

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sunil Murlidhar Thorat & Mrs. Pradnya Sunil Thorat**

Residential Land and Bungalow "Dishti" on Plot No.11, Neighbourhood Ashwin Sector,
A/S/E, Near Aditya Villa , Ashwin Nagar, Village – Nashik, Taluka & District – Nashik- 422 010,
State – Maharashtra, Country – India

Longitude Latitude: 19°57'38.1"N 73°45'39.7"E

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Valuation Done for:

**Union Bank of India
Ambad Branch, Nashik**




Ramashray Apartment, Sector C, Plot No. 283, Near Bhadrpad Sector,
Ashwin Nagar, Near Sambhaji Stadium, CIDCO, Nashik-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 :

 Mumbai  Aurangabad  Pune  Rajkot
 Thane  Nanded  Indore  Raipur
 Delhi NCR  Nashik  Ahmedabad  Jaipur

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow "Dishti", Plot No.11, Neighbourhood Ashwin Sector, A/S/E, Near Aditya Villa, Ashwin Nagar, Village – Nashik, Taluka & District – Nashik- 422 010, State – Maharashtra, Country – India belongs to **Mr. Sunil Murlidhar Thorat & Mrs. Pradnya Sunil Thorat.**

Boundaries of the property.

North : Plot
South : Pathway
East : Road
West : Plot

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 and valued for Fair Market Value purpose at **₹ 1,20,31,937/- (Rupees One Crore Twenty Lakh Thirty One Thousand Nine Hundred Thirty Seven Only).**

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

Hence certified

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

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Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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 Branch Manager**Ambad Branch, Nashik**

Ramashray Apartment, Sector C,

Plot No. 283, Near Bhadrapad Sector,

Ashwin Nagar, Near Sambhaji Stadium, CIDCO,

Nashik-422009, State – Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND AND BUILDING)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Union Bank of India, Ambad Branch, Nashik to assess Market value of the property for loan purpose.
2.	a) Date of inspection	:	24.04.2023
	b) Date on which the valuation is made	:	26.04.2023
3	List of documents produced for perusal:	:	
			<ol style="list-style-type: none"> Copy of Lease Deed Vide No.5439/2008 Dated.26.05.2008. Copy of Approved Plan No. BP / NT / NSK / ADM / 97 / 634 dated.20.06.1997 issued by City Industrial Development Corporation of Maharashtra Limited. Copy of Commencement Certificate Ref No. BP/ NSK/ADM/97/634 Dated.20.06.1997, issued by City Industrial Development Corporation of Maharashtra Limited Copy of Occupancy Certificate vide No. CIDCO / BP (NT) NSK / ADM / 2002 / 140 Dated.01.04.2002, issued by City Industrial Development Corporation of Maharashtra Limited. Copy of Registered Letter Ref No. BP (NT) / NSK / ADM / 0001 / 509 Dated.20.12.2001, issued by City Industrial Development Corporation of Maharashtra Limited. Copy of Possession Receipt Dated 11.03.2002, issued by City Industrial Development Corporation of Maharashtra Limited for additional plot area. Copy of Electricity Bill vide Consumer No. 049015689918 dated 28.01.2023 in the name of Mr. Sunil Murlidhar Thorat issued by M.S.E.D.C.L. Copy Title Search Report Dated.15.04.2022
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)	:	<p>Mr. Sunil Murlidhar Thorat & Mrs. Pradnya Sunil Thorat</p> <p>Address: Residential Land and Bungalow “Dishti”, Plot No.11, Neighbourhood Ashwin Sector, A/S/E, Near Aditya Villa ,Ashwin Nagar, Village – Nashik, Taluka & District – Nashik- 422 010, State – Maharashtra, Country – India</p> <p>Contact Person: Mr. Sunil Murlidhar Thorat (Owner) Contact No.: +91 9890443230 Joint Ownership Details of share of each owner not available.</p>
5.	Brief description of the property (Including	:	

