

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Dinesh Jibhau Shinde**

Name of Owner: **Shri. Ravi Manmohan Tapdiya**

Residential Flat Nos. 11 & 12, Stilt Second Floor, **"New Triveni Apartment Co-Op. Hsg. Society Ltd. Nashik"**,
Survey No. 656/1-1, Plot No.14, T.P Scheme-II, Near Pandit Colony Garden, Pandit Colony, MR Thakker Road,
Village – Nashik, Taluka & District - Nashik, PIN Code – 422 002, State – Maharashtra, Country – India.

Latitude Longitude: 20°00'11.5"N 73°46'26.4"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, 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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 **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 Nos. 11 & 12, Stilt Second Floor, "New Triveni Apartment Co-Op. Hsg. Society Ltd. Nashik", Survey No. 656/1-1, Plot No.14, T.P Scheme-II, Near Pandit Colony Garden, Pandit Colony, MR Thakker Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 002, State – Maharashtra, Country – India belongs to **Shri. Ravi Manmohan Tapdiya**. Name of Proposed Purchaser: **Shri. Dinesh Jibhau Shinde**.

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Side Margin
South	Bungalow	Side Margin
East	Road	Side Margin
West	Building	Staircase and Flat No.9 and 10

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 is ₹ **68,04,000.00 (Rupees Sixty Eight Lakh Four 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.



C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



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✉ mumbai@vastukala.org

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 FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan (Education) Purpose.
2.	a) Date of inspection	: 10.04.2023
	b) Date on which the valuation is made	: 17.04.2023
3.	List of documents produced for perusal: 1) Copy of Notarized Agreement date 12.04.2023 between Shri. Dinesh Jibhau Shinde (Proposed Purchaser) and Shri. Ravi Manmohan Tapdiya (the Seller) 2) Copy of Sale Deed Vide No. 3822/2007 Dated.27.04.2007 3) Copy of Occupancy Certificate No. Javak Number / LND/ WS/ TP/ 465 dated 18.08.1982 issued by Nashik Municipal Corporation. 4) Copy of Commencement Certificate No. LND / WS / BP / TP/B /169 /1980 dated 05.11.1980 issued by Nashik Municipal Corporation. 5) Copy of Approved Building Plan Accompanying Commencement No. TP / B / 169 / 1980 dated 05.11.1980 issued by Nashik Municipal Corporation. 6) Copy of House Tax Receipt Index No. 70602334 dated 15.06.2021 in the name of Shri. Ravi Manmohan Tapdiya (Seller) issued by Nashik Municipal Corporation	
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)	: <u>Name of Proposed Purchaser:</u> Shri. Dinesh Jibhau Shinde. <u>Name of Owner:</u> Shri. Ravi Manmohan Tapdiya <u>Address:</u> Residential Flat Nos. 11 & 12, Stilt Second Floor, "New Triveni Apartment Co-Op. Hsg. Society Ltd. Nashik", Survey No. 656/1-1, Plot No.14, T.P Scheme-II, Near Pandit Colony Garden, Pandit Colony, MR Thakker Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 002, State – Maharashtra, Country – India. <u>Contact Person:</u> Mr. Yogesh Wani Sir (Bank Staff) Contact No. +91 7972281057 Sole Ownership (Proposed Purchaser)
5.	Brief description of the property (Including	: The property is a Residential Flat Nos. 11 & 12 is

	Leasehold / freehold etc.)		located on Stilt Second Floor. As per approved plan, the composition of <u>Flat No.11:</u> Living + 1 Bedroom + Kitchen + WC + Bath + Balcony + Passage. (i.e. 1BHK) <u>Flat No.12:</u> Living + 1 Bedrooms+ Kitchen + WC + Bath + Balcony + Passage. (i.e. 1BHK) As per Site Inspection, Residential Flat No. 11 & Flat No. 12 are internally amalgamated with single entrances. Two flats are internally amalgamated to form a single flat. The property is at 10.2 Km. distance from nearest railway station Nashik Road. Landmark: Near Pandit Colony Garden.
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.656/1-1,Plot No.14,T.P Scheme-II
	b) Door No.	:	Residential Flat No.11 & 12
	c) C.T.S. No. / Village	:	Village – Nashik
	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 Commencement No. TP / B / 169 / 1980 dated 05.11.1980 issued by 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	:	Yes- As per Site Inspection, Residential Flat No. 11 & Flat No. 12 are internally amalgamated with single entrances. Two flats are internally amalgamated to form a single flat.
7.	Postal address of the property	:	Residential Flat Nos. 11 & 12, Stilt Second Floor, "New Triveni Apartment Co-Op. Hsg. Society Ltd. Nashik" , Survey No. 656/1-1, Plot No.14, T.P Scheme-II, Near Pandit Colony Garden, Pandit Colony, MR Thakker Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 002, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No

