

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Shyam Shravan Mandlik &
Smt. Vibhavari Shyam Mandlik**

Residential Land and Proposed Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor, Chandshi Road, Village - Chandshi, Taluka & District - Nashik, Pin Code - 422 003, State - Maharashtra, Country - India.

Longitude Latitude: 20°01'44.9"N 73°44'49.4"E

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Valuation Done for:

Bank of Baroda

Mumbai Naka Parisar Nashik Branch

Shop No. 14 & 15, Suyojit Commercial Complex, Near Hotel Prakash, Mumbai Naka Parisar, Nashik, PIN - 422009, State - Maharashtra, Country - India.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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To,

The Branch Manager,**Bank of Baroda****Mumbai Naka Parisar Nashik Branch**

Shop No. 14 & 15, Suyojit Commercial Complex, Near Hotel Prakash,

Mumbai Naka Parisar, Nashik, PIN – 422009,

State - Maharashtra, Country - India.

2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I	General
1.	Purpose for which the valuation is made : To assess Fair Market value of the property for Bank Loan Purpose
2.	a) Date of inspection : 14.03.2023
	b) Date on which the valuation is made : 16.03.2023
3.	List of documents produced for perusal
	<ol style="list-style-type: none"> 1. Copy of 7/12 extract date 26.11.2019 in the name of Mr. Shyam Shravan Mandlik & Smt. Vibhavari Shyam Mandlik 2. Copy of Sale Deed date 25.07.2019 b/w. Smt. Vibhavari Shyam Mandlik (the Purchaser) AND Mr. Devendra Shravan Mandlik (the Seller) AND Mr. Shyam Shravan Mandlik (the Confirming Party) 3. Copy of Property Tax Bill No. 473 date 19.07.2019 in the name of Mr. Devendra Shravan Mandlik & Mr. Shyam Shravan Mandlik issued by Grampanchayat Chandshi 4. Copy of Index No. II date 28.07.2017 5. Copy of 7/12 Extract date 25.09.2017 6. Copy of Development Permission and Commencement Certificate No. MNPVP / BP / Village - Chandshi / Taluka - Nashik / G. No. 62/1/62/2/63/64 / B. K. 406 / 324 date 04.03.2021 issued by Nashik Metropolitan Region Development Authority 7. Copy of Approved Plan No. MNPVP / BP / Village - Chandshi / Taluka - Nashik / G. No. 62/1/62/2/63/64 / B. K. 406 / 324 date 04.03.2021 issued by Deputy Metropolitan Planner Nashik Metropolitan Region Development Authority
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) : Mr. Shyam Shravan Mandlik & Smt. Vibhavari Shyam Mandlik (As per 7/12 Extract) Address: Residential Land and Proposed Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor, Chandshi Road, Village - Chandshi, Taluka & District – Nashik, Pin Code - 422 003, State – Maharashtra, Country – India. Contact Person: Shri. Yuvraj Jadhav(Owner's Representative) Contact No.: +91 7218000657
5.	Brief description of the property (Including Leasehold / freehold etc.): The property is located in a developing Residential area having good infrastructure, well connected by road. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about

17.6 km. travelling distance from Nashik Road Railway Station.

At the time of inspection, the property was under construction. Extent of completion are as under

Foundation	Completed	RCC Plinth	Completed
Internal Brickwork	Completed	External Brickwork	Completed
Internal Plaster work	Partly Completed	External Plaster work	Partly Completed
Flooring work	Partly Completed		
Total	72% work completed		

Plot:

The plot under valuation is Freehold residential plot. **As per Sale Deed & Approved Plan Plot area is 280.27 Sq. M., which is considered for valuation.**

Structure:

As per site inspection structure and measurement are as under:

Description	Carpet Area in Sq. Ft.
RCC Framed Structure of Ground + 2 upper floor	
Ground / Stilt Floor – Security Room + Storage Room + Parking + Staircase.	1533.00
First Floor – At Present partition was not yet constructed	1326.00
Second Floor - 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Store Room +Balcony area	1555.00

As per Approved Plan the composition are as under, Which is considered for valuation:

Description	Sq. M.
RCC Framed Structure of Ground + 2 upper floors	
Ground / Stilt	10.03
First Floor - 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Store Room + Dry Balcony + Balcony	143.17
Second Floor - 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Store Room + Dry Balcony + Balcony	151.37
Total Built up Area	304.57

