

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Smt. Archana Subhash Jadhav.**

Name of Owner: **M/s. Vasudev Builders & Developers.**

Residential Flat No. 4, 1<sup>st</sup> Floor, "**Padmanabham Residency**", Survey No. 308 / A / 1 / 25, Plot No. 25,  
CTS No. 7678, Damodar Nagar, Pathardi Phata, Village – Pathardi, Taluka – Nashik,  
District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India

**Latitude Longitude: 19°56'45.5"N 73°46'19.8"E**

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### Valuation Prepared 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, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai - 400 093, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, 1<sup>st</sup> Floor, "**Padmanabham Residency**", Survey No. 308 / A / 1 / 25, Plot No. 25, CTS No. 7678, Damodar Nagar, Pathardi Phata, Village – Pathardi, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **M/s. Vasudev Builders & Developers**. Name of Proposed Purchaser: **Smt. Archana Subhash Jadhav**.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Marginal Space
South	Open Plot	Staircase & Flat No. 1
East	Open Plot	Marginal Space
West	Open Plot	Flat No. 3

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 22,55,000.00 (Rupees Twenty Two Lakh Fifty Five Thousand Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Director

**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

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMN,  
2.5.4.20=9827bdc4fae35d63e0c7f9a2685913402d4444111515,  
1.3.2.78b17a1825662, postalCode=400008, st=Maharashtra,  
serialNumber=41a3a556a88cc99992c5a8fca3c8d31781a,  
394+28272943276235f6, c=INDIA, o=MANOJ BABURAO CHALIKWAR,  
Date: 2023.03.21 15:35:22 +0530

Auth. Sign.



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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**Vastukala Consultants (I) Pvt. Ltd.**

121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,  
**The Chief 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.

**VALUATION REPORT (IN RESPECT OF FLAT)**

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 : 20.03.2023
	b) Date on which the valuation is made : 21.03.2023
3.	List of documents produced for perusal: i. Copy of Draft Agreement dated 20.03.2023 between Smt. Archana Subhash Jadhav (Proposed Purchaser) & M/s. Vasudev Builders & Developers.(Owner) ii. Copy of Occupancy Certificate No. Javak No. / NNV / Nashik / 31151 / 2023 dated 06.01.2023 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Commencement Certificate No. LND / BP / CD / 720 dated 20.09.2021 issued by Nashik Municipal Corporation, Nashik. iv. Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik / B2 / OC / 31151 / 2023 dated 06.01.2023 issued by Executive Engineer Town Planning, Nashik Municipal Corporation. v. Copy of RERA Registration Certificate No. P51600031401 issued by Maharashtra Real Estate Regulatory 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) : <b>Proposed Purchaser:</b> <b>Smt. Archana Subhash Jadhav.</b>  <b>Name of Owner:</b> <b>M/s. Vasudev Builders &amp; Developers.</b>  <b>Address:</b> Residential Flat No. 4, 1 <sup>st</sup> Floor, "Padmanabham Residency", Survey No. 308 / A / 1 / 25, Plot No. 25, CTS No. 7678, Damodar Nagar, Pathardi Phata, Village – Pathardi, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India  <b>Contact Person:</b> Shri. Dattatray Kale (Builder) Contact No. +91 9560963273 Sole Ownership (Proposed)
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a residential flat in under construction building. The flat is located on 1 <sup>st</sup> floor in the said under construction building. The composition of flat is



			Living Room + Kitchen + 1 Bedroom + Bath + WC + Balcony (i.e. 1 BHK). The property is at 9.7 Km. distance from nearest railway station Nashik Road.
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 308 / A / 1 / 25, Plot No. 25, CTS No. 7678
	b) Door No.	:	Residential Flat No. 4
	c) T.S. No. / Village	:	Village – Pathardi
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik / B2 / OC / 31151 / 2023 dated 06.01.2023 issued by Executive Engineer Town Planning, Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation.
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 4, 1 <sup>st</sup> Floor, " <b>Padmanabham Residency</b> ", Survey No. 308 / A / 1 / 25, Plot No. 25, CTS No. 7678, Damodar Nagar, Pathardi Phata, Village – Pathardi, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Pathardi Nashik Municipal Corporation.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		<b>As per Actual Site</b> <b>As per the Approved Plan</b>
	North	:	Road      7.5 M. Colony Road
	South	:	Open Plot      Adj. Survey No.308