	Leasehold / freehold etc.)																																																			
	<p>The property under consideration is leasehold residential land and Bungalow standing thereof. It is well connected with road and train. The property is at 12 Km. travelling distance from nearest railway station Nashik Road.</p> <p>The composition of as per Site residential Bungalow is as under:</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition (As per Site Inspection)</th> </tr> </thead> <tbody> <tr> <td>Basement Floor</td> <td>Gym + WC</td> </tr> <tr> <td>Ground Floor</td> <td>Hall + Kitchen +1 Bedroom + Dining + WC + Bath + Passage+ Staircase + Porch</td> </tr> <tr> <td>First Floor</td> <td>2 Bedrooms + Attached Toilet + Balcony + Terrace + Passage+ Staircase.</td> </tr> <tr> <td></td> <td>Open Space</td> </tr> </tbody> </table> <p>Carpet area as per measurement are as under:</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>1,043.00</td> </tr> <tr> <td>First</td> <td>748.00</td> </tr> <tr> <td>Basement</td> <td>383.00</td> </tr> <tr> <td>Terrace</td> <td>476.00</td> </tr> <tr> <td>Porch</td> <td>90.00</td> </tr> <tr> <td>Open space</td> <td>1,329.00</td> </tr> </tbody> </table> <p>As per Approved Plan area are as under and considered for valuation :</p> <table border="1"> <thead> <tr> <th>Particular</th> <th>Built up area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>105.651</td> </tr> <tr> <td>First</td> <td>79.771</td> </tr> <tr> <td>Total</td> <td>185.422</td> </tr> <tr> <td>Basement</td> <td>61.005</td> </tr> </tbody> </table> <p>As per Occupancy Certificate Plot area are as under and considered for valuation :</p> <table border="1"> <thead> <tr> <th>Particular</th> <th>Plot area (Sq. M.)</th> <th>Lease period</th> <th>Balance Lease period</th> </tr> </thead> <tbody> <tr> <td>Plot area handed over by CIDCO vide Letter dated 08.10.1996</td> <td>243.00</td> <td>90 years computed from 01.02.1996</td> <td>63 years</td> </tr> <tr> <td>Additional plot in front Plot No. 11 handed over by CIDCO vide Letter dated 11.03.2002</td> <td>19.58</td> <td>60 years computed from 11.03.2002</td> <td>39 years</td> </tr> <tr> <td>Total</td> <td>262.58</td> <td></td> <td></td> </tr> </tbody> </table>		Floor	Composition (As per Site Inspection)	Basement Floor	Gym + WC	Ground Floor	Hall + Kitchen +1 Bedroom + Dining + WC + Bath + Passage+ Staircase + Porch	First Floor	2 Bedrooms + Attached Toilet + Balcony + Terrace + Passage+ Staircase.		Open Space	Floor	Carpet area (Sq. Ft.)	Ground	1,043.00	First	748.00	Basement	383.00	Terrace	476.00	Porch	90.00	Open space	1,329.00	Particular	Built up area (Sq. M.)	Ground	105.651	First	79.771	Total	185.422	Basement	61.005	Particular	Plot area (Sq. M.)	Lease period	Balance Lease period	Plot area handed over by CIDCO vide Letter dated 08.10.1996	243.00	90 years computed from 01.02.1996	63 years	Additional plot in front Plot No. 11 handed over by CIDCO vide Letter dated 11.03.2002	19.58	60 years computed from 11.03.2002	39 years	Total	262.58		
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6.	Location of property	:																																																		
	a) Plot No. / Survey No.	:	Neighbourhood Ashwin Sector, A/S/E																																																	
	b) Door No.	:	Residential Land and Bungalow on Plot No.11																																																	
	c) T.S. No. / Village	:	Village –CIDCO																																																	
	d) Ward / Taluka	:	Taluka – Nashik																																																	
	e) Mandal / District	:	District – Nashik																																																	
7.	Postal address of the property	:	Residential Land and Bungalow “Dishti”, Plot No. 11, Neighbourhood Ashwin Sector, A/S/E, Near Aditya Villa, Ashwin Nagar, Village – Nashik, Taluka & District																																																	