5a	Total Lease Period & remaining period (if leasehold)	:	N.A., the land is Freehold
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 406, Survey No. 62/1, 62/2, 63, 64
	b) Door No.	:	-
	c) C.T.S. No. / Village	:	Village – Chandshi
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential Land and Proposed Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor, Chandshi Road, Village - Chandshi, Taluka & District – Nashik, Pin Code - 422 003, State – Maharashtra, Country – Indi
8.	City / Town	:	Village – Chandshi

i)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MNPVP / BP / Village - Chandshi / Taluka - Nashik / G. No. 62/1/62/2/63/64 / B. K. 406 / 324 date 04.03.2021 issued by Deputy Metropolitan Planner Nashik Metropolitan Region Development Authority
j)	Approved map / plan issuing authority	:	Deputy Metropolitan Planner Nashik Metropolitan Region Development Authority
k)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
l)	Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	RCC
2.	Basement	:	No
3.	Superstructure	:	RCC
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Teak wood door frame with flush doors Proposed MS Grills Windows, Proposed Concealed plumbing & Electrical wiring.
5.	RCC Works	:	RCC Framed Structure
6.	Plastering	:	Proposed Cement Plastering
7.	Flooring, Skirting, dado	:	Proposed Vitrified Tiles Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Granite
9.	Roofing including weatherproof course	:	As per Brief Description
10.	Drainage	:	Proposed Connected to Municipal Sewerage System
11.	Compound Wall	:	
	Height	:	5'.6" High, R.C.C. columns with B. B. Masonry wall.
	Length	:	
	Type of construction	:	
12.	Electrical installation	:	
	Type of wiring	:	Proposed Concealed plumbing
	Class of fittings (superior / ordinary / poor)	:	Proposed
	Number of light points	:	Proposed Provided as per requirement
	Fan points	:	Proposed Provided as per requirement
	Spare plug points	:	Proposed Provided as per requirement
	Any other item	:	-
13.	Plumbing installation	:	
	a) No. of water closets and their type	:	Proposed Provided as per requirement
	b) No. of wash basins	:	Proposed Provided as per requirement
	c) No. of urinals	:	Proposed Provided as per requirement
	d) No. of bath tubs	:	Proposed Provided as per requirement
	e) Water meters, taps etc.	:	Proposed Provided as per requirement
	f) Any other fixtures	:	Proposed Provided as per requirement

Details of Valuation: -

Items	Area In Sq. M.	Total Life of Structure	Full Rate	Value to be considered	Value / Full Value
Ground / Stilt + 2 upper floors	304.57	60	21,500.00	65,48,255.00	65,48,255.00
TOTAL				65,48,255.00	65,48,255.00

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
Total			
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
Total			
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
Total			
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
Total			

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	280.27	8300.00	23,26,241.00
Structure	As per valuation table		65,48,255.00
Total			88,74,496.00



3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 57,45,535.00
Part – B	Building	:	₹ 65,48,255.00
Part – C	Extra Items	:	---
Part – D	Amenities	:	---
Part – E	Miscellaneous	:	---
Part – F	Services	:	---
	Total	:	₹ 1,22,93,790.00
	Say	:	₹ 1,22,93,790.00

Fair Market Value	:	₹ 1,22,93,790.00
Realizable Value	:	₹ 1,16,79,101.00
Distress Value	:	₹ 98,35,032.00
Insurable Value In (₹)		₹ 55,66,017.00
Remark:		

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

As the property is a Residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 18,000.00 to ₹ 21,000.00 per Sq. M. for land and Structure there of Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 20,500.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i)	Saleability	Good
ii)	Likely rental values in future in and	-
iii)	Any likely income it may generate	-

