

.Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Sainath Bhikaji Thombare**

Residential Bungalow on Plot No. 28 To 33, Survey No. 21/1/2/A/3/20/2/A, Ground + 2nd Floor, Near Mayur Hospital, Siddatek Nagar, ITI Ambad Village - Kamathwade, Taluka & District – Nashik, Pin Code - 422 010, State – Maharashtra, Country – India.

Longitude Latitude: 19°58'32.3"N 73°44'43.5"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.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

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 Thane	 Nanded	 Indore	 Raipur
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 **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 Bungalow on Plot No. 28 To 33, Survey No. 21/1/2/A/3/20/2/A, Ground + 2nd Floor, Near Mayur Hospital, Siddatek Nagar, ITI Ambad Village - Kamathwade, Taluka & District – Nashik, Pin Code - 422 010, State – Maharashtra, Country – India belongs **Shri. Sainath Bhikaji Thombare**

Boundaries of the property.

Boundaries	Row House
North	Row House
South	Row House
East	Road
West	Row House

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 **₹ 96,85,500.00 (Rupees Ninety Six Lakh Eighty Five Thousand Five Hundred Only)**. As per Site Inspection **87%** Construction Work is Completed

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.



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBB/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation report.

Auth. Sign.

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Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti 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 ROW HOUSE)

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	: 21.03.2023					
	b) Date on which the valuation is made	: 23.03.2023					
3.	List of documents produced for perusal: 1. Copy of Sale Deed date 22.04.2022 b/w. Shri. Sainath Bhikaji Thombare (the Purchaser) AND M/s. Gitmai Co Op. Hsg Soc Ltd. (Seller) 2. Copy of Index No. II date 19.05.2022 3. Copy of 7/12 Extract date 24.02.2022 4. Copy of Commencement Certificate No. LND / BP / CD / 354 date 03.12.2021 issued by Nashik Municipal Corporation 5. Copy of Approved Plan No. CD / 354 date 03.12.2021 issued by Nashik Municipal Corporation						
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Shri. Sainath Bhikaji Thombare Address: Residential Bungalow on Plot No. 28 To 33, Survey No. 21/1/2/A/3/20/2/A, Ground + 2 nd Floor, Near Mayur Hospital, Siddatek Nagar, ITI Ambad Village - Kamathwade, Taluka & District – Nashik, Pin Code - 422 010, State – Maharashtra, Country – India Contact Person: Shri. Sainath Thombare (Owner) Contact No.: +91-8329459611					
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Bungalow of Ground + 2 nd floor. <table border="1"> <thead> <tr> <th>Description</th> </tr> </thead> <tbody> <tr> <td>RCC Framed Structure of Ground + 2 upper floor</td> </tr> <tr> <td>Ground Floor – Store Room + Toilet + Parking + Staircase.</td> </tr> <tr> <td>First Floor – Living + Kitchen + Bedroom + Pooja Room + Attached Terrace</td> </tr> <tr> <td>Second Floor - 3 Bedrooms + Toilet + Passage</td> </tr> </tbody> </table> As per approved plan, the composition of Bungalow is: The property is at 14.9 Km. travelling distance from	Description	RCC Framed Structure of Ground + 2 upper floor	Ground Floor – Store Room + Toilet + Parking + Staircase.	First Floor – Living + Kitchen + Bedroom + Pooja Room + Attached Terrace	Second Floor - 3 Bedrooms + Toilet + Passage
Description							
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Ground Floor – Store Room + Toilet + Parking + Staircase.							
First Floor – Living + Kitchen + Bedroom + Pooja Room + Attached Terrace							
Second Floor - 3 Bedrooms + Toilet + Passage							

			nearest railway station Nashik Road.
	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	Completed	External Plaster work Completed
	Flooring, Tiling, Kitchen Platform	Completed	Internal painting Partly Completed
	Electrification, plumbing & Sanitary installation	Partly Completed	Total 87% work completed
6.	Location of property		:
	a)	Plot No. / Survey No.	: Plot No. 28 To 33, Survey No.21/1/2/A/3/20/2/A
	b)	Door No.	: Residential Bungalow
	c)	T.S. No. / Village	: Village – Kamathwade
	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 Plan No. CD / 354 date 03.12.2021 issued by Nashik Municipal Corporation
	g)	Approved map / plan issuing authority	: Nashik Municipal Corporation, Nashik
	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 Bungalow on Plot No. 28 To 33, Survey No. 21/1/2/A/3/20/2/A, Ground + 2 nd Floor, Near Mayur Hospital, Siddatek Nagar, ITI Ambad Village - Kamathwade, Taluka & District – Nashik, Pin Code - 422 010, State – Maharashtra, Country – India
8.	City / Town		: Village – Kamathwade, 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 Panchayat / Municipality		: Village – Kamathwade 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 / Plot		As per the Deed Actual
	North		: Survey No.21/1+2A/2 Row House
	South		: Survey No. 21/1+2/1 Row House
	East		: Road And Beyond That Plot No. 22 To 27. Road

