However these rates are subject to negotiation and hence we need to deduct 15% for this factor. Also we need to deduct 30% depreciation factor to make it comparable to the asset under valuation. Accordingly we can derive the rate as follows: -

Average Rate - PER SQ. MTR.	=	Rs.1,59,231/-
Less 15% negotiation factor	=	Rs. 23,885/-
Balance	=	Rs.1,35,346/-
Less 30% depreciation factor	=	Rs. 40,604/-
RATE CONSIDERABLE	=	RS. 94,742/-

Thus the reconditioned rate of Rs.94,742/- per sq. mtr. can be considered under this method.

8. (A) RATE ADOPTED FOR VALUATION PURPOSE: -

On the basis of above discussion we can summarise the position of rates derived under above different methods as follows: -

SR. NO.	METHODOLOGY	DERIVED RATE PER SQ. MTR. INR.
01	Ready Reckoner / ASR / GLR	72,905
02	Recorded sale instances	1,06,017
03	Open Market enquiry	94,742

It can be observed that reconditioned rate under open market enquiry and rate under sale instance method are close to each other. R.R. Rates are generally meant for stamp duty purposes. They are revised annually and do not account for variations during the year. Similarly they are for a particular area and not for a particular property.

Due to above, we consider and adopt the rate under the recorded sale instance method of **Rs.1,06,017/- per sq. mtr.** as fair and appropriate for the present valuation.

(B) VALUATION OF THE OFFICE: -

Accordingly we estimate the fair market value of the Office under valuation as follows: -

F.M.V. OF THE OFFICE	=	CHARGEABLE AREA OF THE OFFICE x RATE PER SQ. MTRS.
As per A.S.R. Value	=	35.95 sq. mtrs. X Rs.1,06,017/-
	=	RS.38,11,311/-
SAY	=	RS.38,11,000/-

(RUPEES THIRTY EIGHT LAKHS ELEVEN THOUSAND ONLY)

(C) VALUATION OF INVENTORY:-

In the said premise (asset under valuation) there was lying some movable assets, details of which are furnished in the attached list **[ANNEXURE – A]**. In absence of invoices / bills containing details such as date / year of acquisition, cost of acquisition, etc. we have assumed that those assets were owned by the said M/s Vijaya Commercial Credit Limited (under Liqn.). For estimation of fair market values of these assets, we have considered replacement costs of same / similar type of assets and then deducted depreciation and other factors from gross value. For estimation of depreciation we have considered average 40% applicable factor for all the assets, assuming the year of acquisition to be the same for all those assets. Other factors are considered in the range of 10% to 30% of net depreciated values depending upon the condition and purpose of each asset. Accordingly As per the said **ANNEXURE -A** the **estimated fair market value of inventory is Rs.1,53,000/-**.

(D)TOTAL ESTIMATED FAIR MARKET VALUE AND ESTIMATED RESERVE PRICE: -

Based on above discussions and calculations we estimate total fair market value, realizable value and reserve price (benchmark price for auction purposes) as follows: -

(i) **TOTAL ESTIMATED FAIR MARKET VALUE** =
FMV OF OFFICE + FMV OF INVENTORY

=RS.38,11,000/- + RS.1,53,000/- = **RS.39,64,000/-**

(TOTAL ESTIMATED FAIR MARKET VALUE IS RUPEES THIRTY NINE LAKHS SIXTY FOUR THOUSAND ONLY)

(ii) **TOTAL REASLIABLE VALUE** = 85% OF TOTAL FMV
= RS.32,39,350 + RS. 1,30,050 = **RS.33,69,400/-**

(TOTAL ESTIMATED REALISABLE VALUE IS RUPEES THIRTY THREE LAKHS SIXTY NINE THOUSAND FOUR HUNDRED ONLY)

(iii) **TOTAL RESERVE PRICE (AUCTION PRICE)** = 75% OF TOTAL FMV

= RS.2858250 + RS.114750 = **RS.29,73,000/-**

(TOTAL ESTIMATED RESERVE PRICE IS RUPEES TWENTY NINE LAKHS SEVENTY THREE THOUSAND ONLY).