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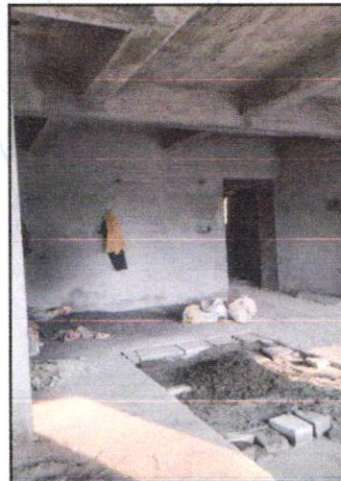
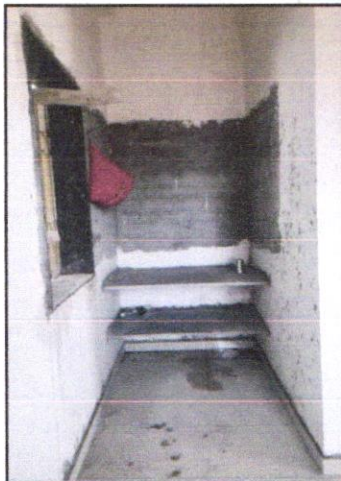
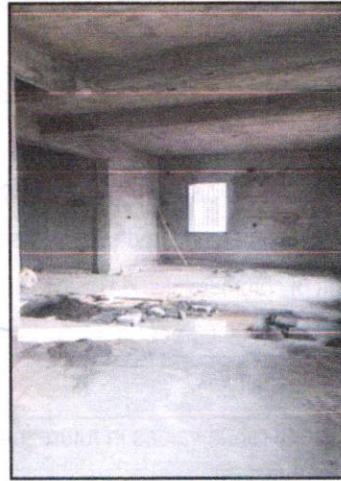
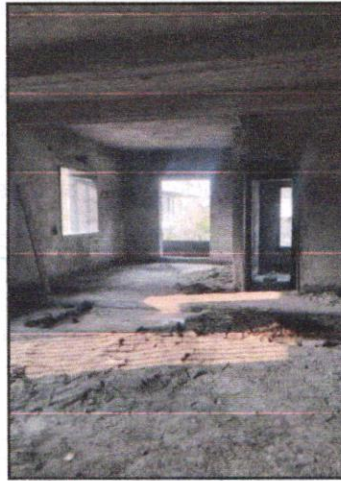
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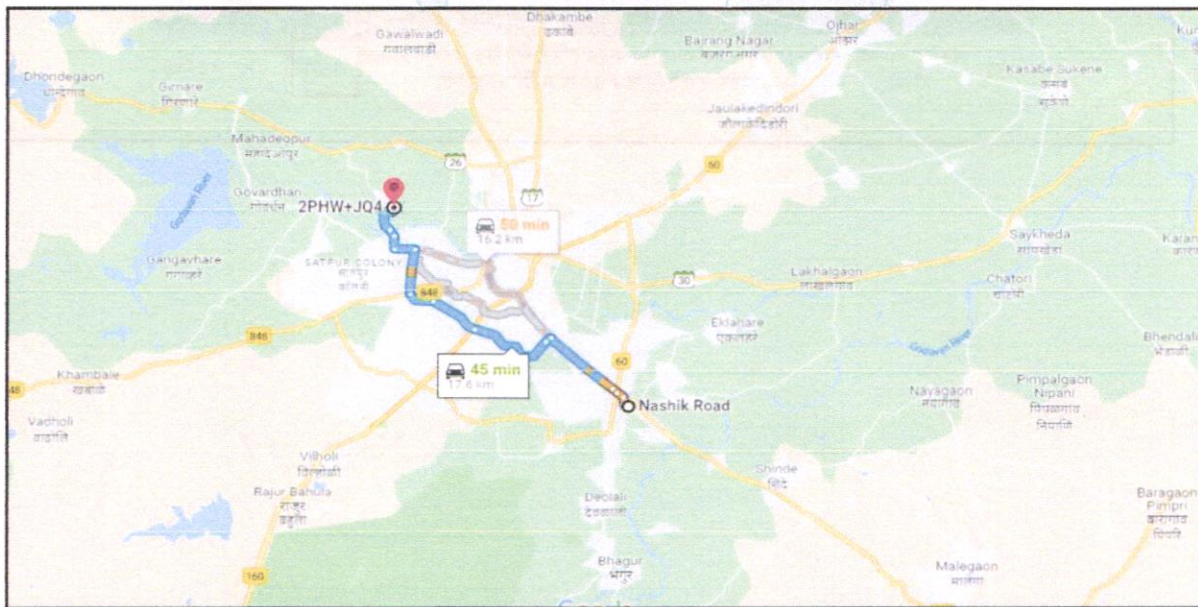
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4. ACTUAL SITE PHOTOGRAPHS




5. ROUTE MAP OF THE PROPERTY



Longitude Latitude: 20°01'44.9"N 73°44'49.4"E


Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 17.6 Km)

5. READY RECKONER RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year **Language**

20222023 English

Annual Statement of Rates

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मीजे : चांदशी

Search By: Survey No Location

Enter Survey No: 64

विधान नं.	विभाग	उपविभाग	दर	एकक (Rs.)	Attribute
9/9.2	बिनाशेती झालेल्या जमिनी	गावठाण परिषद क्षेत्रातील हायवे मन्मुख जमिनी व्यतिरीक बिनाशेती झालेल्य उर्वरीत जमिनी (नु.वि.क्र.9.1 या व्यतिरिक्त जमिनी)	8300	चौ. मीटर	गट नंबर