	West	:	Survey No. 26.	Row House										
13.1	Dimensions / Boundaries of the property / Row House		As per the Deed	Actual										
	North		Row House No. 101	Row House										
	South		Survey No. 21/1+2/1	Row House										
	East		As per the Deed	Actual										
	West		Survey No.21/1+2A/2	Row House										
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°58'32.3"N 73°44'43.5"E											
13.3	Whether Boundaries Matching with Actual		Yes											
14.	Extent of the site	:	Carpet Area as per actual site measurement are as under:											
			<table border="1"> <thead> <tr> <th>Description</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>RCC Framed Structure of Ground + 2 upper floor</td> <td></td> </tr> <tr> <td>Ground Floor – Store Room + Toilet + Parking + Staircase.</td> <td>1181.00</td> </tr> <tr> <td>First Floor – Living + Kitchen + Bedrooms + Pooja Room + Attached Terrace</td> <td>974.00</td> </tr> <tr> <td>Second Floor - 3 Bedrooms + Toilet + Passage</td> <td>612.00</td> </tr> </tbody> </table>		Description	Carpet Area in Sq. Ft.	RCC Framed Structure of Ground + 2 upper floor		Ground Floor – Store Room + Toilet + Parking + Staircase.	1181.00	First Floor – Living + Kitchen + Bedrooms + Pooja Room + Attached Terrace	974.00	Second Floor - 3 Bedrooms + Toilet + Passage	612.00
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			Built Up Area = 163.62 Sq. M. i.e. 1761.00 Sq. Ft. (As per Approved Plan)											
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area = 163.62 Sq. M. i.e. 1761.00 Sq. Ft. (As per Approved Plan)											
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied											
II	APARTMENT BUILDING													
1.	Nature of the Apartment	:	Residential											
2.	Location	:												
	C.T.S. No.	:	Plot No. 28 To 33, Survey No.21/1/2/A/3/20/2/A											
	Block No.	:	-											
	Ward No.	:	-											
	Village / Municipality / Corporation	:	Village – Kamathwade Nashik Municipal Corporation.											
	Door No., Street or Road (Pin Code)	:	Residential Bungalow on Plot No. 28 To 33, Survey No. 21/1/2/A/3/20/2/A, Ground + 2 nd Floor, Near Mayur Hospital, Siddatek Nagar, ITI Ambad Village - Kamathwade, Taluka & District – Nashik, Pin Code - 422 010, State – Maharashtra, Country – India											
3.	Description of the locality Residential / Commercial / Mixed	:	Residential											
4.	Year of Construction	:	Building is under construction											
5.	Number of Floors	:	Ground + 2 nd Floors											
6.	Type of Structure	:	Proposed R.C.C. Framed Structure											

7.	Number of Dwelling units in the building	:	Independent Bungalow										
8.	Quality of Construction	:	Building is under construction										
9.	Appearance of the Building	:	Building is under construction										
10.	Maintenance of the Building	:	Building is under construction										
11.	Facilities Available	:											
	Lift	:	Not Provided										
	Protected Water Supply	:	Proposed Municipal Water supply										
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System										
	Car parking - Open / Covered	:	Proposed Stilt Car Parking										
	Is Compound wall existing?	:	Proposed, Yes										
	Is pavement laid around the building	:	Proposed, Yes										
III	ROW House												
1	The floor in which the Bungalow is situated	:	Ground + 2 nd Floors										
2	Door No. of the Row House	:	Residential Bungalow										
3	Specifications of the Row House	:											
	Roof	:	Building is under construction										
	Flooring	:	Building is under construction										
	Doors	:	Building is under construction										
	Windows	:	Building is under construction										
	Fittings	:	Building is under construction										
	Finishing	:	Building is under construction										
4	House Tax	:											
	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 Row House?	:	Building is under construction										
7	Sale Deed executed in the name of	:	Shri. Sainath Bhikaji Thombare										
8	What is the undivided area of land as per Sale Deed?	:	Details not available										
9	What is the plinth area of the Row House?	:	Built Up Area = 163.62 Sq. M. i.e. 1761.00 Sq. Ft. (As per Approved Plan)										
10	What is the floor space index (app.)	:	Nashik Municipal Corporation.										
11	What is the Carpet Area of the Row House?	:	Carpet Area as per actual site measurement are as under: <table border="1" data-bbox="869 1608 1401 2000"> <thead> <tr> <th>Description</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>RCC Framed Structure of Ground + 2 upper floor</td> <td></td> </tr> <tr> <td>Ground Floor – Store Room + Toilet + Parking + Staircase.</td> <td>1181.00</td> </tr> <tr> <td>First Floor – Living + Kitchen + Bedrooms + Pooja Room + Attached Terrace</td> <td>974.00</td> </tr> <tr> <td>Second Floor - 3 Bedrooms + Toilet + Passage</td> <td>612.00</td> </tr> </tbody> </table>	Description	Carpet Area in Sq. Ft.	RCC Framed Structure of Ground + 2 upper floor		Ground Floor – Store Room + Toilet + Parking + Staircase.	1181.00	First Floor – Living + Kitchen + Bedrooms + Pooja Room + Attached Terrace	974.00	Second Floor - 3 Bedrooms + Toilet + Passage	612.00
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12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed for residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 20,000.00 Expected rental income per month after building completion
IV	MARKETABILITY	:	
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
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Bungalow 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)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Bungalow under valuation after comparing with the specifications and other factors with the Bungalow under comparison (give details).	:	5,500.00 per Sq. Ft. on Built up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 36,700.00 per Sq. M. i.e. ₹ 3,410.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	-
5	Registered Value (if available)	:	-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	
	Replacement cost of Bungalow with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building is under construction
	Depreciated Ratio of the building	:	-
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	:	₹ 3,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,500.00 per Sq. Ft.