	East	:	Open Plot	Plot No. 23 & 24
	West	:	Open Plot	Open Space
13.1	<b>Flat</b>		<b>As per Actual Site</b>	<b>As per Deed</b>
	North		Marginal Space	Marginal Space
	South		Staircase & Flat No. 1	Flat No. 1 & Staircase
	East		Marginal Space	Marginal Space
	West		Flat No. 3	Flat No.3
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°56'45.5"N 73°46'19.8"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 404.00 Balcony Area in Sq. Ft. = 30.00 (Area as per site Measurement)</p> <p><b>Carpet Area = 416.00 Sq. Ft.</b> <b>Balcony Area = 35.00 Sq. Ft.</b> <b>Total Carpet Area = 451.00 Sq. Ft.</b> <b>(As per Approved Plan &amp; Draft Agreement)</b></p> <p>Built Up Area = 496.00 Sq. Ft. (Carpet Area approved plan + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Carpet Area in Sq. Ft. = 404.00 Balcony Area in Sq. Ft. = 30.00 (Area as per site Measurement)</p> <p><b>Carpet Area = 416.00 Sq. Ft.</b> <b>Balcony Area = 35.00 Sq. Ft.</b> <b>Total Carpet Area = 451.00 Sq. Ft.</b> <b>(As per Approved Plan &amp; Draft Agreement)</b></p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 308 / A / 1 / 25, Plot No. 25, CTS No. 7678	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Pathardi	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 4, 1 <sup>st</sup> Floor, " <b>Padmanabham Residency</b> ", Survey No. 308 / A / 1 / 25, Plot No. 25, CTS No. 7678, Damodar Nagar, Pathardi Phata, Village – Pathardi, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India	
3.	Description of the locality Residential /	:	Residential	

	Commercial / Mixed		
4.	Year of Construction	:	2023 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground / Stilt (parking) + 5 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 1 <sup>st</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	1 <sup>st</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 4
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	Not Applied Yet
	Assessment No.	:	Not Applied Yet
	Tax paid in the name of:	:	Not Applied Yet
	Tax amount:	:	Not Applied Yet
5	Electricity Service connection No.:	:	Not Applied Yet
	Meter Card is in the name of:	:	Not Applied Yet
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Proposed Purchaser: <b>Smt. Archana Subhash Jadhav.</b>  Name of Owner: <b>M/s. Vasudev Builders &amp; Developers</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built Up Area = 496.00 Sq. Ft. (Carpet Area approved plan + 10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 404.00 Balcony Area in Sq. Ft. = 30.00 (Area as per site Measurement)  <b>Carpet Area = 416.00 Sq. Ft.</b> <b>Balcony Area = 35.00 Sq. Ft.</b>

12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 5,000.00 present rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 38,500.00 per Sq. M. i.e. ₹ 3,577.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation )	:	-
5	Registered Value (if available)	:	-
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	Just Completed
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	-
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 5,000.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	451.00 Sq. Ft.	5,000.00	22,55,000.00



2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total Value of the Property</b>			<b>22,55,000.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>22,55,000.00</b>
<b>Realizable value</b>	<b>21,42,250.00</b>
<b>Distress Value</b>	<b>18,04,000.00</b>
<b>Insurable value of the property (496.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>9,92,200.00</b>
<b>Guideline value of the property (496.00 Sq. Ft. X ₹ 3,577.00)</b>	<b>17,74,550.00</b>