			– Nashik- 422 010, State – Maharashtra, Country – India	
8.	City / Town	:	Village – 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 – Nashik City Industrial Development Corporation of Maharashtra Limited.	
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	
12.	In Case it is Agricultural land, any conversion to Bungalow site plots is contemplated	:	N.A.	
13.	Boundaries of the property (Bungalow)		As per the Site	As per Actual Deed
	North	:	Plot	Details not available
	South	:	Pathway	Details not available
	East	:	Road	Details not available
	West	:	Plot	Details not available
14.1	Dimensions of the site			
	Boundaries of the property (Plot)		As per the Site	As per Actual Deed
	North	:	Plot	Plot No.12
	South	:	Pathway	2.75 mtrs. Pathway
	East	:	Road	15 mtrs Road
	West	:	Plot	Plot No.66
14.2	Latitude, Longitude & Co-ordinates of Property	:	19°57'38.1"N 73°45'39.7"E	
15.	Extent of the site	:	Land Area = 262.58. Sq. M. (Area as per Occupancy Certificate) Ground + First floor = 185.422 Sq. M. Basement Floor = 61.005 Sq. M. (Built Up Area as per Approved Plan)	
16.	Extent of the site considered for Valuation	:	Land Area = 262.58. Sq. M. (Area as per Occupancy Certificate) Ground + First floor = 185.422 Sq. M. Basement Floor = 61.005 Sq. M. (Built Up Area as per Approved Plan)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Developing	

3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Available
5.	Level of land with topographical conditions	:	Regular
6.	Shape of land	:	Square
7.	Type of use to which it can be put	:	For Residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 ft
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Available
16.	Underground sewerage system	:	Available
17.	Is Power supply is available in the site	:	Available
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Land Area = 262.58 Sq. M. (Area as per Occupancy Certificate)
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	--
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 30,000.00 to ₹ 40,000.00 per Sq. M. Details of online listings are attached with the report
4	Ready Reckoner rate obtained from the Register's for land	:	₹ 6,400/- per Sq. M. for Land
5	Assessed / adopted rate of valuation	:	₹ 32,000/- per Sq. M. for Land
6	Estimated value of land	:	₹ 84,02,560/-
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential Use
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC framed structure
	c) Year of construction	:	2002 (As per Occupancy Certificate)
	d) Age of the building	:	21 Years
	e) Life of the building estimated	:	39 Years subject to property and regular maintenance of the property.
	f) Number of floors and height of each floor including basement, if any	:	Basement + Ground + 1 upper Floor
	g) Plinth area floor-wise	:	Ground + First floor = 185.422 Sq. M. Basement Floor = 61.005 Sq. M.

		(Built Up Area as per Approved Plan)
	Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	: Good
	ii) Interior – Excellent, Good, Normal, Poor	: Good
	h) Date of issue and validity of layout of approved map	: Copy of Approved Plan No. BP / NT / NSK / ADM / 97 / 634 dated.20.06.1997 issued by City Industrial Development Corporation of Maharashtra Limited.
	i) Approved map / plan issuing authority	:
	j) Whether genuineness or authenticity of approved map / plan is verified	: Yes
	k) Any other comments by our empanelled valuers on authentic of approved plan	: No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: RCC
2.	Basement	: N.A.
3.	Superstructure	: B. B. Masonry
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Vitrified Tiles flooring, Teak wood door frame with flush doors.
5.	RCC Works	: Columns, Slab etc.
6.	Plastering	: Cement Plastering.
7.	Flooring, Skirting, dado	: Vitrified tile Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	: NA
9.	Roofing including weather proof course	: RCC slab roofing
10.	Drainage	: Underground Sewerage connected to Municipal drain lines