Remark : -

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Bungalow	1761.00 Sq. Ft.	5,500.00	96,85,500.00
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			
11	As per current stage of work completion the value of the Bungalow (if Bungalow is under construction)			
12	After 100% completion final value of Row House			
	Total Value of the property			96,85,500.00

Value of Row House

Fair Market Value of the property	96,85,500.00
Realizable value of the property	92,01,225.00
Distress Value of the property	77,48,400.00
Insurable value of the property (1761.00 Sq. Ft. X ₹ 2,000.00)	35,22,000.00
Guideline value of the property (1761.00 Sq. Ft X ₹ 3,410.00)	60,05,010.00

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 Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,500.00 per Sq. Ft. on Built up Area for valuation.

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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 20,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs



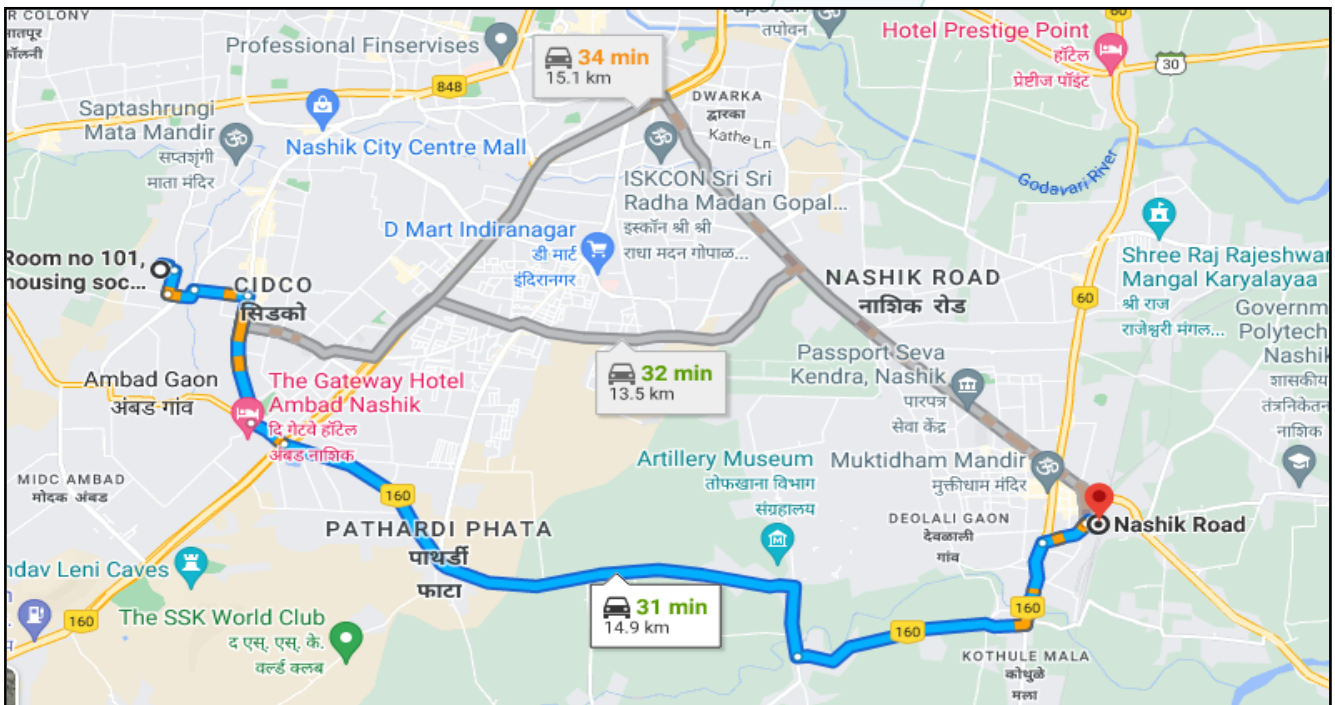
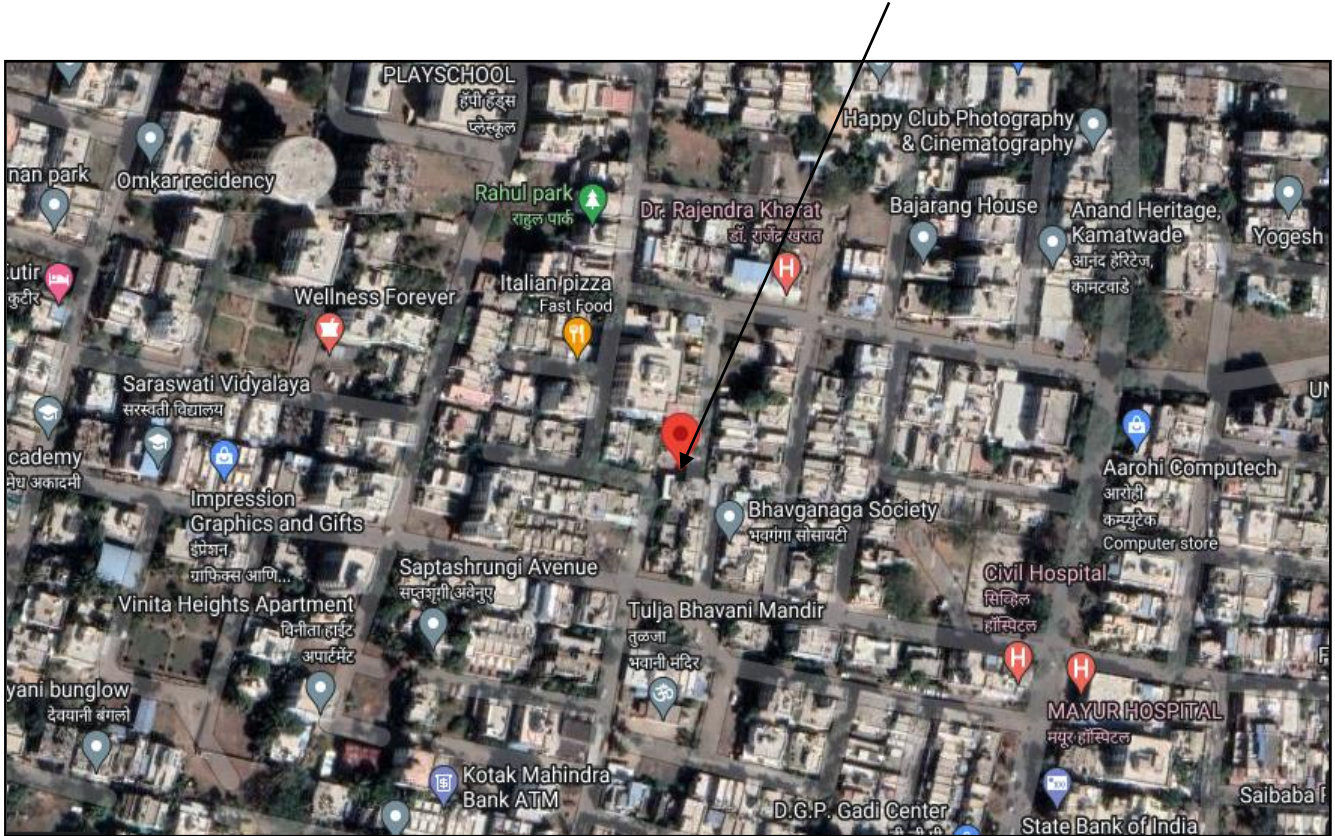
Actual site photographs