**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 sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby

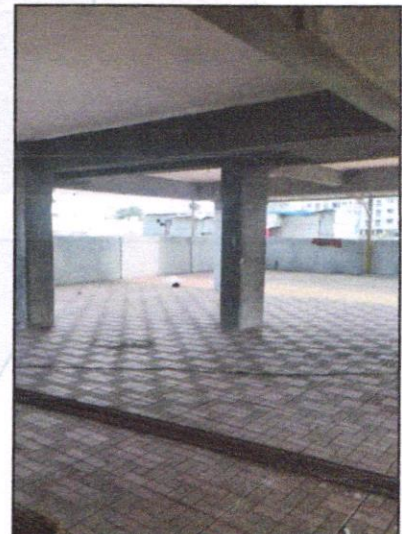
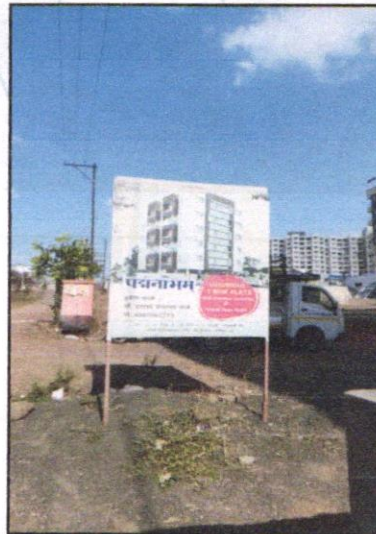
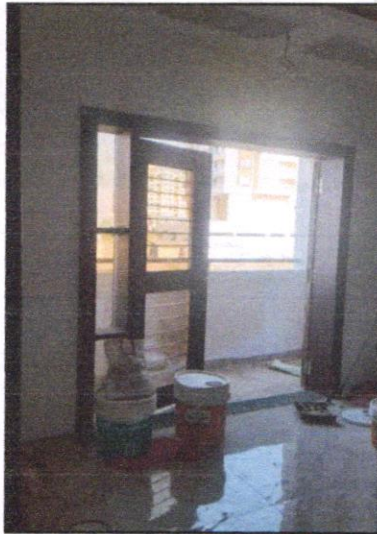
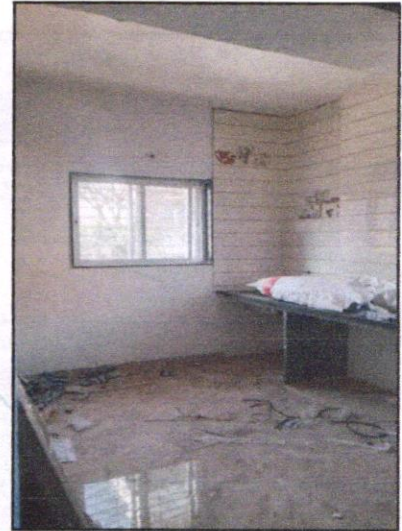
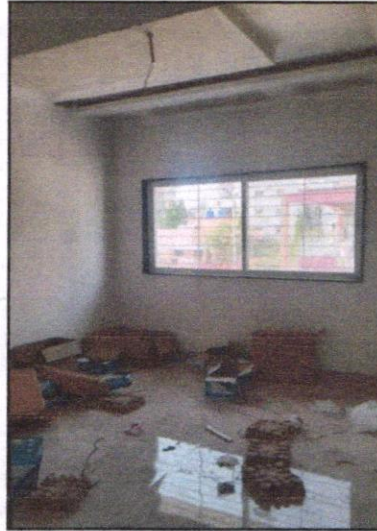


vicinity is in the range of ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,000.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

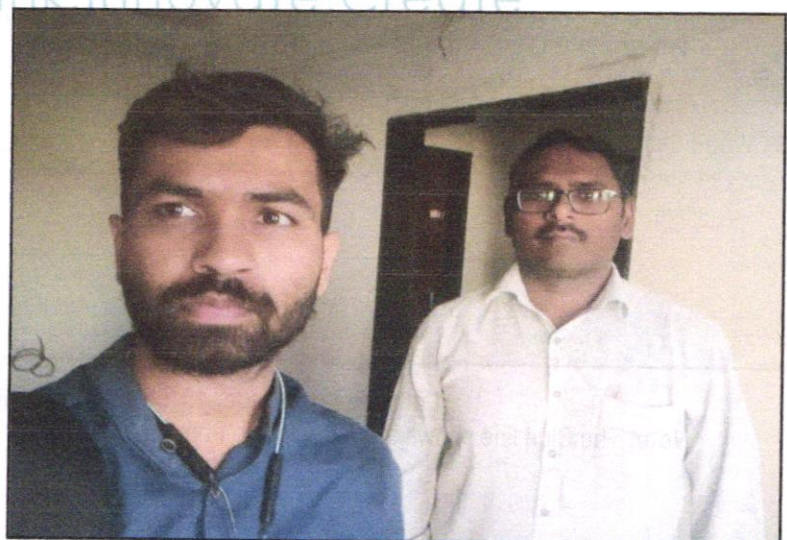
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Sale ability	Good
ii) Likely rental values in future in and	₹ 5,000.00 present rental income per month
iii) Any likely income it may generate	Rental Income

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## Actual site photographs



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## Route Map of the property


Site u/r



**Latitude Longitude: 19°56'45.5"N 73°46'19.8"E**


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 9.7 Km.)