OPINION

IN OUR OPINION **ESTIMATED TOTAL FAIR MARKET VALUE** OF THE OFFICE BLOCK NO.106, FIRST FLOOR, IN THE BUILDING SOBA TOWERS, CITY SURVEY NO.29 TO 32, SADASHIV PETH, NEXT TO POONA HOSPITAL, PUNE 411030, ADMEASURING APP. 35.95 SQ. MTRS., WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION, OWNED BY M/S VIJAYA COMMERCIAL CREDIT LIMITED, ALONGWITH MOVABLE ASSETS AS PER ANNEXURE - A, **AS ON 06/10/2021 IS AS RS.39,64,000/- (TOTAL ESTIMATED FAIR MARKET VALUE IS RUPEES THIRTY NINE LAKHS SIXTY FOUR THOUSAND ONLY).**

THE ESTIMATED **TOTAL REALISABLE VALUE** OF THE SAID OFFICE WITH MOVABLE ASSETS IS **RS.33,69,400/- (TOTAL ESTIMATED REALISABLE VALUE IS RUPEES THIRTY THREE LAKHS SIXTY NINE THOUSAND FOUR HUNDRED ONLY)**

AND ESTIMATED **TOTAL AUCTION VALUE** OF THE SAID OFFICE WITH MOVABLE ASSETS IS **RS.29,73,000/- (TOTAL ESTIMATED RESERVE PRICE IS RUPEES TWENTY NINE LAKHS SEVENTY THREE THOUSAND ONLY).**

DECLARATION

We hereby declare that: -

- 1) We have personally inspected the flat on 06.10.2021 with Mr.N.Krishna Reddy.
- 2) Legal aspects of the assets are not seen by us.
- 3) We have not taken in to account outstanding loans, balance payments if any from financial Institutions, Banks, Private borrowings etc.
- 4) We are not responsible if valuation report is used for any other purposes.
- 5) We further declare that we have no direct or indirect interest in the ASSET valued.

Date.: 16/11/2021

A.V.SHEWADE & ASSOCIATES
Chartered Engineers & Govt. Valuers

Verified by: -

(V.S.HADGAL)

(A.V. SHEWADE)
CAT – VII
NO. 431

(N.M.LELE)
CAT-I
NO.317

Enclosures copies of: -

1. Annexure – A
2. Google Location Map
3. Property Tax bill
4. Sale instances – 1 & 2
5. Advertisements on internet
6. Copy of minutes with O.L.
7. Copy of letter from Soba Apartments
8. Photographs



REF: - 4327/AVS/DIRECT-H.C.O.L.-BENGULURU/AVS-VSH/OFFICE/FMV-R.P./2021-22

STATEMENT SHOWING ESTIMATION OF FAIR MARKET VALUES OF
MOVABLE ASSETS (INVENTORY) AT THE OFFICE PREMISES OF
M/S. VIJAYA COMMERCIAL CREDIT LIMITED (IN LIQUIDATION)

SR. NO.	DESCRIPTION	MEASUREMENTS -		AREA IN SQ. MTR.	QUANTITY	TOTAL AREA IN C.MTR./SQ. MTR.	RATE RS.	GROSS REPLACEMENT COST INR.	DEPRECIATION RS.	OTHER FACTORS IN INR.	FMV RS.	RESERVE PRICE IN INR.
		LENGTH	HEIGHT									
1	Roof attached Lamp				2		300	600	240		336	252
2	MCB				1		4000	4000	1600		2240	1680
3	A.C. (Bluestar)				2		30000	60000	24000		28800	21600
4	Tube light				2		200	400	160		224	168
5	Tables	1.97	0.81	1.60	2	3.19	10764	34352	13741	4122	16489	12367
6	Side Table	0.95	0.73	0.69	1	0.69	10764	7465	2986	299	4180	3135
7	Stabilizer			0.00	2	0.00	2000	4000	1600	160	2240	1680
8	Working Table	1.25	0.6	0.75	1	0.75	10764	8073	3229	323	4521	3391
9	Filing Cabinet (wooden) less in height	2.4	1.4	3.36	2	6.72	12378	83180	33272	9982	39926	29945
10	Chairs			0.00	10		2500	25000	10000	8000	2000	1500
11	wooden shelf file cabinet 7' Height	1.82	2	3.64	1	3.64	12378	45056	18022	5407	21627	16220
12	A wall attached cupboard like Shelf + working flap+ cupboard for filing	1.82	2	3.64	1	3.64	12378	45056	18022	18022	25231	18923