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Route Map of the property

Site u/



Longitude Latitude: 19°58'32.3"N 73°44'43.5"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 14.9 Km)

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation Home Rule Guideline LOGOUT



*** welcome to valuation of

Location Details

Select Type Development Agreement Tenant Occupied Other Division Name Nashik [Help on Division](#)

District Name	नाशिक	Taluka Name	नाशिक	Village/Zone Name	मौजे कामटवाडा
Attribute	सद्दे नंबर	21	SubZone Name	13.3-आय टी आय सिंगल	
Mahapalika Area	Nashik Muncipal Cor				

Open Land	Residence	Office	Shop	Industry	Unit
12500	36700	41370	45870	0	Square Meter



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Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property **FREE**

Home > Property In Nashik > House for Sale In Nashik > House for Sale In Kamatwade > 3 BHK > 1175 Sq-ft

Posted on: Mar 27, 23 Property ID: 66271663

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₹65.0 Lac Get ₹19,500 cashback on Home Loan **ONLY ON MAGICBRICKS**

3 BHK For Sale in **Kamatwade, Nashik**

3 Beds

Super Built-Up Area: **1175 sqft** ₹5,532/sqft

Transaction Type: **Resale**

Status: **Ready to Move**

Contact Owner **Get Phone No.**

Contact Owner
Ramchandra Haste kar
 -91-94XXXXXX18

Your Name _____
 Email _____
 IND +91 Mobile Number _____
 I Agree to MagicBricks' [Terms of Use](#)

Get Contact Details

Activate Windows
 Go to Settings to activate Windows

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

Home > House for sale In Nashik > House for sale In Kamatwade > 4 BHK House for sale In Kamatwade

Posted on Feb 15, 2023 | Ready to move

₹2.85 Cr @ 7,125 per sq.ft. **4Bedrooms 4Baths**

Estimated EMI ₹2,27,631

Independent House/Villa for Sale
 In Kamatwade, Nashik, Maharashtra

Contact Owner FREE **Shortlist**

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in>

Overview Owner Details Explore Locality Recommendations

Property (28)

Area
 Plot area 4000 sq.ft. (371.61 sq.m.)
 Built Up area: 4000 sq.ft. (371.61 sq.m.)
 Carpet area: 3336 sq.ft. (309.92 sq.m.)

Configuration
 4 Bedrooms, 4 Bathrooms, 3 Balconies with Pooja Room, Study Room, Servant Room, Others

Price
 ₹2.85 Crore+ Govt Charges & Tax @ 7,125 per sq.ft. (Negotiable)

Address
 Kamatwade, Nashik

Total Floors
 3 Floors

Facing
 South-East

Overlooking
 Main Road

Property Age
 10+ Year Old

Activate Windows
 Go to Settings to activate Windows

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > House for sale in Nashik > House for sale in Kamatwade > 4 BHK House for sale in Kamatwade

Posted on Feb 21, 2023 | Ready to move

₹1.75 Cr @ 5,555 per sq.ft. **4Bedrooms 4Baths** Contact Owner FREE

Estimated EMI ₹1,39,773 Independent House/Villa for Sale Shortlist

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

Overview Owner Details Explore Locality Recommendations

Property (15)

Area
Plot area 3150 sq.ft. (292.64 sq.m.)
Built Up area: 2700 sq.ft. (250.84 sq.m.)