## 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**

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Year  
2022/2023
**Annual Statement of Rates**
Language  
English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मोजे पाथर्डी

Search By:  Survey No  Location

Enter Survey No: 308

वर्णना	रुची धमीन	निवासी सदसिका	ऑफिस दुफाने	औद्योगिक	एकक (Rs./)	Attribute
19.2 - 30 मीटर रंदर रस्ता पाथर्डी फाटा ते 30 मीटर रंदर रस्ता ईश्रीरा नगरकुन पाथर्डी गावाकडे येणारा रस्त्यापर्यंत च्या रस्त्यावरील रहिवास विभागातील मिळकती प्र.चौ.मी	16200	38500	44270 48120	0	चौ. मीटर	सर्व्हे नंबर

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**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company

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## Price Indicators

99acres

Buy - Enter Locality / Project / Society / Landmark

Post property FREE

Home > Flat in Nashik > Flat in Pathardi Phata > 1 BHK Flat in Nashik, Pathardi Phata

Posted on Mar 07, 2023 | Ready to move

₹29 Lac

@ 3,700 per sq.ft.

Estimated EMI ₹23,162

1BHK 1Bath

Flat/Apartment for Sale

in Ganaraj Apartment, Pathardi Phata, Nashik, Maharashtra

Contact Owner FREE

Shortlist


RERA STATUS

NOT AVAILABLE

Website: <https://maharera.maharashtra.gov.in>

Overview
Owner Details
Price Trends
Recommendations

Property (21)



Photos (1/21)

Area

Built Up area: 730.84 sq.ft.

Carpet area: 610.58 sq.ft.

Price

₹29 Lac

@ 3,700 per sq.ft. (negotiable)

Floor Number

3<sup>rd</sup> of 3 Floors

Configuration

1 Bedroom, 1 Bathroom, 1 Balcony

Address

Ganaraj Apartment  
Pathardi, Nashik

Property Age

5 to 10 Year Old

99acres

Buy - Enter Locality / Project / Society / Landmark

Post property FREE

Home > Flat in Nashik > Flat in Pathardi Phata > 1 BHK Flat in Nashik, Pathardi Phata

Posted on Jan 09, 2023 | Ready to move

₹26 Lac

@ 5,764 per sq.ft.

Estimated EMI ₹20,766

1BHK 1Bath

Flat/Apartment for Sale

in Umang Sai, Pathardi Phata, Nashik, Maharashtra

Contact Owner FREE

Shortlist


RERA STATUS

NOT AVAILABLE

Website: <https://maharera.maharashtra.gov.in>

Overview
Owner Details
Price Trends
Recommendations

Property (7)



Photos (1/7)

Area

Built Up area: 451 sq.ft.

Carpet area: 408 sq.ft.

Price

₹26 Lac + Govt Charges & Tax

@ 5,764 per sq.ft. (negotiable)

Floor Number

3<sup>rd</sup> of 4 Floors

Overlooking

Main Road

Configuration

1 Bedroom, 1 Bathroom, No Balcony

Address

Umang Sai  
Pathardi Phata, Nashik

Facing

North West

Property Age

0 to 1 Year Old

Why should you consider this property?



## Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark Post property

Home > Flat in Nashik > Flat in Pathardi Phata > 1 BHK Flats in Pathardi Phata

Posted on Oct 30, 2022 | Ready to move


**₹28 Lac** @ 6,829 per sq.ft. **1BHK 1Bath**

Estimated EMI ₹22,354 Flat/Apartment for Sale in Pathardi Phata, Nashik, Maharashtra

**RERA STATUS** NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in>

Overview Owner Details Price Trends Recommendations

Property (3)



Area Carpet area: 410 sq.ft.

Configuration 1 Bedroom, 1 Bathroom, 1 Balcony

Price ₹28 Lac @ 6,829 per sq.ft.