13	Only wooden doors for Built in Cupboard in wall near entrance door right side of door, in wall internal loft like Mezzanine External measurements are-	2.35	1.25	2.94	1	2.94	3000	8813	3525	353	4935	3701
	TOTAL							325995	130398	37847	152750	114562.4
	(ESTIMATED FAIR MARKET VALUE IS RUPEES ONE LAKH FIFTY THREE THOUSAND ONLY)									FMV SAY	153000	
	(ESTIMATED REALISABLE VALUE IS RUPEES ONE LAKH THIRTY THOUSAND FIFTY ONLY)									REALISABLE	130050	
	(ESTIMATED AUCTION / BENCHMARK PRICE IS RUPEES ONE LAKH FOURTEEN THOUSAND SEVEN HUNDRED FIFTY ONLY)									AUCTION	114750	

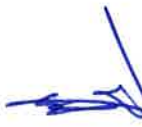
Date : 16/11/2021

A.V. SHEWADE & ASSOCIATES
Chartered Engineers & Govt. Valuers

Verified by :-

(V. S. HADGAL)


(A. V. SHEWADE)
CAT - VII
NO. 431


(N. M. LELE)
CAT - I
NO. 317



Google Maps सोबा टॉवर



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PUNE MUNICIPAL CORPORATION

PROPERTY TAX BILL

(propertytax.punecorporation.org)

PROPERTY DETAILS

Property ID:	0/2/24/02823012	Financial Year:	2021-2022	Bill No:	149047	NonResi Meter No:	
Assessment Date:		Last Payment:	Rs./-	Ward:	Vishrambaug Wada	Current Bill Date:	08-10-2021

OWNER DETAILS

Name:	VIJAYA COMMERCIAL CREDIT PVT LTD
Address:	O/106 1ST FLOOR H NO 29+30+31+32 SADASHIV PETH PUNE 411030
Property Description:	O/106 1ST FLOOR H NO 29+30+31+32 SADASHIV PETH PUNE 411030

ANNUAL RATEABLE VALUE

Resident	Non Resident	General Exemption	Open Plot	Total
0	10350	0	0	10350

PROPERTY TAX BILL

Tax Head	Tax Percentage	April-September	October-March
General Tax	32.75	1695	1695
Water Tax	-	1959	1959
Conservancy Tax	20.5	1061	1061
Fire Tax	1.5	78	77
Tree Tax	1	52	52
Water Benefit	5.75	298	297
Water Sewerage	9.5	492	491
Street Tax	10	518	517
Special Conservancy Tax	0	0	0
Pmc Edu Tax Amt	1.75	91	90
Education Tax Resi	0	0	0
Education Tax Non Resi	12	621	621
Employee Guarantee Tax	3	155	156
Large Property Tax	0	0	0
Total		7020	7016
Current Demand			14036
Solar/Vermi/Rain Harvest Disc.	Discount - 0		0
Arrears + Penalty			1243683
Deposited			0
Discount Amt			
Net Amount			14036
Up to 31-10-2021			1257719

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 20

22-11-2021

दस्त क्रमांक : 4467/2021

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

नोंदणी :

Regn:63m

गावाचे नाव : सदाशिव पेठ/नवी पेठ

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2939536.075
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन :, इतर माहिती: , इतर माहिती: गाव मौजे सदाशिव पेठ येथील सिटी सर्व्हे नं.1232+1309 या मिळकतीवरील इमारतीमधील पहिल्या मजल्यावरील ऑफिस नं . 102 यासी क्षेत्र 252 चौ फूट म्हणजेच 23.42 चौ मी सेलेबल बिल्टअप आणि एक कव्हर्ड कार पार्किंग यासी क्षेत्र 9. 29 चौ मी हि मिळकत((C.T.S. Number : 1232 ;))
(5) क्षेत्रफळ	23.42 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री सचिन रतनचंद भंडारी -- वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं ९; गणेश पॅलेस, ५७७/ए/१, गुलटेकडी पुणे ३७, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411037 पॅन नं:-ABBPB2858H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री नमित अजित भंडारी -- वय:-19; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं २०२, सुयोग पुष्प , प्लॉट नं ४७३/६सी, सॅलिसबरी पार्क पुणे ३७, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411037 पॅन नं:-DQJPB7041G
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	05/03/2021
(11)अनुक्रमांक,खंड व पृष्ठ	4467/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	88200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29400
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	