Configuration
4 Bedrooms , 4 Bathrooms, No Balcony with Pooja Room, Study Room, Others

Price
₹ 1.75 Crore+ Govt Charges & Tax @ 5,555 per sq.ft. (Negotiable)

Address
Kamatwade, Nashik

Total Floors
1 Floors

Facing
West

Overlooking
Park/Garden

Property Age
10+ Year Old

Send Feedback

HOUSING.COM Buy in Nashik ▾ Kamatwade Ga... X + Add

Download App List Property Free Saved

Home / Nashik / Kamatwade Gaon / House for Sale in Kamatwade Gaon / 4 BHK Independent House

Last updated: Feb 18, 2023

4 BHK Independent House ₹1.75 Cr EMI starts at ₹66.88 K

Saptashrungi Nagar, Kamatwade Gaon, Nashik ₹6.48 K/sq.ft.

OFFERS Free car parking Know More

Hall


Hall

Living Room

19 more

2700 sq.ft. Build Up Area ₹6.48 K/sq.ft. Avg. Price 14 Year Old Age of property Ready to move Possession status West facing Facing Fully Furnished Furnishing

7/12 Extract



महाराष्ट्र शासन
गाव नमुना सात (अधिकृत अधिलेख पत्रक)
[बसवट्ट करीत वस्तु अधिकृत अधिलेख अधिकृतपत्रक (बसवट्ट करीत व मुदिकरीत करीत) विषय, 1111/2अ/3/20/2अ/कोट/29] दिनांक :- 24/02/2022
दाखला :- नाशिक

गाव :- काचरवाडे
भूपाणन क्रमांक व अवधिभाग : 2111/2अ/3/20/2अ/कोट/29

शे.सं. एकक व आकाराची	खेती क्र.	भोगवट/वस्तुचे नंबर	क्षेत्र	अकार	पो.ख.	प.ना.	वेदाचे स्थानिक नवः
अकृषक क्षेत्र 0.61.76 अकाराची 68.43	3601	विनायक वी. और विविध बागा जल	0.61.76	68.43		(7183)	मुदिकरी कर व बसवट्ट इतर अधिकृत इतर संबंधित करीत व वेदा (4122) इतर वेदाचे स्थानिक नवः :- 13164 व 13264 इतर अधिकृत करीत :- 13164 व 13264

इतर अधिकृत करीत :- (4122 X 4963) X 7183 X 12966 X 13264

गाव नमुना बारा (रिवाजी नोंदवती)
[बसवट्ट करीत वस्तु अधिकृत अधिलेख अधिकृतपत्रक (बसवट्ट करीत व मुदिकरीत करीत) विषय, 1111/2अ/3/20/2अ/कोट/29] दिनांक :- 24/02/2022
दाखला :- नाशिक

गाव :- काचरवाडे
भूपाणन क्रमांक व अवधिभाग : 2111/2अ/3/20/2अ/कोट/29

वर्ग	हजामत	प्रकार क्रमांक	रिवाजदारीत क्षेत्राचे तपशील						सदरवेदाचे स्थानिक नवः	बसवट्ट करीत व वेदा	इतर अधिकृत करीत			
			निच रिवाजदारीत क्षेत्र			निच रिवाजदारीत क्षेत्र								
			पत्रक क्रमांक व प्रमाण	अकार	अकार	पत्रक क्रमांक व प्रमाण	अकार	अकार						
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			अकार	अकार	अकार	अकार	अकार	अकार	अकार	अकार	अकार	अकार	अकार	अकार

सूचना :- सदरवेदाचे क्षेत्र अकृषक क्षेत्रात नोंदवत झाले असल्याने या क्षेत्रासाठी गाव नमुना न. 12 ची आवश्यकता नाही


24/02/2022
272000110259370000220221966

(बसवट्ट करीत वस्तु अधिकृत अधिलेख अधिकृतपत्रक)
गाव नमुना बारा (रिवाजी नोंदवती) विषय, 1111/2अ/3/20/2अ/कोट/29
दिनांक :- 24/02/2022
दाखला :- नाशिक

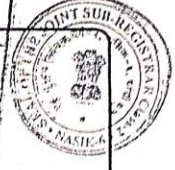
<https://mahafarfer.enlightcloud.com/DDM/PgHtml712>

