

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Kiran Laxman Balve &
Miss. Reshma Shivdas Daware (after marriage) Sau. Reshma Kiran Balve**

Residential Duplex Row House No. 2, Ground + First Floor, “**Sai Siddhi Row Houses**”,
Survey No. 981/1/1(1240), Plot No. 10, In Front of ITI Naigaon Road, Ganesh Society, Village - Sinnar,
Taluka & District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India.

Latitude Longitude: 19°51'28.6"N 73°59'29.1"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

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Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
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✉ mumbai@vastukala.org

Valuation Report Prepared For: BOB / Mumbai Naka Parisar Nashik Branch / Shri. Kiran Laxman Balve (31125/2300272) Page 2 of 25

Vastu/Nashik/04/2023/31125/2300272
25/16-266-CHSH
Date: 25.04.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Row House No. 2, Ground + First Floor, "Sai Siddhi Row Houses", Survey No. 981/1/1(1240), Plot No. 10, In Front of ITI Naigaon Road, Ganesh Society, Village - Sinnar, Taluka & District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India. belongs to **Shri. Kiran Laxman Balve & Miss. Reshma Shivdas Daware (after marriage) Sau. Reshma Kiran Balve.**

Boundaries of the property.

Boundaries	As per Plot	Row House
North	Plot	Row House No.1
South	Plot	Duplex Row House No. 3 & Internal Road of Plot No.11
East	Plot	Open Space and Row House No.3
West	Road	Colony Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹22,23,000.00 (Rupees Twenty Two Lakh Twenty Three 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.



Director

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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Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
✉ 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 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	: 24.04.2023
	b) Date on which the valuation is made	: 25.04.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Sale Deed Vide No.3815 Dated.19.11.2019 ii. Copy of Commencement Certificate No. BPA / 221 / 00014 / 2016 - 17 Dated 03.05.2016 issued by Sinnar Nagarparishad, Sinnar. iii. Copy of Occupancy Certificate No.WS / III / 221 / 2017 dated 14.11.2017 issued by Sinnar Municipal Council, Sinnar. iv. Copy of Approved Building Plan Order No. 221 / 00014 / 2016 - 17 dated 03.05.2016 issued by Sinnar Nagarparishad, Sinnar. 	
	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. Kiran Laxman Balve & Miss. Reshma Shivdas Daware (after marriage) Sau. Reshma Kiran Balve Address: Residential Duplex Row House No. 2, Ground + First Floor, “ Sai Siddhi Row Houses”, Survey No. 981/1/1(1240), Plot No. 10, In Front of ITI Naigaon Road, Ganesh Society, Village - Sinnar, Taluka & District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India. Contact Person: Shri. Kiran Balve (Owner) Contact No. + 91 7507135181 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row House of Ground + First floor. As per approved plan, the composition of Row House is: Ground Floor – Hall + Kitchen + Bath + W. C. + Passage + Staircase + Porch First Floor – 2 Bedroom + Toilet + Passage + Staircase + Terrace

			The property is at 22.3 Km. travelling distance from nearest railway station Nashik Road. Landmark: Behind Jagadguru Narendracharyaji Udyan
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. 981/1/1(1240), Plot No. 10
	b) Door No.	:	Residential Row House No.2
	c) T.S. No. / Village	:	Village – Sinnar
	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 Order No. 221 / 00014 / 2016 - 17 dated 03.05.2016 issued by Sinnar Nagarparishad, Sinnar
	g) Approved map / plan issuing authority	:	Sinnar Nagarparishad, Sinnar
	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 Duplex Row House No. 2, Ground + First Floor, “ Sai Siddhi Row Houses ”, Survey No. 981/1/1(1240), Plot No. 10, In Front of ITI Naigaon Road, Ganesh Society, Village - Sinnar, Taluka & District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Sinnar Sinnar Nagarparishad, Sinnar
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		Actual site
	North	:	Plot
	South	:	Plot
	East	:	Plot
			As per Agreement
			Plot No. 9
			Plot No. 11
			Amenity Plot