42021

सूची क्र.2

दुय्यम निबंधक : दु.नि.हवेली 1

22-11-2021

दस्त क्रमांक : 4202/2021

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

नोंदणी :

Regn:63m

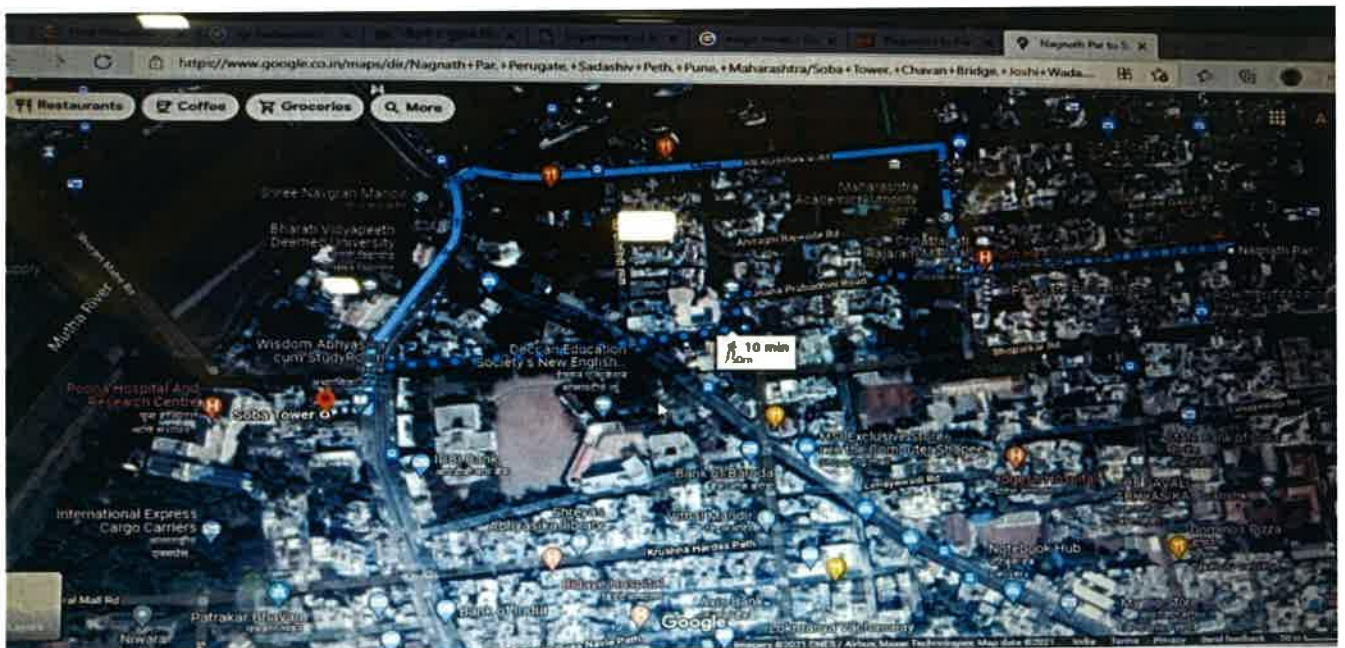
गावाचे नाव : नारायण पेठ

(1)विलेखाचा प्रकार	असाईनमेंट डीड
(2)मोबदला	2250000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2165559.1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन :, इतर माहिती: मौजे नारायण पेठ,पुणे येथील सि.स.नं. 314 या मिळकतीवर गंगाधर चेंबर्स सहकारी गृहरचना संस्था मर्यादित या नावाने बांधलेल्या इमारतीमधील पाचव्या मजल्यावरील ऑफिस नं. 15 यांसी क्षेत्र 230 चौ.फुट म्हणजेच 21.37 चौ.मी. बिल्टअप,हि मिळकत. (दस्त क्र. 4695/2019 दि 21/06/2019 हवेली क्र. 1 अन्वये नॉ.फी. व मु.शु वसुल)((Survey Number : 314 ; C.T.S. Number : 314 ;))
(5) क्षेत्रफळ	21.37 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिलीप वसंत मंगळवेढेकर वय:-65 पत्ता:-प्लॉट नं: 401, माळा नं: , इमारतीचे नाव: पीस एन जॉय अपार्टमेंट, ब्लॉक नं: मोडेल कॉलनी, रोड नं: गोखले रोड, महाराष्ट्र, PUNE. पिन कोड:-411016 पॅन नं:-ABRPM2797A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भालचंद्र वसंत कुलकर्णी वय:-48; पत्ता:-प्लॉट नं: 202, माळा नं: , इमारतीचे नाव: भाग्यातारा को ऑपरेटिव हाउसिंग सोसायटी , ब्लॉक नं: एरंडवणे , रोड नं: पटवर्धन बाग, महाराष्ट्र, PUNE. पिन कोड:-411004 पॅन नं:-ABUPK7552J 2): नाव:-मनाली भालचंद्र कुलकर्णी वय:-45; पत्ता:-प्लॉट नं: 202, माळा नं: , इमारतीचे नाव: भाग्यातारा को ऑपरेटिव हाउसिंग सोसायटी , ब्लॉक नं: एरंडवणा, रोड नं: पटवर्धन बाग, महाराष्ट्र, पुणे. पिन कोड:-411004 पॅन नं:-AOSPK1540B
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2021
(11)अनुक्रमांक,खंड व पृष्ठ	4202/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