Address sai apartment Pathardi Phata, Nashik

Floor Number Ground of 3 Floors

Property Age 5 to 10 Year Old

Photos (1/9)

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 1 BHK Flats for Sale in Pathardi Phata > 615 Sq-ft


Get full support from Relationship Manager **MB Prime**

- Shortlists Properties
- Communicates with Owners
- Live Video Call

Join Prime @ 50% OFF

**₹20.0 Lac** Get ₹6,000 cashback on Home Loan **ONLY ON MAGICBRICKS**

615 Sq-ft 1 BHK Flat For Sale in **Pathardi Phata, Nashik**



1 Bed 1 Bath 1 Balcony Semi-Furnished

Carpet Area 430 sqft ₹4,651/sqft

Floor 1 (Out of 4 Floors)

Transaction Type Resale

Status Ready to Move

Facing North - East

Furnished Status Semi-Furnished

Type Of Ownership Co-operative Society

Age Of Construction 5 to 10 years

+6 Photos



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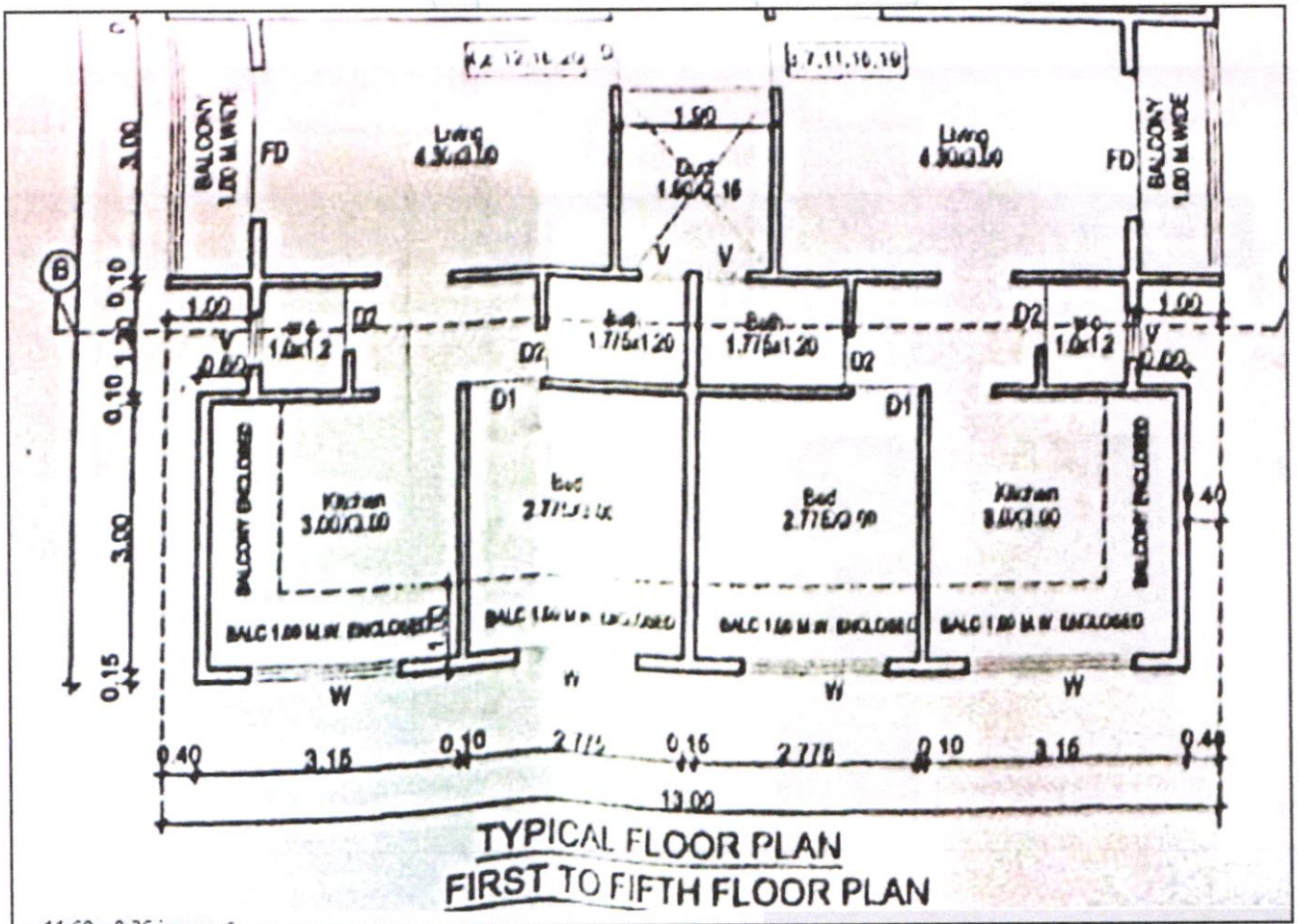
## Approved Plan