	West	:	Road	Colony Road
13.1	Dimensions / Boundaries of the property / Row House		Actual	As per Agreement
	North		Row House No.1	Row House No.1
	South		Duplex Row House No. 3 & Internal Road of Plot No.11	Duplex Row House No. 3 & Internal Road of Plot No.11
	East		Open Space and Row House No.3	Open Space and Row House No.3
	West		Colony Road	Colony Road
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°51'28.6"N 73°59'29.1"E	
13.3	Whether Boundaries Matching with Actual		Yes	
14.	Extent of the site	:	Ground Floor Carpet Area in Sq. Ft. = 298.00 First Floor Carpet Area in Sq. Ft. = 303.00 Terrace Area in Sq. Ft. = 54.00 Porch Area in Sq. Ft. = 81.00 (Area as per Site Measurement) Carpet Area in Sq. Ft. = 650.00 (Area as per Sale Deed) Built Up Area in Sq. Ft. = 780.00 (Area as per Sale Deed + 20%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 650.00 (Area as per Sale Deed)	
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.	:	Survey No. 981/1/1(1240), Plot No.10	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Sinnar Sinnar Nagarparishad, Sinnar	
	Door No., Street or Road (Pin Code)	:	Residential Duplex Row House No. 2, Ground + First Floor, “ Sai Siddhi Row Houses ”, Survey No. 981/1/1(1240), Plot No. 10, In Front of ITI Naigaon Road, Ganesh Society, Village - Sinnar, Taluka & District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2017 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground Floor + First Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	

7.	Number of Dwelling units in the building	:	3 Row Houses
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	N. A.
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	ROW House		
1	The floor in which the Row House is situated	:	Ground Floor + First Floor
2	Door No. of the Row House	:	Residential Row House No. 2
3	Specifications of the Row House	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details Not Available
	Tax paid in the name of:	:	Details Not Available
	Tax amount:	:	Details Not Available
5	Electricity Service connection No.:	:	Details Not Available
	Meter Card is in the name of:	:	Details Not Available
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Shri. Kiran Laxman Balve & Miss. Reshma Shivdas Daware (after marriage) Sau. Reshma Kiran Balve
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 in Sq. Ft. = 780.00 (Area as per Sale Deed + 20%)
10	What is the floor space index (app.)	:	As per Sinnar Nagarparishad, Sinnar norms
11	What is the Carpet Area of the Row House?	:	Ground Floor Carpet Area in Sq. Ft. = 298.00 First Floor Carpet Area in Sq. Ft. = 303.00 Terrace Area in Sq. Ft. = 54.00 Porch Area in Sq. Ft. = 81.00 (Area as per Site Measurement) Carpet Area in Sq. Ft. = 650.00 (Area as per Sale Deed)
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?	:	Owner Occupied

15	If rented, what is the monthly rent?	:	₹ 4,000.00 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 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 Row House 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)	:	₹ 3,500.00 to ₹ 4,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	3,600.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 1,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 21,800.00 per Sq. M. ₹ 2,025.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	₹ 20,646.00 per Sq. M. ₹ 1,918.00 per Sq. Ft.
5	Registered Value (if available)	:	-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	₹ 1,820.00 per Sq. Ft.
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	06 years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 1,820.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,600.00 per Sq. Ft.
	Total Composite Rate	:	₹ 3,420.00 per Sq. Ft.
	Remark : -	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	650.00 Sq. Ft.	3,420.00	22,23,000.00
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	As per current stage of work completion the value of the Row House (if Row House is under construction)			
12	After 100% completion final value of Row House			
	Total Value of the property			22,23,000.00

Value of Row House

Fair Market Value of the property	22,23,000.00
Realizable value of the property	21,11,850.00
Distress Value of the property	17,78,400.00
Insurable value of the property (780.00 Sq. Ft. X ₹ 2,000.00)	15,60,000.00
Guideline value of the property (780.00 Sq. Ft. X ₹ 1,918.00)	14,96,040.00

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 ₹ 3,500.00 to ₹ 4,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House 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 ₹ 3,420.00 per Sq. Ft. on Carpet 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	₹ 4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