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6. PRICE INDICATORS

HOUSING.COM Buy in Nashik Chandola x Add Download App List Property

Residential Plot ₹15.0 L EMI starts at 794 K
Chandola, Nashik 2.00 K/sq.ft

Contact Owner

No Property Images Available
Request Photos

750 sq.ft Plot Area 2.00 K/sq.ft Avg. Price Immediate Possession status

PROPERTY BOOK APP PROPERTIES NEARBY LOCALITY CALCULATOR

HOUSING.COM Buy in Nashik Chandola x Add Download App List Property

Residential Plot ₹38.0 L EMI starts at 20.12 K
Golden shower, Chandola, Nashik 2.11 K/sq.ft

Contact Owner

No Property Images Available
Request Photos

1800 sq.ft Plot Area 2.11 K/sq.ft Avg. Price 1 Years Old Age of property Immediate Possession status

Last updated: Dec 23, 2022


Naka / Nashik / Chandola / Plot for Sale in Chandola / Residential Plot - 491

7. PRICE INDICATORS

The screenshot shows a listing for a Residential Plot in Chandsi, Nashik. The price is ₹20.0 L, with an EMI starting at 10.59 K. The plot area is 1000 sq ft, and the average price is 2.00 K/sq ft. The possession status is Immediate. The listing includes a 'Request Photos' button and a 'Contact Owner' button.


The screenshot shows a listing for a 2 BHK Builder Floor in Chandsi, Nashik. The price is 35.0 Lac, with a cashback offer of 10,500 on a home loan. The property features 2 beds, 2 baths, and is unfurnished. The super built-up area is 940 sq ft, and it is located on the 2nd floor of a 4-story building. The transaction type is Resale, and the status is Ready to Move.

9. 7/12 Extract

 महाराष्ट्र शासन गाव नमुना सात (अधिकार अभिलेख पत्रक) [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (लेणार करणे व सुविधित ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७] गाव : चांदशी (५५०९७०) तालुका : नाशिक जिल्हा : नाशिक LLPN : 29045701110 संपादन क्रमांक व उपविभाग ६३/१ ६२/२ ६३ ६४/सीट/४०६ 29045701110							
भूवापण पद्धती	भोगवट्यादार वर्ग -१	शेताचे ख्यातीक नाव :					
खेत्र, एकक व आकारणी	खाने क्र.	भोगवट्यादाराचे नाव	वर्ग	आकार	पो.ख.	फारफार क्र	कुल, खड व इतर अधिकार
तेजाचे एकक आर.बी.सी	१८४५	शान शायन मंडलिक	१.४०.१४	१४.००		(६६/५९)	कुलाचे नाव व खड
अक्षरिक क्षेत्र	२१५४	विभावरी श्याम मंडलिक	१.४०.१३	१४.००		(६६/५९)	इतर अधिकार
विन शती	२८०.२७						इतर
विन शती	२८.००						विनशेतीकडे वर्ग (१६.२७)
आकारणी							प्रलंबित फारफार : नाही.
							शेवटचा फारफार क्रमांक : ६६/१३ व दिनांक : २६/११/२०१९