2/24/2022

Index No. II

Index-II		Page 1 of 2	
19/05/2022		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. नाशिक 6 दस्ता क्रमांक : 5495/2022 नोदणी : Regn:63m
गावाचे नाव : कामठवाडा			
(1)विसेधाचा प्रकार	हस्तांतरणपत्र		
(2)मोबदला	201000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	247000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :- इतर माहिती: , इतर माहिती: मोजे- कामठवाडे येथील सर्व्हे नं. 21 /1 /2 /अ/3 /20 /2 /अ यातील प्लॉट नं. 28 प्लॉट नं. 29 प्लॉट नं. 30 प्लॉट नं. 31 प्लॉट नं. 32 प्लॉट नं. 33 यातील एकरीत बांधकाम असलेल्या- गितामार्ड को. ऑप. हौसिंग सोसायटी लि. नाशिक यातील इमारत क्र. 20 मधील रो - हाऊस नं. 99 ,100 यासी एकूण बांधीव विल्डअप क्षेत्र 44.50 चौ. मी. ((Survey Number : 21 /1 /2 /अ/3 /20 /2 /अ ; Plot Number : 28 ते 33 ;))		
(5) क्षेत्रफळ	1) 44.50 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:-गितामार्ड को. ऑप. हौसिंग सोसायटी लि. नाशिक तर्फे चेअरमन निवृत्ती एकनाथ भोळे वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: कामठवाडे अंबड नाशिक, महाराष्ट्र, पार्स:ई.क. पिन कोड:-422010 पॅन नं. - 2): नाव:-संमती देणारे - त्रितीन दिनकर पाटील वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: कामठवाडे नाशिक, महाराष्ट्र, पार्स:ई.क. पिन कोड:-422009 पॅन नं:-ASLPP2991G 3): नाव:-संमती देणारे- गोपाळ मणुप्रभातलाले वय:-54; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: कामठवाडे नाशिक, महाराष्ट्र, पार्स:ई.क. पिन कोड:-422009 पॅन नं:-		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साईनाथ भिकाजी ठोंबरे वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: कामठवाडे अंबड नाशिक, महाराष्ट्र, पार्स:ई.क. पिन कोड:-422010 पॅन नं:-ACTPT4288L		
(9) दस्तऐवज करून दिल्याचा दिनांक	22/04/2022	सूची क्र. II नोंदणी नंबरची एथम प्रत अस्तित बरहुकुम नवकस सह दुय्यम निबंधक तूर्ग-३. नाशिक-६	
(10)दस्त नोंदणी केल्याचा दिनांक	19/05/2022		
(11)अनुक्रमांक,खंड व पृष्ठ	5495/2022		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
			

Sale Deed

॥ श्री ॥	
नसल-६	
दस्ता क्र. (01)	५४२५ / २४
ॐ	२४
	
बाजार मुल्यांकन	: 2,47,000/-
हस्तांतरण किंमत	: 02,01,000/-
मुद्रांक	: 500/-
नोंदणी शुल्क	: 100/-
ट्रान्सफर डीड नोंदणी क्रमांक-5834, दि.01/09/2004.	
फायनल ॲलोटमेंट डीड	
फायनल ॲलोटमेंट डीड आज दिनांक 22 माहे एप्रिल सन 2022 रोज शुक्रवार ते दिवशी नाशिक मुक्कामी....	
श्री. साईनाथ भिकाजी ठोंबरे उ.व.49, धंदा: व्यापार, PAN ACT PT 4288 L पत्ता: गितामाई को.ऑप.हौसींग सोसायटी, जाधव संकुल, कामठवाडे, अंबड, नाशिक-4220010.	लिहून घेणार
यांसी ;	
गितामाई को.ऑप.हौसींग सोसायटी लि., नाशिक (नोंदणी क्रं. एन. एस. के. / (एन. एस. के.)/एच. एस. जी./ (टि. सी.) 3253/1997, दि. 18/12/1997 तर्फे चेअरमन श्री. निवृत्ती एकनाथ भोळे उ.व.58, धंदा: नोकरी, पत्ता: गितामाई को.ऑप.हौसींग सोसायटी, जाधव संकुल, कामठवाडे, अंबड, नाशिक-4220010.	लिहून देणार
आणि ;	
1. श्री. नितीन दिनकर पाटील उ.व.53, धंदा: नोकरी, PAN ASL PP 2991 G पत्ता: जाधव संकुल, कामठवाडे, नाशिक-422009.	संमती देणार

Commencement Certificate



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/CD/351
DATE: 31.12.2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

**TO, Gitamai Co. Op. Housing Society Member Mr. Sainath Bhikaji
Thombaro.**

C/o. Architect Sumit Kumath & Stru.Engg.Kuber Bhusal Of Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No:-28 to 33
of S.No./G.No. 21/1/2/A/3/20/2A of Karnathwade Shiwar Nashik.

- Ref -:** 1) Your Application & for Building permission/ Revised Building permission/
Extension of Structure Plan Dated:- 21/09/2021 Inward No. B2/BP/401
2) Previously Approved Building permission No. LND/BP/1547/5436
Dt. 22/01/1998.
3) Previously Approved Occupancy Certificate No. 0266 Dt. 16/05/1998.
4) Final Layout No. LND/W3/F-L/13/11612 Dt. 01/07/1997.

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. 14 of 1949) to erect building for Residential Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 TO 14)

- 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 tenements, 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.

[Handwritten Signature]