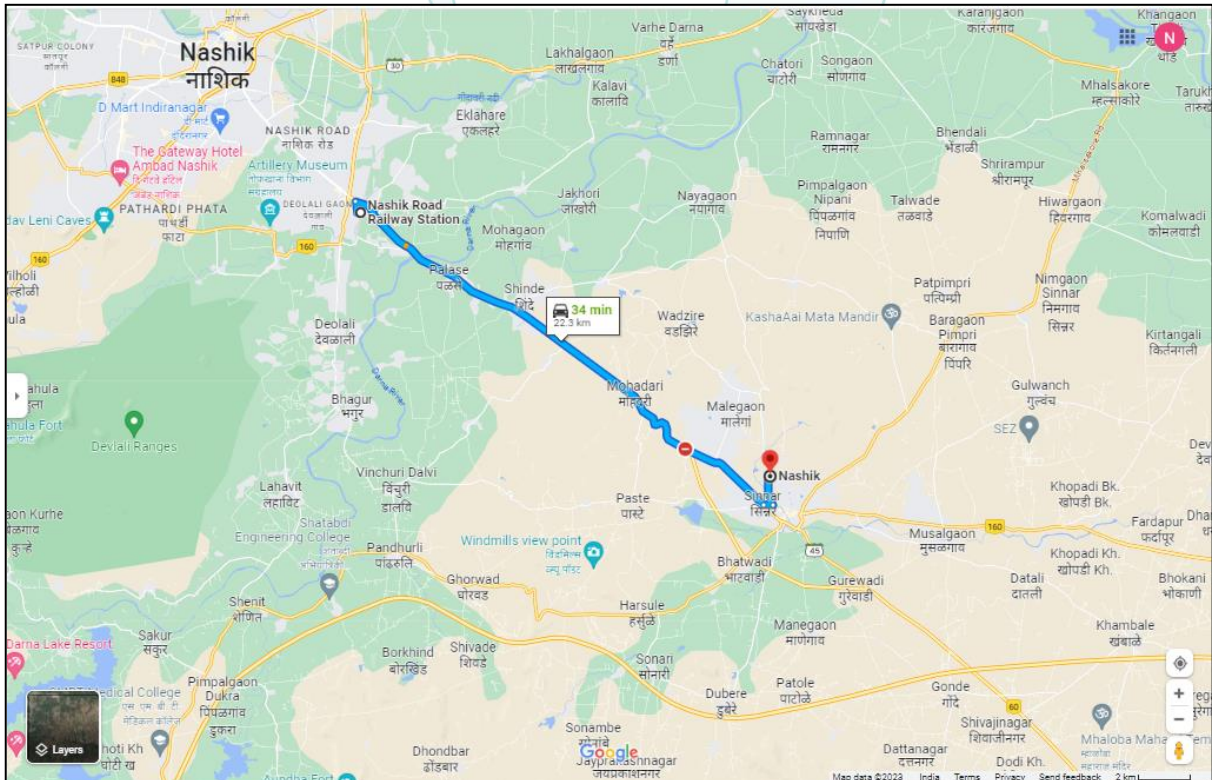
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Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°51'28.6"N 73°59'29.1"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 22.3 Km.)

Ready Reckoner Rate



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

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
LOGO1

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Location Details

Select Type: Development Agreement Tenant Occupied Other
Division Name: Nashik Help on Division

District Name	नाशिक	Taluka Name	सिन्नर
Attribute	इतर	Village/Zone Name	सिन्नर क-वगे नगरपंचायत
Mahapalika Area	C class Palika		

Open Land	Residence	Office	Shop	Industry	Unit
2570	21800	25000	27250	0	Square Meter

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Price Indicators

Home / Sinnar Taluka / House for Sale in Sinnar Taluka / 1 BHK Independent House Last updated: Oct 27, 2022

1 BHK Independent House


Sinnar Taluka, Kedarpur

OFFERS Zero brokerage Know More

₹28.0 L EMI starts at ₹14.83 K

₹4.00 K/sq.ft



[Contact Owner](#)



700 sq.ft
Build Up Area

SHARE

SAVE

₹4.00 K/sq.ft
Avg. Price

7 Year Old
Age of property

Ready to move
Possession status

Unfurnished
Furnishing

OVERVIEW
PROMOTIONS
POPULAR PROPERTIES NEARBY
AMENITIES
LOCALITY
CALCULATOR

Home > Property in Nasik > House for sale in Nasik > House for sale in Sinnar > 2 BHK House for sale in Sinnar Posted on Feb 23, 2023 | Ready to move

₹26.5 Lac @ 3,312 per sq.ft.