**VASUDEVAY BUILDERS AND DEVELOPERS**  
**PARTNERSHIP FIRM THROUGH PARTNER MR**  
**DATTATRAY POPATRAO KALE & OTHER TWO**

**APPROVED**  
 As per the accoupaning  
 occupancy Certificate  
 No. Nashik/32/0C/31151/2023  
 Date: 06/01/2023

  
**Executive Engineer**  
**TOWN PLANING**  
 Nashik Municipal Corporation  
 Nashik

COVER HEAD  
H.T. LINE



## Occupancy Certificate



**नाशिक महानगरपालिका, नाशिक**

इमारत वापरताचा दाखला  
(पूर्ण/अपूर्ण):

No. 31151

ARC No. 1090 38  
जाचक क्र./नोंबर/ 339942/2023  
दिनांक 08/09/2023

श्री./श्रीमती वासुदेवास विठ्ठल अंकुशे गणेश संस्थानके जागी वस्तुवाच्य विकासाचे दावा  
प्रकल्पाचा ठिकाण व पत्ता: पाणडी कल्लेजरी रोड, दावले मोक्या जवळ, पाणडी, नाशिक

संदर्भ : आपला दिनांक 28/02/2022 चा अर्ज क्रमांक बी2/ओसी/एच/3022

महाराज,

दाखला देण्यात येतो की पाणडी शिवायतील / सि.क्र.नं., स. नं 30C/9/37/24  
प्लॉट नं. 24 अं.भू.क्र. मधील इमारतीच्या लवणाकोण एव. से. पाच मजला एका  
मजल्याचे इकाईत बांधकाम परवानगी क्र. BPI/CD/330 दिनांक 20/06/2023 अन्वये  
दिल्याप्रमाणे अधिकार/दुरु/सुपरवायझर, श्री. संजय चौधरी रजि.दे.क्र. 2006/89320  
यांचे निरीक्षणखाली पूर्ण झाली असून निवारणी/निवारणी/शैक्षणिक/ निवारणी कारणास्तो घडलेले  
अटी शर्तीत अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र 9000\*80 चौ.मी. या पैकी निवासी 9000\*80 निवासेतर — चौ.मी.
- २) एकूण बार्ड क्षेत्र 08\*20 चौ.मी. या पैकी निवासी 08\*20 निवासेतर — चौ.मी.

- १) सदर इमारतीचा वापर निवासी/शिवाय/शैक्षणिक/ निवासी कारणास्तो घडत आहे.
- २) सदर इमारतीक न.न.पा. व्हा पूर्वी परवानगी शिवाय बांधकामधे व बांधकामाध्ये कोणताही बदल करता येऊ नये, परंतु बांधकाम व बांधकामात बदल घेण्याचे आठवून आल्यास नियमांतील तरतुदीनुसार कटक कारवाई करण्यात येईल.
- ३) प्लॉट प्लॉट / घरवट्टी इंग्लिश नं. 8399CE40
- ४) अधिकृत दिनांकात अंतिम दाखला क्रमांक: \_\_\_\_\_
- ५) पर्यावरण विभागाचा गृहसंरक्षक दाखला क्रमांक: \_\_\_\_\_
- ६) घरवट्टी आकषणी कारणास्तो संबंधित विभागात संपर्क साधावा. \_\_\_\_\_

७) नामसुधारक पत्राचा पात्रापुरत 2023 दि. 28/09/23 चें उद्देशाने दाखला  
पत्राचे क्र. 25CE04 + गुणवत्तीय 2023 दि. 28/09/23 चें उद्देशाने दाखला  
व त्याचि 23/28/25CE04/330/निवारणी/2023 दि. 08/09/23 अन्वये अर्जा देण्याचे

कार्यकारी अधिकारी (नागरिकशाखा)  
नाशिक महानगरपालिका





## Commencement Certificate



### NASHIK MUNICIPAL CORPORATION

NOT NUMBER: P/1421

DATE: 07/03/2021

#### **SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

**TO, Vasudevay Builders & Developers Bhagirdar Sanatha Through  
Bhagirdar Mr. Dattatray P. Kalo & Othor Two.**

**C/o. Ar. Sanjay Chaudhari & Stru.Engg. Shirlah Ner Of Nashik.**

**Sub -:** Sanction of Building Permission & Commencement Certificate on Plot No. 25  
S.No./G.No. 308/A/1/25, of Pathardi Shikhar Nashik.