Think.Innovate.Create

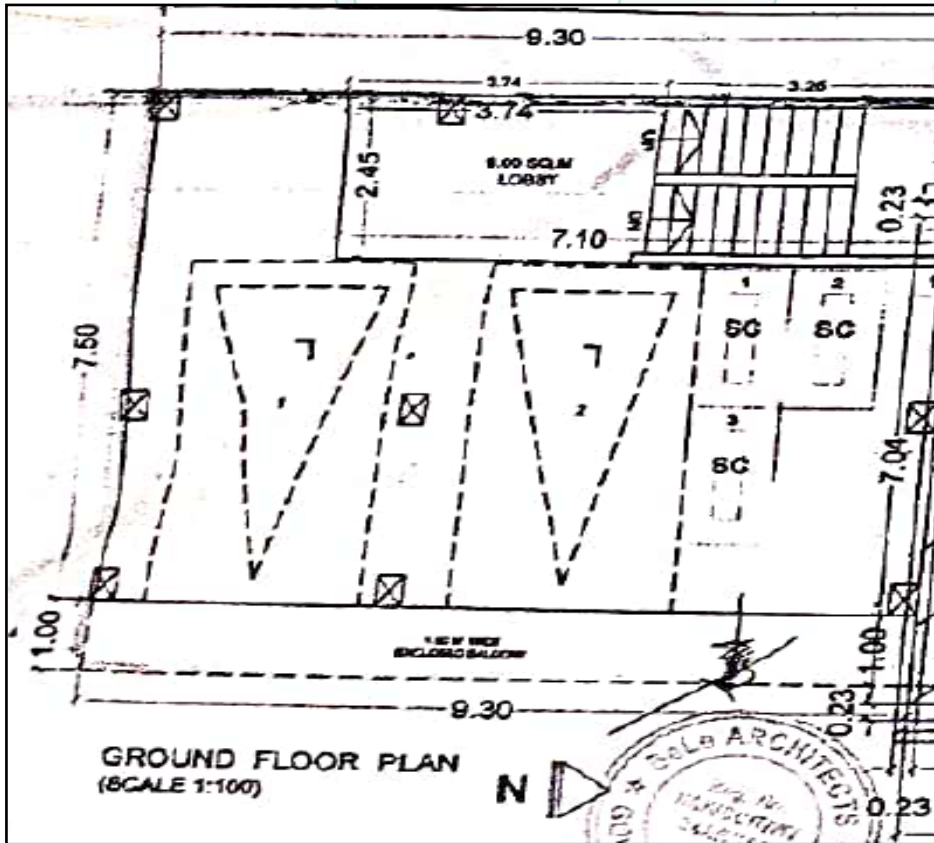
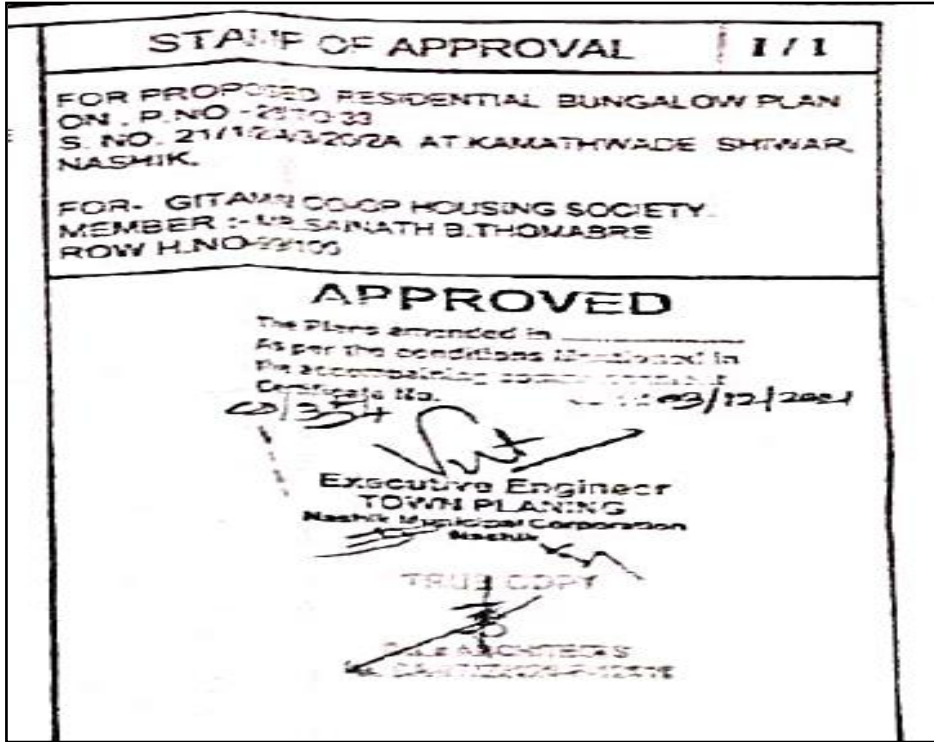
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