Dated Copy

10. Index No. II

सूची क्र.2		दुसरे निबंधक - सह दु.नि. नाशिक 6
25/07/2019		दस्तावेज क्रमांक : 2375/2019
		नोदणी : Regn 63m
नावाचे नाव : चांदरी		
(1) निवेद्याचा प्रकार	फरोकपरेदीघत	 <p>1) पातळीचे नाव नाशिक दार बंधन : दार माहिती: तुळडी तालुका नाशिक पोस्ट तुळडी ता. तुळडी नाशिक पैकी नाशिक महानगरपालिका नाशिक पांचे हरीबाहेरीय मीचे - चांदरी येथील म्हाबळ विनयेची फ्लॉट मिलकन चांदी नव्हे मध्य 62/1+62/2+63+64 पामिल्लकारीवा मककित मजुन से-आउट मधील फ्लॉट नंबर 406 चांगी एकूण क्षेत्र 280 27 चौ मी. चांदी आकार मध्ये 28.00 मैने. चांदीचा पार म्हाबळ विषय असलेला विट्टल देवार चांधा अधिमल मिध्या विषया म्हाबळ 140 135 चौ मी हि जमीन दरोबन विनयेची फ्लॉट मिलकन पा मिलकलीका कायम फरोक खरेदीगत दस्त. ((Survey Number : 62/1+62/2+63+64 , Plot Number : 406 .))</p>
(2) मोबदला	1310000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देणे की पट्टेदार ने नमुद कराचे	1130000	
(4) भू, भाषण, पोटहिम्ना व परक्याच (अमलवास)		
(5) क्षेत्रफळ	1) 140 135 चौ मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल किंवा		
(7) दस्तऐवज कळव देणा-या पत्रकारणे किंवा पत्रकारणेचे नाव किंवा दिवशी न्यायालयाने हकुमनामा किंवा आदेश असल्यास प्रतिसादिते नाव व पत्ता	1) नाव:- श्री वेणु बाबा मंडलिक - बव-55; पत्ता:- फ्लॉट नं. , भाळ नं. , इमारतीचे नाव :- 06, सारंगज अपार्टमेंट, विरगती टाऊन जवळ, आकाशवाणी टॉवर, वसापुर रोड, नाशिक, जिल्हा नं. , रोड नं. , महाराष्ट्र, नाशिक. पिन कोड:-422013 पत्ता नं:-AAWPM2832L 2) नाव:- श्री ज्ञान धारण मंडलिक - समती/माधुला देवार - बव-42; पत्ता:- फ्लॉट नं. , भाळ नं. , इमारतीचे नाव :- 06, सारंगज अपार्टमेंट, विरगती टाऊन जवळ, आकाशवाणी टॉवर, वसापुर रोड, नाशिक, जिल्हा नं. , रोड नं. , महाराष्ट्र, नाशिक. पिन कोड:-422013 पत्ता नं:-AHBPM9661M	
(8) दस्तऐवज कळव देणा-या पत्रकारणे व किंवा दिवशी न्यायालयाने हकुमनामा किंवा आदेश असल्यास, प्रतिसादिते नाव व पत्ता	1) नाव :- श्री विभावरी ज्ञान मंडलिक - बव-36; पत्ता :- , रा - 06, सारंगज अपार्टमेंट, विरगती टाऊन जवळ, आकाशवाणी टॉवर, वसापुर रोड, नाशिक, . . . भाळ नं. , भाळ नं. , महाराष्ट्र, नाशिक. पिन कोड:-422013 पत्ता नं:-ATPPM7157E	
(9) दस्तऐवज कळव दिवशीचा दिनांक	25/07/2019	
(10) दस्त मोदणी केल्याचा दिनांक	25/07/2019	
(11) अनुबन्धीक खंड व पृष्ठ	2375/2019	
(12) बाजारभावप्रमाणे मुद्रांक मुलक	78600	
(13) बाजारभावप्रमाणे नोंदणी मुलक	13100	
(14) नोंद		


सूची क्र. II
नोंदणी नंबरची प्रथम प्रत
अस्तमत तरहूकुम नवकरा
सह दुसरे निबंधक वर्ग-२,
नाशिक-६

मुल्यांकनासाठी विचारणात घेतलेला नपणीत :-

मुद्रांक मुलक आकारनाला निबंधलेला अर्थस्रोत :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.


11. Sale Deed

मुल्यांकन विभाग क्र. 9.2	2364 / 1999	20	
सरकारी मुल्यांकन	रु. 11,30,000/-		
आपरातील किंमत	रु. 13,10,000/-		
रहस्य	रु. 78600/-		
नोंदणी फी	रु. 13100/-		

कायमचे फरोक्त खरेदीखत

कायमचे फरोक्त खरेदीखत आज दिनांक 25 माहे जुलै इ.स.न 2019 रोज मुरुवार ते दिवशी नाशिक मुक्कामी

<p>सौ. विभावरी श्याम मंडलिक उ.व. 36, धंदा- व्यापार पॅन नं. ए टी पी पी एम 7157 ई रा. 06, साईराज अपार्टमेंट तिरुपती टाऊन जवळ, आकाशवाणी टॉवर गंगापूर रोड नाशिक 422013</p> <p style="text-align: center;">यासी</p> <p>श्री देवेंद्र श्रावण मंडलिक उ.व. 55, धंदा- नोकरी पॅन नं. ए ए डब्ल्यु पी एम 2832 एन रा 6, साईराज अपार्टमेंट, तिरुपती टाऊन जवळ, आकाशवाणी टॉवर, गंगापूर रोड नाशिक</p> <p style="text-align: center;">आणि</p>	<p>लिहून घेणार</p> <p>लिहून देणार</p>
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14. APPROVED PLAN