9.	Classification of the area	:	No
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik 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		As per Actual Site As per the Deed
	North	:	Building Details Not Mention in Agreement
	South	:	Bungalow Details Not Mention in Agreement
	East	:	Road Details Not Mention in Agreement
	West	:	Building Details Not Mention in Agreement
13.1	Flat		As per Actual Site As per the Plan
	North		Side Margin Side Margin
	South		Side Margin Side Margin
	East		Side Margin Side Margin
	West		Staircase and Flat No.9 and 10 Staircase and Flat No.9 and 10
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°00'11.5"N 73°46'26.4"E
14.	Extent of the site	:	<u>Carpet of Flat No.11 & 12</u> Carpet Area in Sq. Ft. = 1056.00 (Area as per Plan) <u>Flat Nos. 11 & 12:</u> Built Up Area in Sq. Ft. = 1200.00 (Area as per Sale Deed)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<u>Flat Nos. 11 & 12:</u> Built Up Area in Sq. Ft. = 1200.00 (Area as per Sale Deed)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential

2.	Location	:	
	C.T.S. No.	:	Survey No. 656/1-1, Plot No.14, T.P Scheme-II
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat Nos. 11 & 12, Stilt Second Floor, "New Triveni Apartment Co-Op. Hsg. Society Ltd. Nashik" , Survey No. 656/1-1, Plot No.14, T.P Scheme-II, Near Pandit Colony Garden, Pandit Colony, MR Thakker Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 002, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1982 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground (Parking) + 3 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	4 Flats on Stilt Second Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Average
10.	Maintenance of the Building	:	Average
11.	Facilities Available	:	
	Lift	:	No Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Ground Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Stilt Second Floor
2	Door No. of the Flat	:	Residential Flat Nos.11 & 12
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Mosaic tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	70602334
	Tax paid in the name of:	:	Shri. Ravi Manmohan Tapdiya (Seller)
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser:</u>

		Shri. Dinesh Jibhau Shinde.
		<u>Name of Owner:</u> Shri. Ravi Manmohan Tapdiya
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: <u>Flat Nos. 11 & 12:</u> Built Up Area in Sq. Ft. = 1200.00 (Area as per Sale Deed)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Flat?	: <u>Flat Nos.11 & 12</u> Carpet Area in Sq. Ft. = 1056.00 (Area as per Plan)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Seller Occupied
15	If rented, what is the monthly rent?	: ₹ 14,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developing 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 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)	: ₹ 5,500.00 to ₹ 7,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 6,900.00 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	: ₹ 4,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 56,000.00 per Sq. M. ₹ 5,203.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: ₹ 49,440.00 per Sq. M. ₹ 4,593.00 per Sq. Ft.
5	Registered Value (if available)	: ----
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 41 Years

	Life of the building estimated	:	19 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	61.5
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 7,70.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,900.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,670.00per Sq. Ft.
	Remarks: 1) As per Site Inspection, Residential Flat Nos.11 & Flat No.12 are internally amalgamated with single entrances. Two flats are internally amalgamated to form a single flat		

Details of Valuation:

Sr. No.	Description	Qty. (R)	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1200.00 Sq. Ft.	5,670.00	68,04,000.00
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			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total Value of the property			68,04,000.00

Value of Flat

Fair Market Value	68,04,000.00
Realizable value	64,63,800.00
Distress Value	54,43,200.00
Insurable value of the property (1200.00 Sq. Ft. X ₹ 2,000.00)	24,00,000.00
Guideline value of the property (1200.00 Sq. Ft. X ₹ 4,593.00)	55,11,600.00

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 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 ₹ 7,000.00 per Sq. Ft. on Built Up 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 ₹ 5,670.00 per Sq. Ft. on Built Up Area 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) Saleability	Good
ii) Likely rental values in future in and	₹ 14,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