Estimated EMI ₹21,166

2Bedrooms 2Baths

Independent House/Villa for Sale

in Sinnar, Nasik, Maharashtra

[Contact Owner](#) FREE

[Shortlist](#)

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


[Overview](#)

[Owner Details](#)

[Explore Locality](#)

[Recommendations](#)

Property (5)



Photos (1/5)

<p style="font-size: x-small;">Area</p> <p>Plot area 800 sq.ft. (74.32 sq.m.)</p>	<p style="font-size: x-small;">Configuration</p> <p>2 Bedrooms , 2 Bathrooms, 1 Balcony</p>
<p style="font-size: x-small;">Price</p> <p>₹ 26.5 Lac+ Govt Charges & Tax @ 3,312 per sq.ft.</p>	<p style="font-size: x-small;">Address</p> <p>Sinnar, Nasik</p>
<p style="font-size: x-small;">Total Floors</p> <p>2 Floors</p>	<p style="font-size: x-small;">Property Age</p> <p>0 to 1 Year Old</p>

Saledeed

(1)

सिन्धर चा विक्र - 2.3
सरकारी मुलांकन - 15,50,000/-
मोकदमा रुपये - 15,50,000/-
मुद्रांक शुल्क - 93999/-
नोंदणी फी - 15999/-

कायमचे खरेदीखत

आज दिनांक 18 माहे नोव्हेंबर रान 2018 रोज मंगळवार ते दिवशी सिन्धर मुळकांनी

1) श्री. किरण लक्ष्मण बालवे
(PAN - BTMPB1304L) (UID - 6241 7485 5572)
उ.व. - 34 धंदा - नोकरी
2) रेश्मा शिवदास डवरे
विवाहानंतरचे नांव श्री. रेश्मा किरण बालवे
(PAN - CQKPD0474M) (UID - 6335 1976 7228)
उ.व. - 34 धंदा - घरकाम
दोघे सा. सिन्धर सा. सिन्धर जि. नाशिक

लिहून देणार

यांस...

श्री. गजानन भाणिकराव जगदाप
(PAN-AQXFP9393Q)
उ.व. - 32 धंदा - शेती व व्यापार
रा. शरदवाडीरोड, अजिंक्य लारा हॉटेलजवळ,
सिन्धर सा. सिन्धर जि. नाशिक


लिहून देणार

कारणे डुप्लेक्स रो हाऊसचे कायमचे खरेदीखत लिहून देतो की .

1) मिळकतीचे वर्णन - सुकडी जिल्हा नाशिक, पोस्ट सुकडी तालुका सिन्धर नाशिक जिल्हा परीषद, तालुका व पंचायत समिती सिन्धर पोली सिन्धर नगरपालिका हद्दीतील आणि सिन्धर या गांवचे शिबारातील बिनशेती ब्लॉक मिळकत. सर्व्हे नंबर 981/1/1 (1240) या मिळकतीच्या मंजूर ले आऊट मधील बिनशेती प्लॉट नंबर 10 यांस क्षेत्र - 180.00 चौ मी.

यांस चतुःसिमा
पूर्वेस - अंभिनीटी प्लॉट
पश्चिमेस - कॉलनी रोड
दक्षिणेस - प्लॉट नंबर 11

सनर-२
दस्तक्र. (3/29) / 2018
3/9



(2)

उत्तरेस - प्लॉट नंबर 9

यावर बांधलेल्या आणि साई सिध्दी रो हाऊस या नावाने ओळखल्या जाणा.या डुप्लेक्स रो हाऊस संकुलातील प्लॉट नंबर 10 पैकी 44.47 चौ मी क्षेत्रातील डुप्लेक्स रो हाऊस नंबर 2 चे कारपेट क्षेत्र 650.00 चौ फुट म्हणजेच 60.40 चौ मी