Mandlik

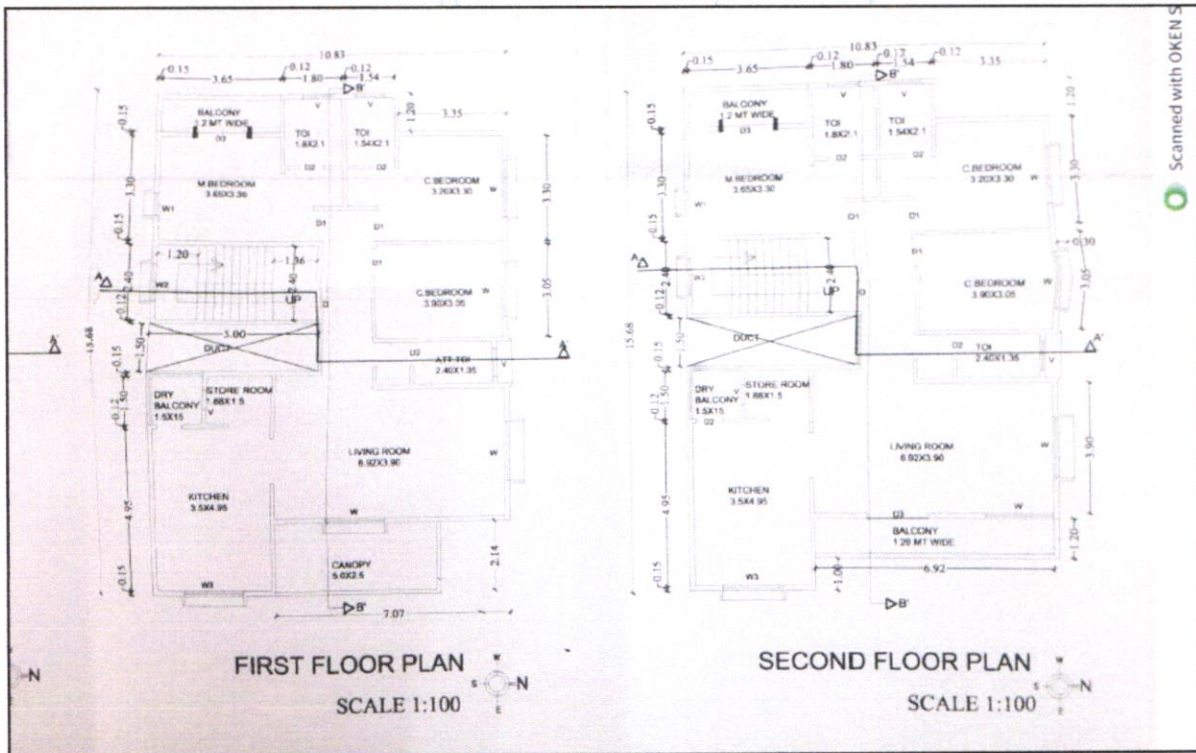
PROPOSED RESIDENCE AT SR.NO-62/1,62/2,63,64.
ON PLOT NO 406 OF VILLAGE- CHANDSHI,
TAL/DIST-NASHIK FOR- SHYAM SHRAVAN MANDLIK
VIBHAVARI SHYAM MANDLIK