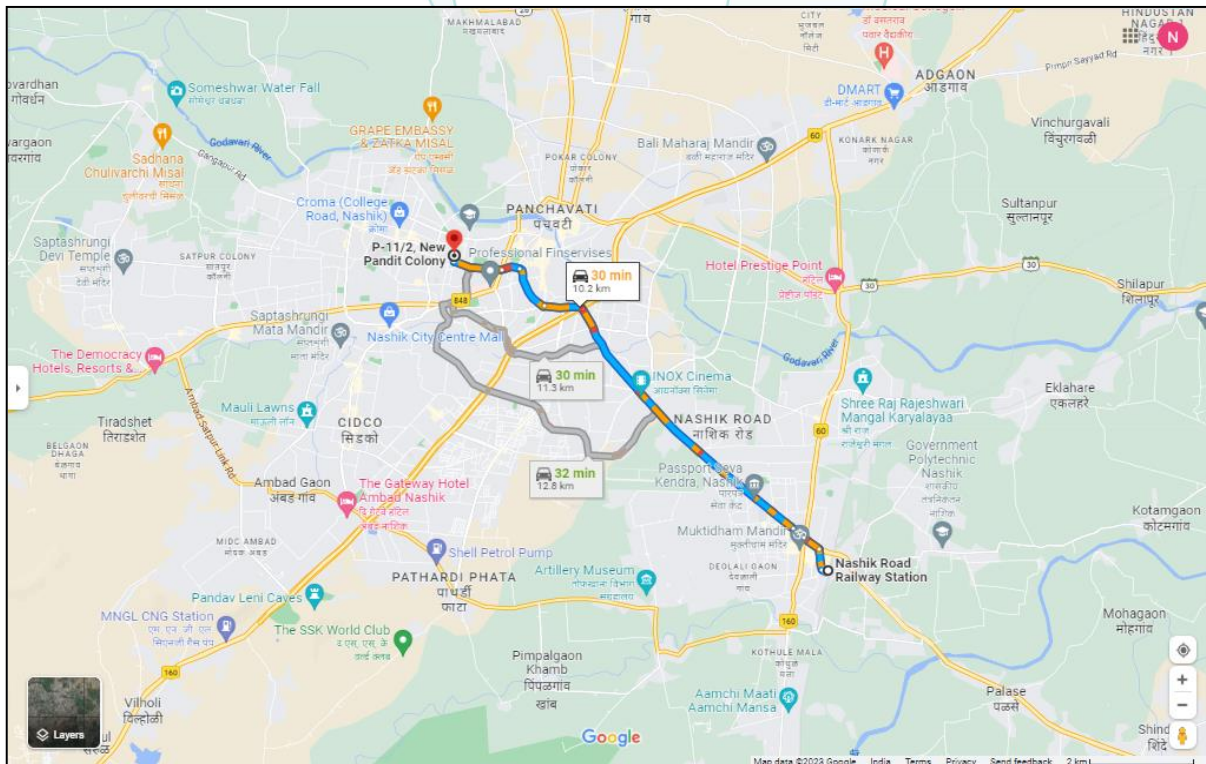
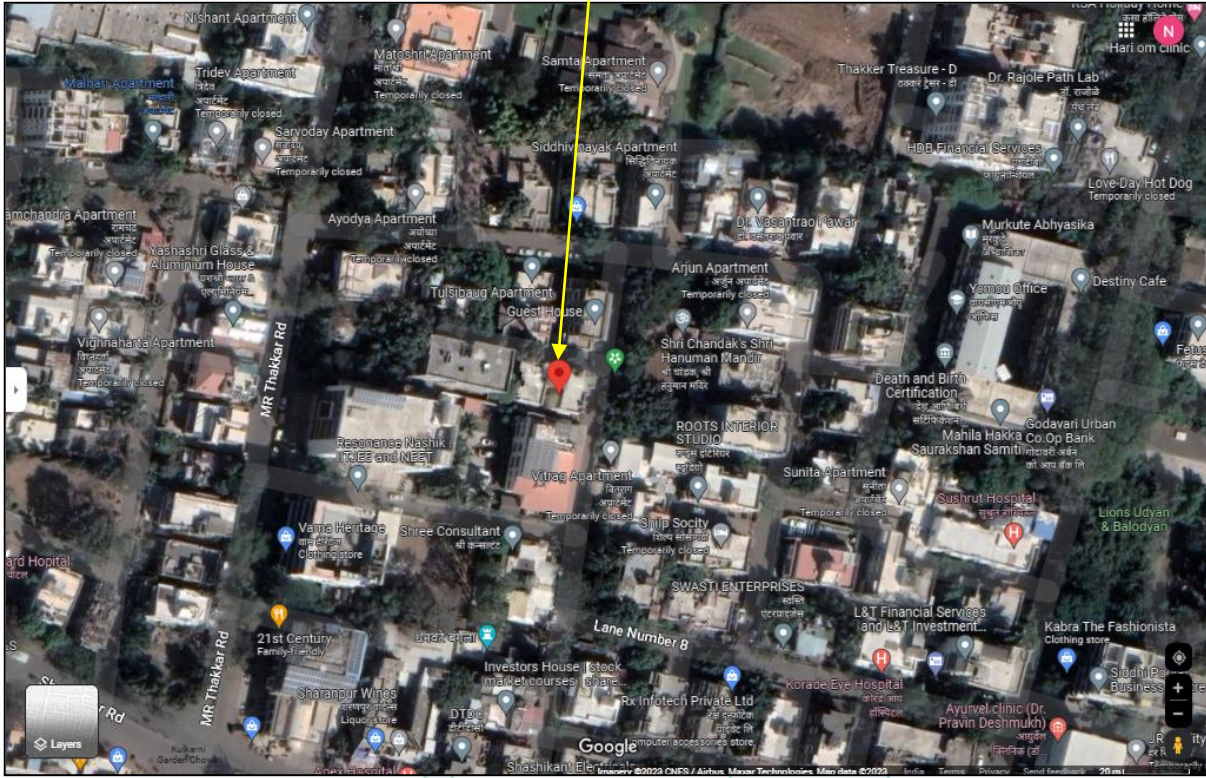
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Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 20°00'11.5"N 73°46'26.4"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 10.2 Km.)