ANNEXURE- 5 : WEB ADVERTISEMENTS W1 OF OFFICE IN THE SUBJECT AREA ON NAGNATHPAR – SHANIPAR ROAD, SADASHIV PETH, PUNE @ RS. 13,157 PER SFT ON BUILT UP AREA

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 380 sq-ft commercial office space located on the 1st floor of a 3-floor tower in Sadashiv Peth, Pune. The price is ₹ 50.0 Lac, which translates to ₹ 13,157 per sq-ft. The property is furnished and has 1 cabin, 8 seats, and a dry pantry. It is described as ideal for self-employed professionals, private offices, and private consulting. The listing includes a 'Request Photos' button, a 'Contact Owner' button, and a 'Save for Later' button. The agent's name is Manish Amekar, and his contact number is +91-98XXXXXX10. The listing was posted on June 24, 2021.

GOOGLE LOCATION OF THE PROPERTY IN MARKET ENQUIRY OF WHICH DISTANCE IS 700 MTRS. FROM SOBA TOWERS



ANNEXURE 5: WEB ADVERTISEMENTS W2, OPP.ICICI BANK, TILAK ROAD, PUNE @ RS. 16,429 PER SFT ON BUILT UP AREA

magicbricks Buy - Rent - Sell - Tools & Advice - What's New - Property Services - Blog - Help - Sign In My Activity - Post Property FREE

Commercial Property for Sale in Pune - Office Space for Rent in Pune - Office Space for Rent in Tilak Road - 700 sq ft

₹ 1.15 Cr **700 Sq-ft Commercial Office Space fo...** for sale in Tilak Road, Pune

Agent: **Raj Bafna** [Contact Now](#)

Posted on: Dec 19, 21

PROPERTY DETAILS **LOCALITY DETAILS** **AGENT DETAILS**

PROPERTY DETAILS

Photo NOT uploaded by advertiser

[Request Photos](#)

AGENT DETAILS

Floor: 1 (Out of 4 Floors)

Super area: 700 sqft - ₹ 16,429/sqft

Furnished status: **Furnished**

Pantry: **No Personal Pantry**

Washrooms: 2

Car parking: **None**

Construction Status: **Ready to Move**

USP Near Grahak path, Tilak Road, Pune.