STAMP OF RECOMMENDATION

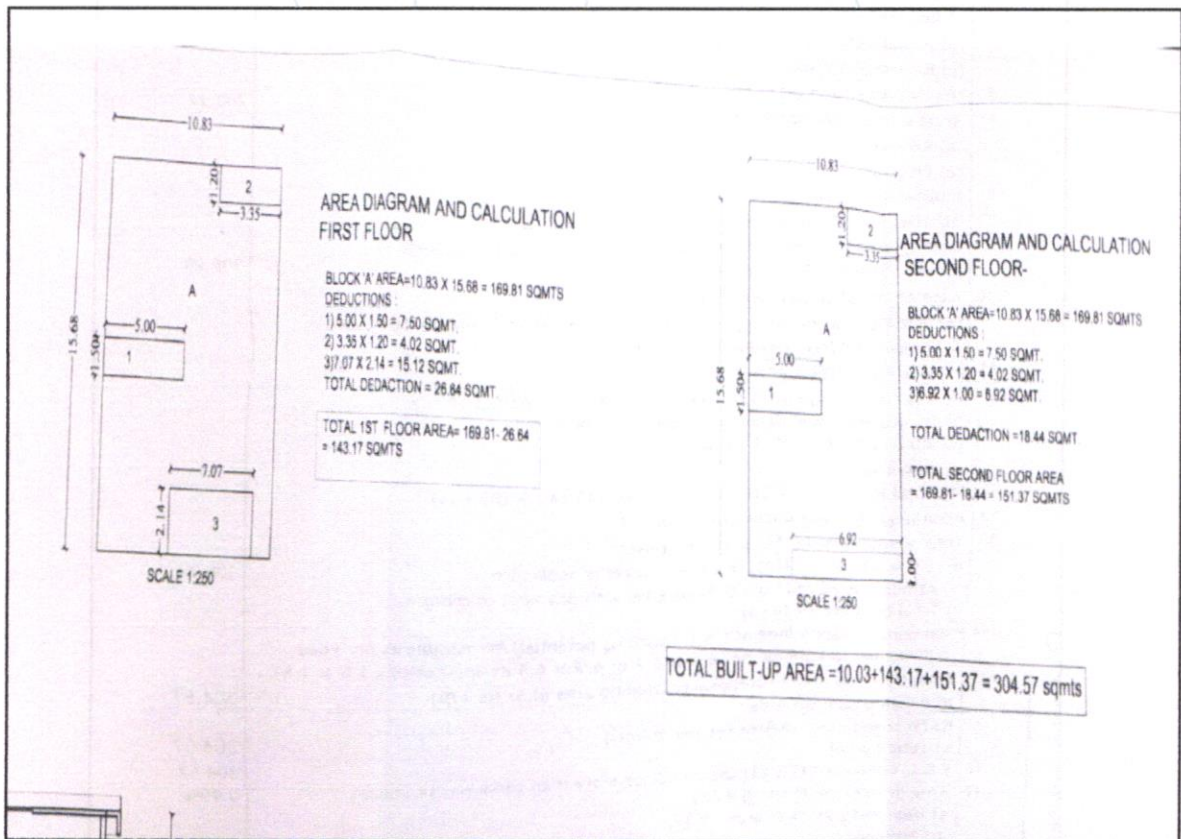
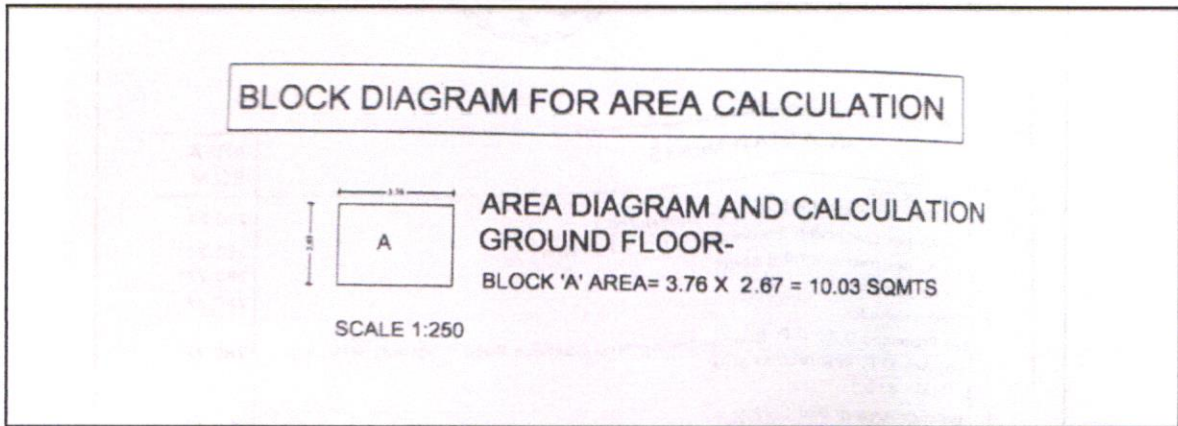
Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. 2177/2023/10/10/2023
21.01.2023
Dated 21.3.2023

DEPUTY METROPOLITAN PLANNER
Nashik Metropolitan Region Development Authority, Nashik