Ready Reckoner Rate




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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



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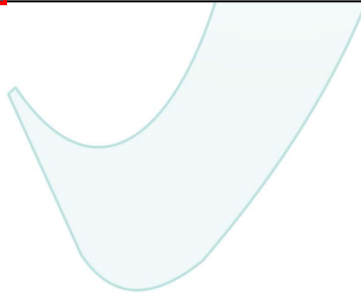
Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik [Help on Division](#)

District Name	नाशिक	Taluka Name	नाशिक	Village/Zone Name	मीच नाशिक - नगररचन
Attribute	इतर			SubZone Name	1.2.4 - रस्ता - वारणपुर
Mahapalika Area	Nashik Municipal Cor				

Open Land	Residence	Office	Shop	Industry	Unit
40000	56000	64400	91600	0	Square Meter



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Price Indicators

Property (10)

₹95 Lac @ 7,637 per sq.ft.
Estimated EMR ₹76,377

3BHK 3Baths
Flat/Apartment for Sale
In Krishna Elenza, Gangapur Road, Nashik, Maharashtra

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

Overview Dealer Details Price Trends Locality Reviews Recommendations

Area
Super Built up area: 1350 sq.ft. (124.99 sq.m.)
Built up area: 1250 sq.ft. (115.83 sq.m.)
Carpet area: 1200 sq.ft. (111.48 sq.m.)

Configuration
3 Bedrooms, 3 Bathrooms, 2 Balconies

Price
₹95 Lac
@ 7,637 per sq.ft. (Negotiable) [View Price Details](#)

Address
Krishna Elenza
Gangapur Road, Nashik

Floor Number
1st of 5 Floors

Facing
East

Overlooking
Park/Garden, Main Road

Property Age
3 to 10 Year Old

Why you should consider this property?

Key Highlights of the property:

- East Facing
- guraji Nearby
- wisdom school Nearby
- Recently Renovated

[View 10 More](#)

Buy | Enter Locality / Project / Society / Landmark

₹97 Lac @ 5,323 per sq.ft.
Estimated EMR ₹77,474

3BHK 3Baths
Flat/Apartment for Sale
In Krishna Elenza, Gangapur Road, Nashik, Maharashtra

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

Overview Dealer Details Price Trends Locality Reviews Recommendations

Property (11)

Area
Built up area: 1822 sq.ft. (169.27 sq.m.)

Configuration
3 Bedrooms, 3 Bathrooms, 2 Balconies with Store Room
[View Floor Plan](#)

Price
₹97 Lac
@ 5,323 per sq.ft. (All Inclusive, Negotiable) [View Price Details](#)