[Contact Agent](#) [Take Video Tour](#)

Save Property Don't want to share your details with the agent right now? [Save Property for Later](#)

Agent: **Raj Bafna** **+91 -98XXXXXX66** [Save for Later](#)

Description

This property specially for Doctor's 2 cabins with reception with waiting room totally full furnished property

Price/Breakup: **₹ 1.15 Cr** [See Other Charges](#)

Facilities: **Lift, Reserved Parking**

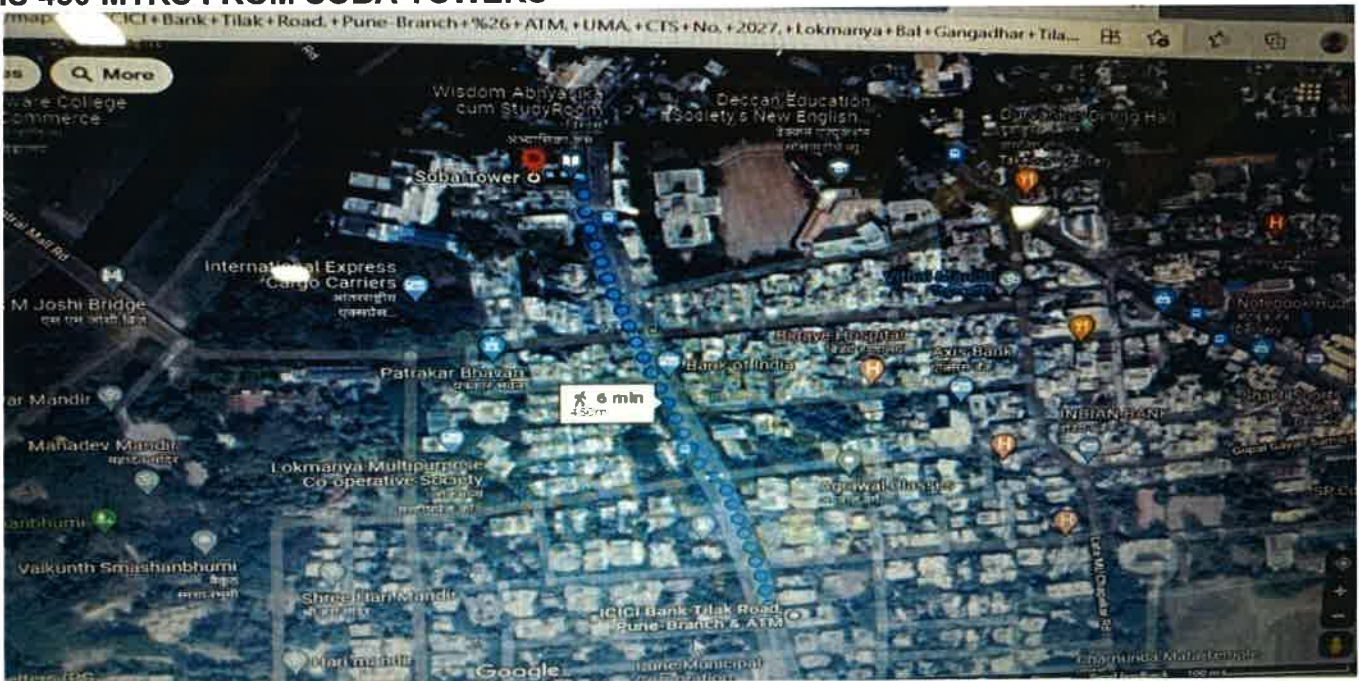
Address: **opp. ICICI Bank, Tilak Road, Pune., Tilak Road, Pune - Central, Maharashtra**

Furnishing: **Furnished**

Facing: **South - East**

Talk to our best Vastu Consultants to get instant solution [View Consultants](#)

GOOGLE LOCATION OF PROPERTY UNDER MARKET ENQUIRY OF WHICH DISTANCE IS 450 MTRS FROM SOBA TOWERS



SOBA TOWER APARTMENTS

29 - 32, Sadashiv Peth, Near Poona Hospital, Pune 411 030.
Registration No. : 5343 / 97

Ref No. :

Date :

Date: 12/10/2021

To,

Vijaya Commercial Credit Limited
Soba Towers, Office Block No. 106, 1st Floor,
C.S.No. 29/32, Sadashiv Peth,
Near Poona Hospital, Pune 411 030.