**Ref -:** 1) Your Application & for Building permission/ Revised Building permission/  
Extension of Structure Plan/ Dated:- 10/03/2021 Inward No. B2/BP/439  
2) Final Layout No. LND/WS/80, Dt. 30/12/2003.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of the Maharashtra Municipal Corporation Act (Act No LIX of 1949) to erect building for Residential Purpose as per plan duly amended in .... subject to the following conditions.

#### **CONDITIONS (1 to 47)**

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation The effluent from septic tank kitchen bath etc should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity in case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit The size of soak pit should be properly worked out on the basis of number of tenants. A pigeon hole circular brick wall should be constructed in the centre of the soak pit Layers of stone boulders, stone metals and pebbles should be properly laid



## Agreement

### विसार पावती

विसार पावती आज दिनांक २० मार्च इसवी सन २०२३ रोजी सोमवार ते दिवशी नाशिक मुक्यामी.

सौ.अर्चना सुभाष जाधव

वय : ३४ धंदा : व्यापार

आधार नं. ४४९७ ७५८८ ०२९२

पॅन कार्ड नं. ARSPJ 9844 Q

रा. मु.पो. पिंपळगाव खाव.

ता.जि.नाशिक - ४२२०१०

यांसी

लिडन घेणार

वासुदेवाय बिल्डर्स अॅण्ड डेव्हलपर्स

भागीदारी फर्म पॅन नं. AAIFV7082J

तर्फे भागीदार

श्री दत्तात्रय पोपटराव काळे

वय : ३८, धंदा : व्यापार

पॅन नं. AMPPK 6447 G

आधार नं. ४४५८ २३५२ ९५६७

रा. एन-३१, ११-१५, दत्त चौक,

नविन सिद्धकी, नाशिक

लिडन देणार



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 22,55,000.00 (Rupees Twenty Two Lakh Fifty Five Thousand Only)**. The **Realizable Value** of the above property **₹ 21,42,250.00 (Rupees Twenty One Lakh Forty Two Thousand Two Hundred Fifty Only)** and the **Distress Value** **₹ 18,04,000.00 (Rupees Eighteen Lakh Four Thousand Only)**.

Place: Nashik

Date: 21.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
2.5.4.20=1827b6c4fad35dc03e0c739e26880913490cf33d41331  
15279b17a1db6652, postalCode=400005, st=Maharashtra,  
serialNumber=41454696ab8c994562955a8fce8cfeb31f11bd27  
94e28f229a3275a238fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.21 16:35:45 +05'30'

Auth/Sign.

Director

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

Enclosures		
	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

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 Branch Official with seal)



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(Annexure – I)

### DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 21.03.2023 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 20.03.2023. 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is being purchase by Smt. Archana Subhash Jadhav from M/s. Vasudev Builders & Developers vide draft agreement dated 20.03.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Mumbai Naka Parisar Nashik Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Vinita Surve – Technical Manager Vishal Barde – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 20.03.2023 Valuation Date - 21.03.2023 Date of Report - 21.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 20.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	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.	Attached



## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **21<sup>st</sup> 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 visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **451.00 Sq. Ft. Total Carpet Area** in the Name of Proposed Purchaser: **Smt. Archana Subhash Jadhav**. Name of Owner: **M/s. Vasudev Builders & Developers**. 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 subject property is being purchased by For the purpose of this appraisal exercise, The property is in the Name of Proposed Purchaser: **Smt. Archana Subhash Jadhav**. Name of Owner: **M/S. Vasudev Builders & Developers**. We 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.

## Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **451.00 Sq. Ft. Total Carpet Area**

## 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 Current use / Existing use premise is considered for this assignment.

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 Flat 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 Residential Flat, admeasuring **451.00 Sq. Ft. Total Carpet Area**

### **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.



(Annexure – II)

## 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



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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.