Address
Krishna Elenza
Gangapur Road, Nashik

Floor Number
5th of 5 Floors

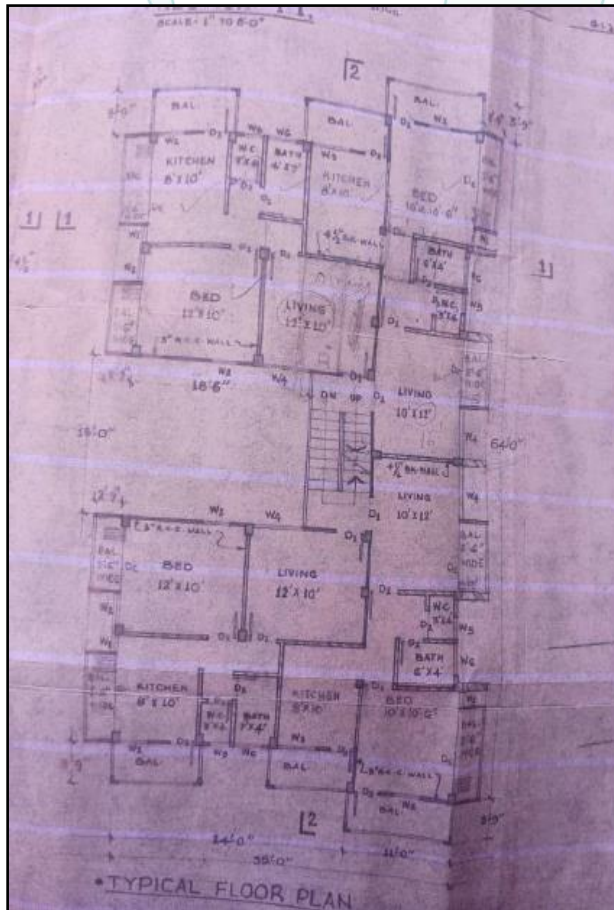
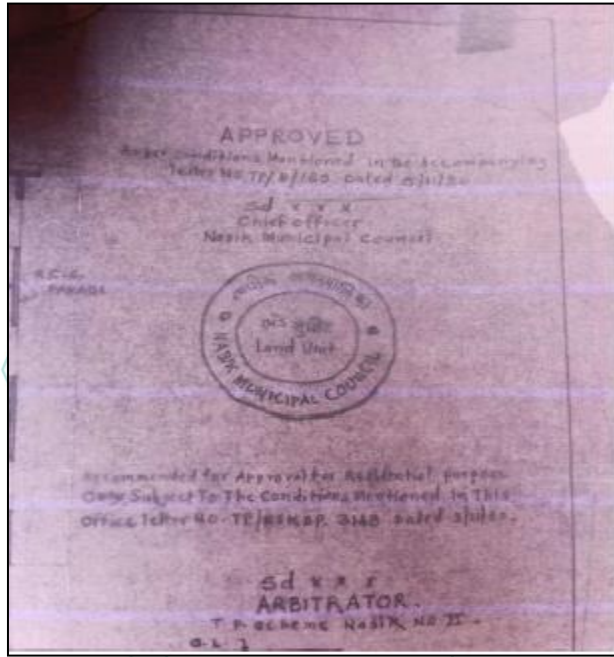
Facing
East

Overlooking
Main Road

Possession in
Within 3 months

3 of 7

Approved Plan



Commencement Certificate and Occupancy Certificate

From :-
The Chief Officer and Planning Authority
Municipal Council, NASIK

To :-
Sri. Shri. Sharad Shankar Panhale & Others
C/o. Kabra Lehoti Chaudhari Architects.

No. LND/WS/PP/1990/169 dt. 15/05/20
Office of the Municipal Council
Nashik, dated 15/05/2020

नसपन-१

22/2020

98-75

Sub : COMMENCEMENT CERTIFICATE

Sub : Commencement Certificate for BUILDING PERMISSION in Plot No. 14

Ref : Your application and plans dated 28/10/1990

Permission is hereby granted under Section 69 of the Maharashtra Regional & Town Planning Act 1966 (Mah' XXXVII of 1966) to
Sri. Sharad S. Panhale & Others

To Construction work of Building as per plan Approved by the Arbitrator T.P. Scheme No. II.

to S. No. 856/1-1 in Plot No. 14 for Residential purpose in as per approved Plan duly amended in Subject to following conditions

CONDITIONS :-

- 1) This certificate shall remain valid for a period of one year commencing on the date of its issue & there-after it will become invalid automatically unless otherwise renewed within the period.
- 2) Construction work should strictly be carried out in accordance with the sanctioned plan.
- 3) After completion of plinth, Certificate of planning Authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of the super-structure.
- 4) Construction work commenced after expiry of the period for which commencement certificate is granted will be treated as unauthorised Development and action as per the provisions laid down in the Maharashtra Regional and Town planning Act 1966, will be taken against such defaulter, which should please be clearly noted.
- 5) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by the Municipal staff from time to time and necessary information in respect of construction work should be furnished when-ever required by the undersigned.

Materials of construction should not be kept on public Road or any other public place.

The date of commencement of the construction work should be intimated to this Office with in seven days.


Provisions of any other Act for the time being in force shall be observed.

Permitted trees should be planted in the open space of the plot, completion certificate should be obtained from the concerned Authorities before commencement of the work.