यांस चतुःसिमा
पूर्वेस :- मोकळी जागा व रो हाऊस नं. 3
पश्चिमेस :- कॉलनी रोड
दक्षिणेस :- डुप्लेक्स रो हाऊस नं. 3 साठी व प्लॉट नंबर 11 मधील रो हाऊस करीता सोडलेला सामाईक रस्ता
उत्तरेस :- रो हाऊस नंबर 1

3) हस्तांतरणाचा अधिकार - वर कलम 2 मध्ये वर्णन केलेली मिळकत आम्ही श्री. अनुपकुमार रामचंद्र बागड व इतर यांचे ज.मु. श्री. पवन बागड यांच्या कडून कायम खरेदी घेतलेली असून तो खरेदीखताचा दस्त मे. दुय्यम निबंधक सा. सिन्धर यांच्या कार्यालयात नोंदणी करण्यात आलेला आहे. त्या दस्ताने मिळकतीच्या 7/12 रेकॉर्डला फेरफार नोंद नंबर 41321 अन्वये आमच्या नावाची नोंद झालेली आहे.


4) सदर प्लॉटवर आम्ही रो हाऊसचे बांधकाम सुरू केलेले असून सदर रो हाऊसचे बांधकाम करण्यासाठी आम्ही सिन्धर नगरपालिकेकडून बांधकाम परवानगी घेतलेली असून त्याबाबतचा बांधकामाचा नकाशा मुख्याधिकारी सिन्धर नगरपरीषद सिन्धर यांचेकडील पत्र परवाना क्र. BPA/00014/2016-17 नुसार परवानगी नंबर 221 दिनांक 03/05/2016 रोजी मंजुरी मिळालेली आहे व त्यानुसार रो हाऊसचे बांधकाम पूर्ण केलेले आहे. तसा बांधकाम पूर्णत्वाचा दाखला सिन्धर नगरपालिकेकडून दिनांक 14/11/2017 रोजी प्राप्त झालेला असून तो या वरसासोबत जोडलेला आहे.

5) लिहून देणार यांनी सदर संकुलातील डुप्लेक्स रो हाऊस क्र. 2 ही मिळकत परांत केलेली असून लिहून देणार यांनी सदर डुप्लेक्स रो हाऊस मिळकत या दस्ताने कायम विक्री केलेली आहे.

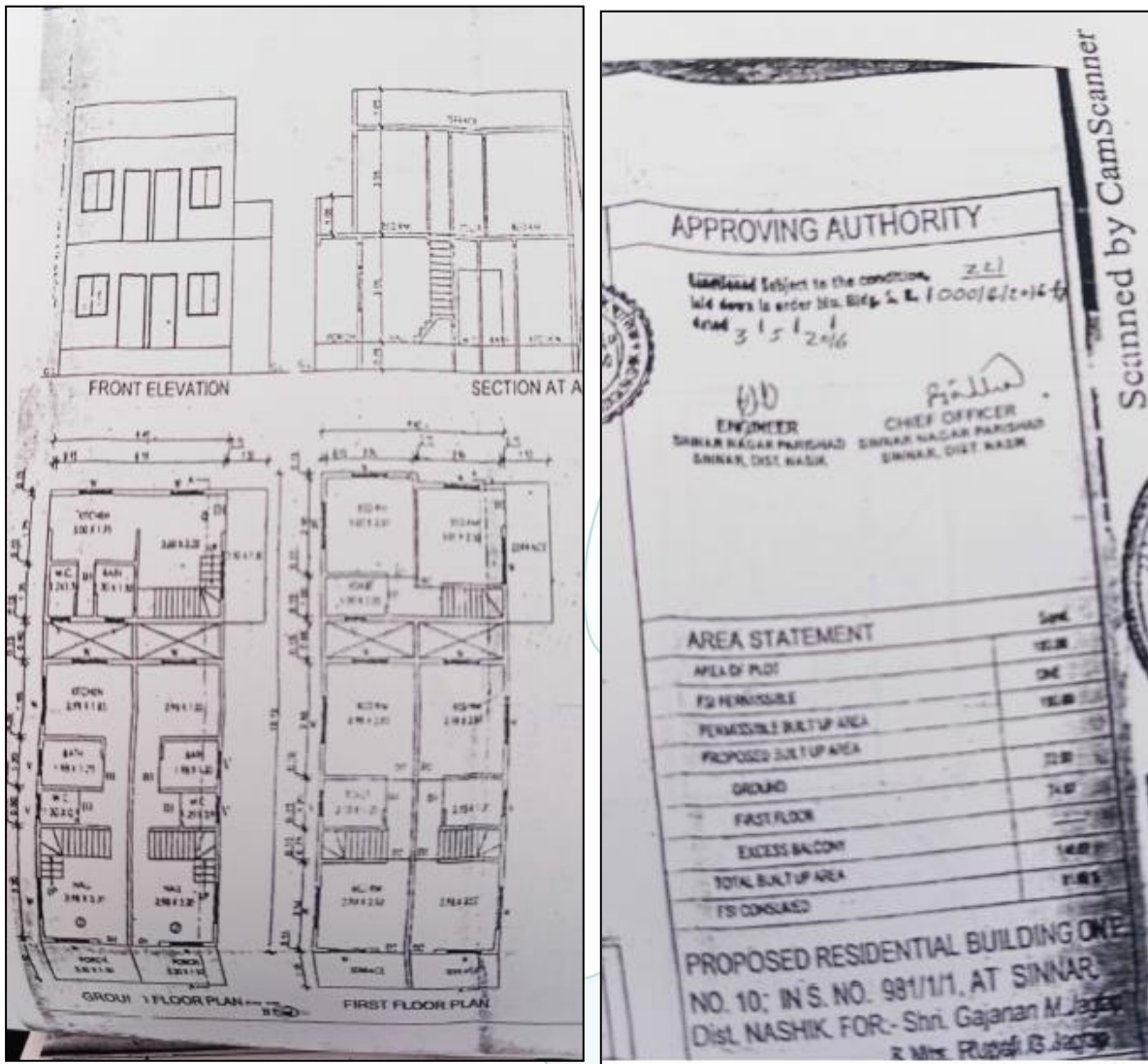
* सदर डुप्लेक्स रो हाऊसची होणारी किंमत पुढीलप्रमाणे