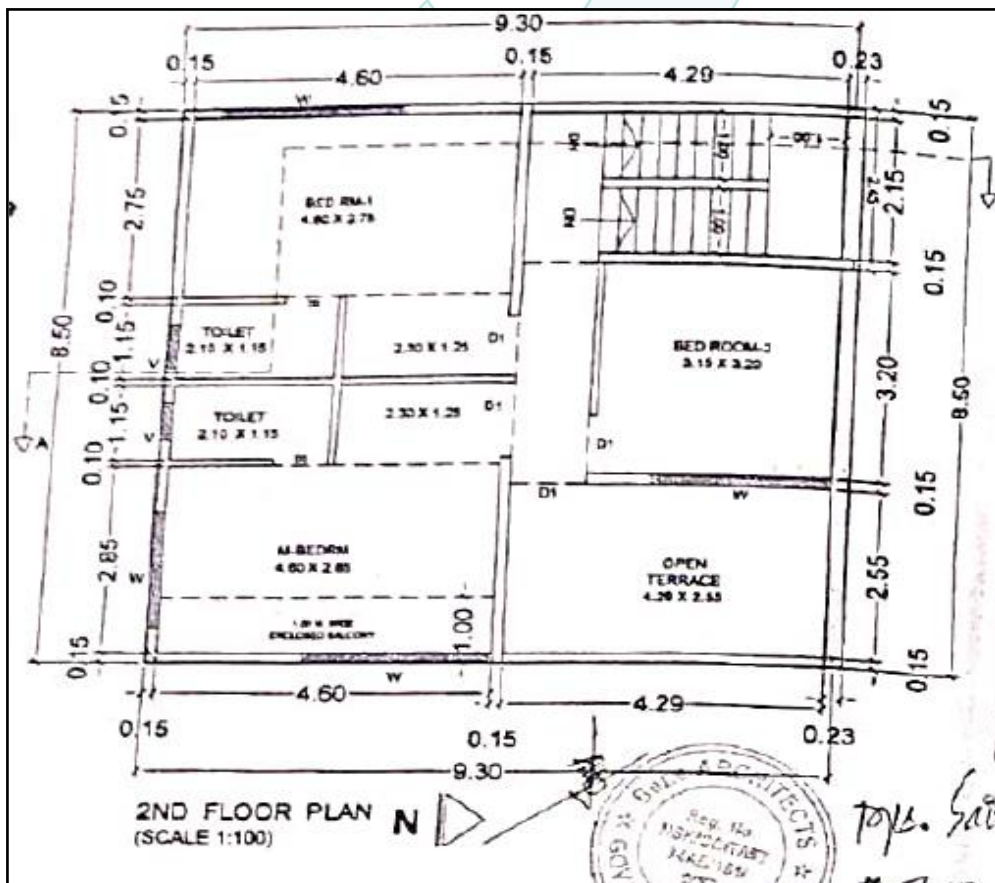
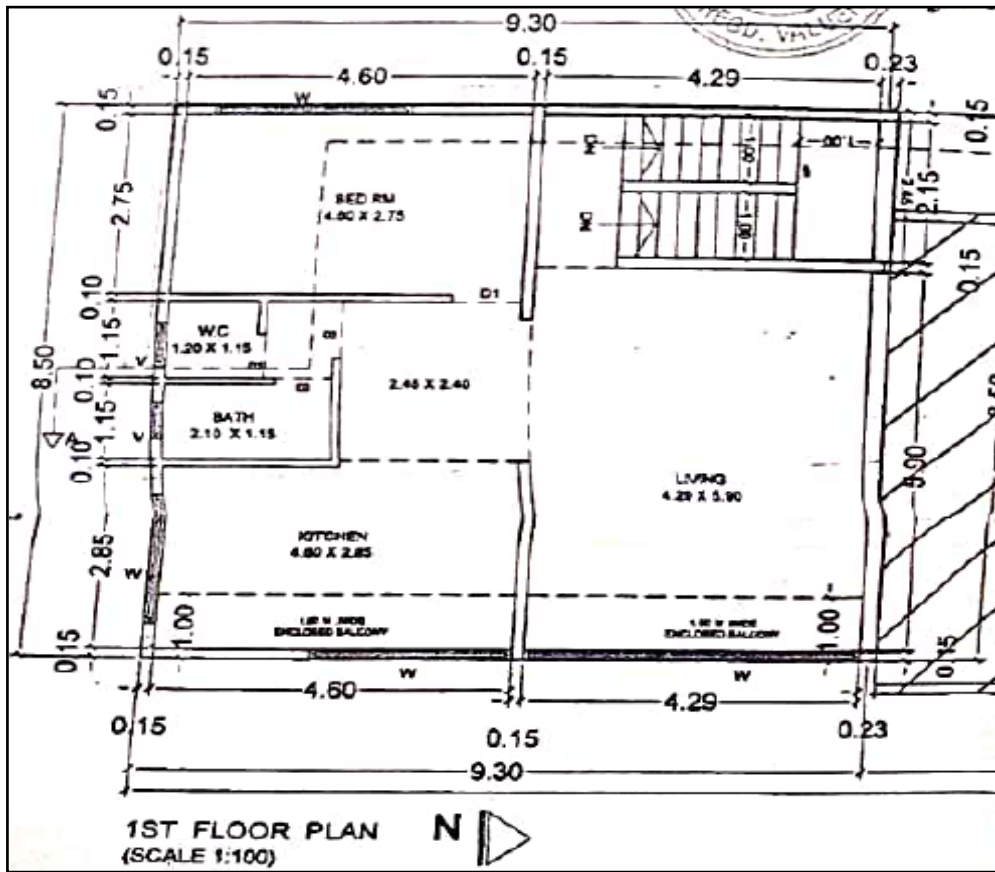
www.vastukala.org



APPROVED PLAN



APPROVED PLAN



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 **₹ 96,85,500.00 (Rupees Ninety Six Lakh Eighty Five Thousand Five Hundred Only)**. The **Realizable Value** of the above property **₹ 92,01,225.00 (Rupees Ninety Two Lakh One Thousand Two Hundred Twenty Five Only)** and the **Distress value** **₹ 77,48,400.00 (Rupees Seventy Seven Lakh Forty Eight Thousand Four Hundred Only)**. As per Site Inspection **87% Construction Work is Completed**

Place: Nashik

Date: 23.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

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)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 23.03.2023 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 21.03.2023. 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 was purchased by Shri. Sainath Bhikaji Thombare from M/s. Gitmai Co Op. Hsg Soc Ltd. vide Sale Deed dated 22.04.2022
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 – Valuation 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 – 21.03.2023 Valuation Date – 23.03.2023 Date of Report – 23.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on date 21.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
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 Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row House, 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 **23rd 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 Row House, admeasuring **1761.00 Sq. Ft. Built up Area** in the **Shri. Sainath Bhikaji Thombare**. 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 in the **Shri. Sainath Bhikaji Thombare**. 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.

Area

Based on the information provided by the Client, we understand that the Residential Row House, admeasuring **1761.00 Sq. Ft. Built up 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 Purchasers 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 Bungalow 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 Row House, admeasuring **1761.00 Sq. Ft. Built up 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 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

Auth. Sign.

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