Adequate number of trees should be planted in the open space of the plot, completion certificate should be obtained from the concerned Authorities before commencement of the work.

If trees are not planted in the plot as provided under Section 19 of the Maharashtra Regional and Town Planning Act 1966.

(P. T. O.)



15

महाराष्ट्र शासन
न.स.प.न. १

No. 192

इमारत बांधकाम पूर्ण केलेबाबत दाखला

श्री. धीमती प्रमोदराव शिंदे व सौ. दिनेश जि. शिंदे यांच्या बाबत

विषय - सित.स.न. १ त. न. ४५६ प्लॉट नं. १४

फा. प्लॉट नं. - मधील केलेले बांधकामाचे


कम्प्लोशन सर्टिफिकेट बाबत

संदर्भ - तुमचा दिनांक ११.०५.१९९० चा अर्ज

महाशय,

बरोबर अर्जावरून सदाविरत वेळी मी, दख्खीत बांधकाम परवानगी नोंदविलेल्या दिनांक १५.०५.१९९० च्या दिनांक १५.०५.१९९० च्या मध्ये १९९० च्या दि. १९९० च्या प्लॉट नं. १४ फा. प्लॉट नं. - मध्ये बांधकाम पूर्ण केले आहे. त्याचे परत शेष (कारपेट एरिया) ४५२६.५० चौ. फूट आहे. त्याचा बांधकाम परवानगी न वसूल केलेले कारणासाठी याच कारभार परवानगी देणेत येत आहे. व परवानगी मार घेतल्यानंतर बांधकाम पूर्ण केले बाबत दाखला देणेत येत आहे असे नोंद घ्यावे.

मुख्याधिकारी ज्येष्ठ अभियंता
मु.स.प.न. नाशिक.