सदर रो हाऊसची होणारी किंमत लिहून देणार व लिहून देणार यांचे दरम्यान रुपये 15,50,000/- (अक्षरी रुपये पंधरा लाख पन्नास हजार मात्र) अशी ठरलेली आहे. ती किंमत आजचे चालु बाजारभावाप्रमाणे योग्य व बरोबर आहे व त्याबाबत उभयतांत कोणतीही तक्रार नाही. लिहून देणार यांनी लिहून देणार यांना सदर रकमेचा भरणा भरण्याच्या कॉलम मध्ये नमुद केल्याप्रमाणे देणेचा आहे.

सनर-२



Approved Plan



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹22,23,000.00 (Rupees Twenty Two Lakh Twenty Three Thousand Only)**. The **Realizable Value** of the above property **₹21,11,850.00 (Rupees Twenty One Lakh Eleven Thousand Eight Hundred Fifty Only)**. and the **Distress value** **₹17,78,400.00 (Rupees Seventeen Lakh Seventy Eight Thousand Four Hundred Only)**.

Place: Nashik

Date: 25.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report

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).

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Date

Signature
(Name Branch Official with seal)

(Annexure – III)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 25.04.2023 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 24.04.2023. 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 Purchased by Shri. Kiran Laxman Balve & Miss. Reshma Shivdas Daware (after marriage) Sau. Reshma Kiran Balve from Shri. Gajanan Manikrao Jagtap Vide Sale deed Dated.19.11.2019
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 – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal– Site Engineer Shobha Kuperkar – 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 – 24.04.2023 Valuation Date - 25.04.2023 Date of Report - 25.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 24.04.2023
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 Row House 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 **25th 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 Row House, admeasuring **650.00 Sq. Ft. Carpet Area** owned by **Shri. Kiran Laxman Balve & Miss. Reshma Shivdas Daware (after marriage) Sau. Reshma Kiran Balve**. 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 owned by **Shri. Kiran Laxman Balve & Miss. Reshma Shivdas Daware (after marriage) Sau. Reshma Kiran Balve**. 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 **650.00 Sq. Ft. Carpet Area**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what 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 Row House 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 **650.00 Sq. Ft. Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties 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: 25.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Auth. Sign.

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