Subject: Non-payment of maintenance for the period from 01.04.2000 to 31.03.2022

Dear Sir/Madam

I am writing this letter with reference to the non-payment of maintenance charges for your flat i.e. office no.106.

This is to inform you that you have not paid the maintenance charges of Rs.2,58,000 along with interest Rs.4,03,423 at the rate of 21% for the period **April-2000 to March-2022**. If the payment is not made till 20th October 2021 interest amount will be increased. Therefore, you are requested to pay maintenance charges of Rs.2,58,000 along with interest at the earliest.

Interest calculation is enclosed here with for your reference.

Regards,

Soba Tower Apartments



Anant Shankar Gholap
(The Secretary)



Office no:- 106

Interest Calculation

Financial Year	Maintenance amount	Due Date	Payment on	Days Delay	21 % interest
2000-2001	4,800	4/30/2001	10/20/2021	7478	20,652
2001-2002	4,800	4/30/2002	10/20/2021	7113	19,644
2002-2003	4,800	4/30/2003	10/20/2021	6748	18,636
2003-2004	4,800	4/30/2004	10/20/2021	6382	17,625
2004-2005	4,800	4/30/2005	10/20/2021	6017	16,617
2005-2006	9,600	4/30/2006	10/20/2021	5652	31,218
2006-2007	9,600	4/30/2007	10/20/2021	5287	29,202
2007-2008	9,600	4/30/2008	10/20/2021	4921	27,180
2008-2009	9,600	4/30/2009	10/20/2021	4556	25,164
2009-2010	9,600	4/30/2010	10/20/2021	4191	23,148
2010-2011	12,000	4/30/2011	10/20/2021	3826	26,415
2011-2012	12,000	4/30/2012	10/20/2021	3460	23,888
2012-2013	12,000	4/30/2013	10/20/2021	3095	21,368
2013-2014	12,000	4/30/2014	10/20/2021	2730	18,848
2014-2015	12,000	4/30/2015	10/20/2021	2365	16,328
2015-2016	18,000	4/30/2016	10/20/2021	1999	20,702
2016-2017	18,000	4/30/2017	10/20/2021	1634	16,922
2017-2018	18,000	4/30/2018	10/20/2021	1269	13,142
2018-2019	18,000	4/30/2019	10/20/2021	904	9,362
2019-2020	18,000	4/30/2020	10/20/2021	538	5,572
2020-2021	18,000	4/30/2021	10/20/2021	173	1,792
2021-2022	18,000	4/30/2022	10/20/2021		
	2,58,000				4,03,423

चेअरमन
सोवा टॉवर अपार्टमेंट्स
(रजि. नं. ५३४३/९७)
२९-३२, मध्यांच येथे, पुणे-३०



ANNEXURE 8 :PHOTOGRAPHS



SOBA TOWER FRONT VIEW



SOBA TOWER SIDE VIEW



SOBA TOWER SIDE VIEW



SOBA TOWER ALL FLOOR DETAILS



OFFICE PREMISES 106, ACTUAL SITE VISIT PHOTOS



OFFICE PREMISES 106, ACTUAL SITE VISIT PHOTOS



OFFICE ENTRANCE DOOR PHOTO



OFFICE ENTRANCE PHOTO



2 ROOF ATTACHED LAMPS



11 MCB



2 BLUE STAR A.C.



TUBE LIGHT - 1



2 - STABILIZERS



1 WORKING TABLE 1.25M X 0.60M X 0.95M



FILING CABINET NO. 1 (WOODEN LESS IN HEIGHT)



FILING CABINET NO. 2 (WOODEN LESS IN HEIGHT)