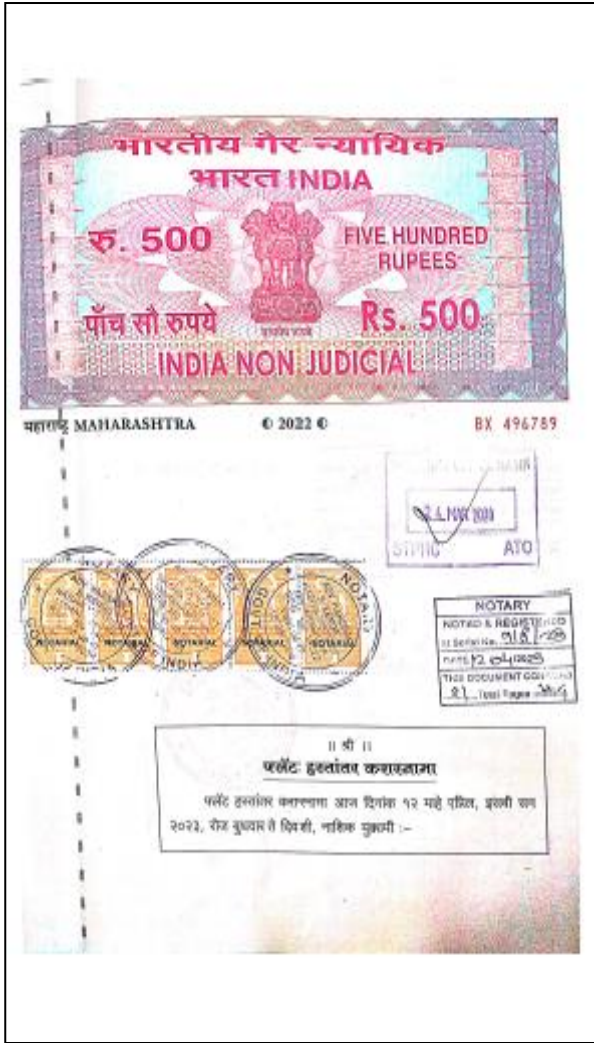


Sale Deed

<p>श्री. रवि मनमोहन तापडिया वय - ४९ वर्ष, घंटा - शेती व व्यापार, रा. उ. योगेश्वर अपार्टमेंट, शिवाजीनगर, मु.पो.ता. नाशिक जि. नाशिक पिन नं. AAGPT-२२६७४ - यासी -</p> <p>श्री. रामेश्वर बढीनाथरायण कलंडी वय - ५८ वर्ष, घंटा - व्यापार रा. प. राजहस, टिळकवाडी, नाशिक-२ पिन नं. ४१०६६६ - आणि -</p> <p>न्यू त्रिवेणी अपार्टमेंट को.ऑफ. ही. सोसा. लि. सोसा.रजि.नं. एनएसके/एनएसजी/ (टी.सी.)/४९९/१९८६ दि. १०.१८.६६ तर्फे - सेक्रेटरी - डॉ. ललित शांतीलाल शाह वय - ५७, घंटा - वैद्यकिय, रा. न्यू त्रिवेणी अपार्टमेंट, नवीन पंढीत कॉलनी, शरणपूर रोड, नाशिक - २.</p> <p>कारणे कायमचे फ्लोपत खरेदीकृत लिहून देतो ऐसा जे की -</p> <p>मिळकतीचे वर्णन - तुकडी जिल्हा नाशिक, पोस्ट तुकडी तालुका जिल्हा नाशिक महानगरपालिका हद्दीतील, नविन पंढीत कॉलनी, शरणपूर रोड, नाशिक येथील बिनशेती स्थावर मिळकत यांची सर्व्हे नं. ६५६/१/१३/१४, यांची मालक नं. १४, यांची क्षेत्र ४८५.४२ चौ.मी. यांची बिनशेती आकार क्र. ३३४९४ प्लॉट नं.</p>	<p style="text-align: center;">नसन-१</p> <p style="text-align: center;">२३-१२-२०१९</p> <p style="text-align: center;">२ - १८</p> <p style="text-align: center;">लिहून देणार</p> <p style="text-align: center;">लिहून देणार</p> <p style="text-align: center;">संमती देणार</p> <p style="text-align: center;">BANK LTD. NASHIK</p> <p style="text-align: center;">SUB-REGISTRAR Class-2 NASHIK-1</p>
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<p>मिळकतीवर बांधकाम केलेल्या "न्यू त्रिवेणी अपार्टमेंट को.ऑफ. होसिंग सोसायटी लि. नाशिक" या नावाने जोडलेल्या जाग्याच्या इमारतीवरील निवृत्त सहज मजल्यावरील फ्लॅट्स / सदनिष्ठा क्र. ११ व १२ यांची याची संख्या १००००० चौ फूट (कार्पेट) याची बिल्टअप क्षेत्र - १२००.०० चौ. फूट म्हणजे १११.५० चौ.मी. या फ्लॅटसुद्धा घट्टु सिमा खालील प्रमाणे -</p> <table style="width: 100%;"> <tr> <td>पुर्वेस</td> <td>साईड मार्चिन</td> </tr> <tr> <td>पश्चिमेस</td> <td>खिना व पलिकडे फ्लॅट नं. ९ व १०</td> </tr> <tr> <td>उत्तरेस</td> <td>साईड मार्चिन</td> </tr> <tr> <td>दक्षिणेस</td> <td>साईड मार्चिन</td> </tr> </table> <p>येथेप्रमाणे घट्टु सिमाकीत बांधणी फ्लॅट्स मिळकती जाणे दिस्यारे वागवटियाटीचे हक्कासह तसेच इमारतीतील इतर सह मालक यापरीत असलेल्या सर्व वट्टियाटीचे व मालकी हक्कासह व सदर मिळकतीत असलेले अंतर्गत फर्निचर तसेच संडारस, बाथरूम, स्वतंत्र लाईट मिटर व पाण्याचे कनेक्शनसह, (यापुढे सदर मिळकतीचा उल्लेख "सदर मिळकत" असा संक्षिप्तासाठी केला असून लिहून देणार यांचा उल्लेख "तुम्ही" व लिहून देणार यांचा उल्लेख "आम्ही" असा केला असून संमती देणार यांचा उल्लेख "संमती देणार" असा संक्षिप्तासाठी केला आहे. लिहून देणार, लिहून देणार व संमती देणार या संक्षेपेमध्ये त्यांचे उल्लेख असून, अधिकृत प्रतिनिधी, नॉन्-नीज इत्यादींचा समावेश केला आहे).</p> <p>२. वर कालम १ यांत वर्णन केलेली फ्लॅट्स मिळकत ही लिहून देणार यांनी मे. त्रिवेणी बिल्डर्स व डेव्हलपर्स या भागीदारी फर्म कडून विकत घेतलेली असून त्या फर्मच्या काराखान्या लिहून देणार यांचे लाभांत मे. त्रिवेणी बिल्डर्स व डेव्हलपर्स यांचे भागीदारांनी दि. १०.९.१९८९ रोजी लिहून दिलेला आहे. सदर काराखान्यावर श्री. रमेश शंकर पन्हाळे व इतर (प्लॉटचे मूळमालक) यांनी त्यांच्या सहया करून दिलेल्या आहेत. सदर काराखान्यात उरलेल्या अटी व शर्ती नुसार सदर फ्लॅट्स मिळकतीच्या किंमतीपोटी उरलेली संपूर्ण रक्कम लिहून देणार यांनी मे. त्रिवेणी बिल्डर्स व डेव्हलपर्स यांना दिलेली असल्याने मे. त्रिवेणी बिल्डर्स अँड डेव्हलपर्स</p>	पुर्वेस	साईड मार्चिन	पश्चिमेस	खिना व पलिकडे फ्लॅट नं. ९ व १०	उत्तरेस	साईड मार्चिन	दक्षिणेस	साईड मार्चिन	<p style="text-align: right;">३८२२-१९०९)</p> <p style="text-align: right;">३ - १८</p>
पुर्वेस	साईड मार्चिन								
पश्चिमेस	खिना व पलिकडे फ्लॅट नं. ९ व १०								
उत्तरेस	साईड मार्चिन								
दक्षिणेस	साईड मार्चिन								