15. Approved Plan



16. Layout Plan

AREA STATEMENTS		AREA SQ.M
1.	Area of plot (Minimum area of a, b, c, to be considered)	280.27
	a) As per Ownership document (7/12, CTS Extract)	280.27
	b) As per measurement sheet	280.27
	c) As per site	280.27
2.	Deductions for	
	(a) Proposed D.P / D.P. Road widening Area / Service Road / Highway widening	280.27
	(b) Any D.P. Reservation area	---
	(Total - a + b)	---
3.	Balance Area of Plot (1-2)	280.27
4.	Amenity Space (if applicable)	
	(a) Required -	---
	(b) Adjustment of 2(b), if any -	---
	(c) Balance Proposed -	---
5.	Net Plot Area [3- 4 (c)]	280.27
6.	Recreational Open space (if applicable)	
	(a) Required -	---
	(a) Proposed -	---
7.	Internal road area	---
8.	Plotable area (if applicable)	---
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) 280.27 X 1.10	308.29
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOZ Zone.	---
	(b) Proposed FSI on payment of premium.	---
11.	In - situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.00 X sr. no. 2 (a)], if any	---
	(b) In-situ area against amenity space if handed over (2.00 or 1.85 X sr. no. 4 (b) and / or (c)),	---
	(c) TDR area	---
	(d) Total in - situ / TDR loading proposed [11 (a) + (b) + (c)]	---
12.	Additional FSI area under Chapter No. 7	---
13.	Total entitlement of FSI in the proposal	
	a) [9 + 10 (b) + 11(d)] or 12 whichever is applicable.	308.29
	b) Ancillary Area FSI upto 60% or 80% with payment of charges.	---
	c) Total entitlement (a+b)	---
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Front width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	---
15.	Total Built -up Area in proposal. (excluding area at Sr. No. 17b)	
	a) Existing Built-up Area.	304.57
	d) Proposed Built-up Area (as per 'P-line')	---
	c) Total (a+b)	304.57
16.	F.S.I. Consumed (15/13) should not be more than serial no. 14 above)	304.57
17.	Area of Inclusive Housing if any	0.99%
	a) Required (20 % of sr.no. 5)	---
	b) Proposed	---

CERTIFICATE OF AREA

Certificate that the plot under reference was surveyed by

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is **₹ 1,22,93,790.00 (Rupees One Crore Twenty Two Lakh Ninety Three Thousand Seven Hundred Ninety Only)**. The **Realizable Value** is **₹ 1,16,79,101.00 (Rupees One Crore Sixteen Lakh Seventy Nine Thousand One Hundred One Only)** and the **Distress Value** is **₹ 98,35,032.00 (Rupees Ninety Eight Lakh Thirty Five Thousand Thirty Two Only)**.

Place: Nashik

Date: 16.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ
BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ADMHK,
2.5.4.20=9822b5c46af35dc03e9c93e26865913495f1d01,
d41333115279b17a18b9632, postalCode=422001,
st=Maharashtra,
serialNumber=41a56a56ab1cc894652a5588f0c3c6b3111,
1bd2e194e28f2e29a377b625dfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.16 16:25:17 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941

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 _____
(Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting

Official(s)

Countersigned
(BRANCH MANAGER)

Enclosures

Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached

(Annexure – I)

17. DECLARATION FROM VALUERS

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 16.03.2023 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. I/ my authorized representative have personally inspected the property on 14.03.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- 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 IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

18. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16th March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **Plot Area = 280.27 Sq. M. & Total Built Up Area = 304.57 Sq. M.** and structures thereof. The property is owned by **Mr. Shyam Shrahan Mandlik & Smt. Vibhavari Shyam Mandlik.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **Mr. Shyam Shrahan Mandlik & Smt. Vibhavari Shyam Mandlik.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **Plot Area = 280.27 Sq. M. & Total Built Up Area = 304.57 Sq. M.** and structure thereof.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Owner Occupied and Bank Possession, contiguous and non-agricultural land parcel admeasuring **Plot Area = 280.27 Sq. M. & Total Built Up Area = 304.57 Sq. M.** and structure thereof.

19. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

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(Annexure – II)**20. MODEL CODE OF CONDUCT FOR VALUERS****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 endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall

conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" 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.
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 authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik

Date: 16.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ
BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=PRIVATE
LIMITED, ou=ADMIN,
2.5.4.20=9822b6c4fad35d01e0cf9e26865913490cf3d33
64133311279b17a118b5652, postalCode=422009,
st=Maharashtra,
serialNumber=41a56a56a8b2a55a8f3c3cfe3a11
311d2e394e28f2a29a377b625b1c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.16 16:25:31 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

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