Oct 6, 2021 12:20:49

TUBE LIGHT - 2



Oct 6, 2021 12:10:43

TABLE NO. 1 OF SIZE 1.97M X 0.72M X 0.81M



Oct 6, 2021 12:21:19

TABLE NO. 2 OF SIZE 1.97M X 0.72M X 0.81M



Oct 6, 2021 12:21:47

SIDE TABLE OF SIZE 0.95M X 0.37M X 0.73M



PHOTO 1 EXTERNAL PHOTO OF THE LOFT



PHOTO 2 INTERNAL PHOTO OF THE LOFT



PHOTO 3 INTERNAL PHOTO OF THE LOFT

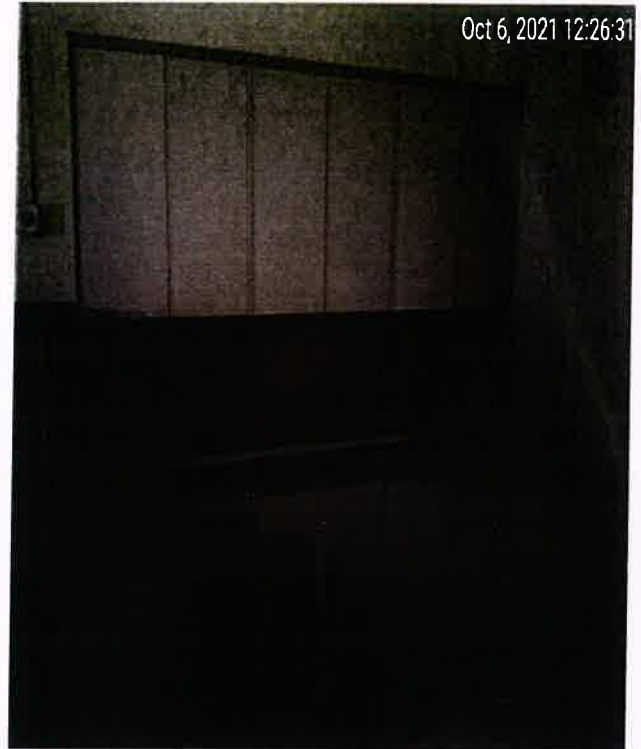


PHOTO 4 INTERNAL PHOTO OF THE LOFT



Oct 6, 2021 12:24:12

A WALL ATTACHED CUPBOARD LIKE SHELF + WORKING TABLE + CUPBOARD FOR FILING



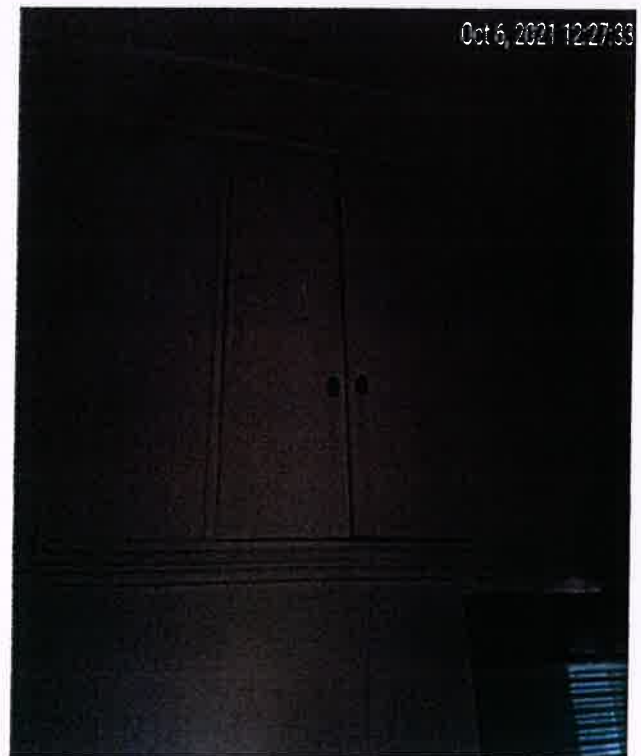
Oct 6, 2021 12:26:31

BUILT IN CUPBOARD IN WALL NEAR THE ENTRANCE DOOR OF SIZE 1.9M X 2.35M X 1.2M



Oct 6, 2021 12:12:48

BUILT IN CUPBOARD IN WALL NEAR ENTRANCE DOOR RIGHT SIDE OF DOOR IN WALL INTERNAL MEZZENINE, EXTERNAL MEASUREMENTS ARE 2.35M X 2.35M X 1.25M (L X B X H)



Oct 6, 2021 12:27:33