Notarized Agreement



(२)

श्री. दिनेश दिभाऊ शिंदे
 उ. व. ४२ वर्ष, पंढा : व्याखर,
 (AADHAR : 49४१ 0397 5872)
 रा. मु. पो. सटमा, ता. वाघताळ,
 जि. नाशिक.

यांनी...

श्री. रवि मनमोहन सावठिया
 उ. व. ५४ वर्ष, पंढा : शेती व व्यापार,
 (PAN : AAGPT 7769 R)
 रा. फ्लॉट नं. ११ व १२, विवेकी अपार्टमेंट,
 मरीन पॉइंट पर्लेनी, नाशिक

कारणे पॉइंट हस्तांतर करारनामा लिहून देतो ऐसा जे वी,

१) मिळकतीचे वर्णन : चुकटी जिन्हा नाशिक, पोस्टगुवाडी सातुका नाशिक पॅरि, नाशिक महानगरपालिका हद्दीतील, मीजे नाशिक शहर - या पत्राचे मिळकतीचे सर्टिफिकेट नंबर ६५६/१/१४/१४, जे मंजूर ते-आऊटमधील प्लॉट नं. १४, यांनी क्षेत्र ४८५.४२ बीएस मीटर, यांनी चतुर्भुजा मंजूर जे-आऊटज्याचे. सधर पॉइंट मिळकतीचे मंजूर बांधकाम नकाशागुसार बांधकाम अखोल्या व क्रिकेटी अपार्टमेंट को-ऑप. होलिंम सोसायटी लि. या नावाने अंलखल्या जाणाऱ्या इमारतीतील स्टिक्ट दुसऱ्या मजल्यावरील फ्लॉट नं. ११ व फ्लॉट नं. १२ यांनी एकत्रित सर्टिफिकेट क्षेत्र १००० चौ. फुट, यांनी बांधील क्षेत्र १२०० चौ. फुट म्हणजेच १११.५२ चौ. मी. यांनी चतुर्भुजा...

पुर्वस : साईड मॉडिन
 परिक्षेस : जिना व पलीकधील फ्लॉट नं. ९ व १०
 दखिनेस : साईड मॉडिन
 उत्तरेस : साईड मॉडिन

Think.Innovate.Create

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 ₹ **68,04,000.00 (Rupees Sixty Eight Lakh Four Thousand Only)**. The **Realizable Value** of the above property ₹ **64,63,800.00 (Rupees Sixty Four Lakh Sixty Three Thousand Eight Hundred Only)** and the **Distress Value** ₹ **54,43,200.00 (Rupees Fifty Four Lakh Forty Three Thousand Two Hundred Only)**.

Place: Nashik

Date: 17.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. [®]

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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 17.04.2023 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 10.04.2023. 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 purchased by Shri. Dinesh Jibhau Shinde from Shri. Ravi Manmohan Tapdiya vide Notarized Agreement date 12.04.2023
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;	Sharadkumar B. Chalikwar Sanjay Phadol - Regional Technical Manager Sachin Raundal – Site Engineer Vinita Surve – Technical Manager Chintamani Chaudhari – 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 – 10.04.2023 Valuation Date - 17.04.2023 Date of Report - 17.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 10.04.2023
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 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 **17th April 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 **1200.00 Sq. Ft. Built Up Area** owned by **Shri. Ravi Manmohan Tapdiya. Name of Proposed Purchaser: Shri. Dinesh Jibhau Shinde.** 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 **Shri. Ravi Manmohan Tapdiya. Name of Proposed Purchaser: Shri. Dinesh Jibhau Shinde.** 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 Flat, admeasuring **1200.00 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 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 Flat 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 **1200.00 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.

Place: Nashik
Date: 17.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Auth. Sign

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