2.	Compound Wall	: Yes
	Height	: 5' BBM
	Length	:
	Type of construction	:
3.	Electrical installation	: Provided as per requirement
	Type of wiring	: Concealed
	Class of fittings (superior / ordinary / poor)	: Ordinary
	Number of light points	: Provided as per requirement
	Fan points	: Provided as per requirement
	Spare plug points	: Provided as per requirement
	Any other item	: -
4.	Plumbing installation	: Provided as per requirement
	a) No. of water closets and their type	: Provided as per requirement
	b) No. of wash basins	: Provided as per requirement
	c) No. of urinals	: Provided as per requirement
	d) No. of bath tubs	: Provided as per requirement
	e) Water meters, taps etc.	: Provided as per requirement
	f) Any other fixtures	: Provided as per requirement

Part – C (Extra Items)	:	Amount in ₹
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1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	Included in the Cost of Construction
3.	Sit out / Verandah with steel grills	:	Included in the Cost of Construction
4.	Overhead water tank	:	Included in the Cost of Construction
5.	Extra steel / collapsible gates	:	Included in the Cost of Construction
	Total		

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	Included in the Cost of Construction
3.	Extra sinks and bath tub	:	Included in the Cost of Construction
4.	Marble / ceramic tiles flooring	:	Included in the Cost of Construction
5.	Interior decorations	:	Included in the Cost of Construction
6.	Architectural elevation works	:	Included in the Cost of Construction
7.	Paneling works	:	Included in the Cost of Construction
8.	Aluminum works	:	Included in the Cost of Construction
9.	Aluminum hand rails	:	Included in the Cost of Construction
10.	False ceiling	:	Included in the Cost of Construction
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	Included in the Cost of Construction
3.	Separate water tank / sump	:	Included in the Cost of Construction
4.	Trees, gardening	:	Included in the Cost of Construction
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	Included in the Cost of Construction
3.	Compound wall	:	Included in the Cost of Construction
4.	C.B. deposits, fittings etc.	:	Included in the Cost of Construction
5.	Pavement	:	Included in the Cost of Construction
	Total		

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Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	262.58	6,400/-	₹ 16,80,512/-
Structure	As per valuation table		₹ 36,29,377/-
Total			₹ 53,09,889/-

Structure Value:

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build.	Depreciated Rate to be considered	Depreciated Value to be considered
Ground + First Floor	185.422	2002	60	21,500/-	21	14,728/-	27,30,895/-
Basement	61.005	2002	60	21,500/-	21	14,728/-	8,98,482/-
						TOTAL	36,29,377/-

Abstract of the entire property

Part – A	Land	:	₹ 84,02,560/-
Part – B	Building	:	₹ 36,29,377/-
Part – C	Compound wall	:	N.A.
Part - D	Amenities	:	N.A.
Part – E	Pavement	:	N.A.
Part – F	Services	:	N.A.
	Market Value	:	₹ 1,20,31,937/-
	Realizable Value	:	₹ 1,08,28,743/-
	Distress Sale Value	:	₹ 96,25,550/-
	Total Insurable value (Full Replacement Cost - Subsoil Structure Cost (15%))	:	₹ 30,84,970/-
Remarks	1. For the purpose of valuation, we have considered the land area as per Occupancy Certificate / Title Report and 2. We have considered least Built up area as per Approved Plan.		

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property. Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property. There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above. As the property is an residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 30,000/- to ₹ 40,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential building / Plot, all round development of commercial and residential application in the locality etc.

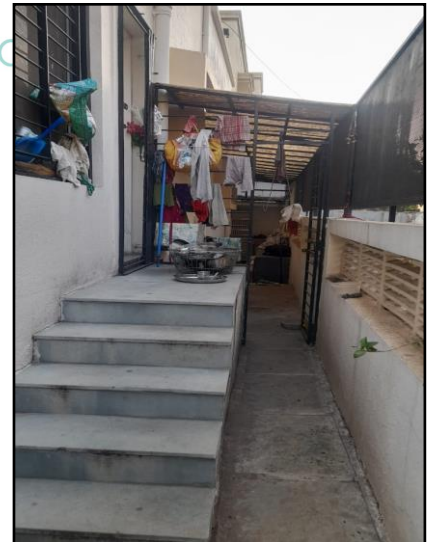
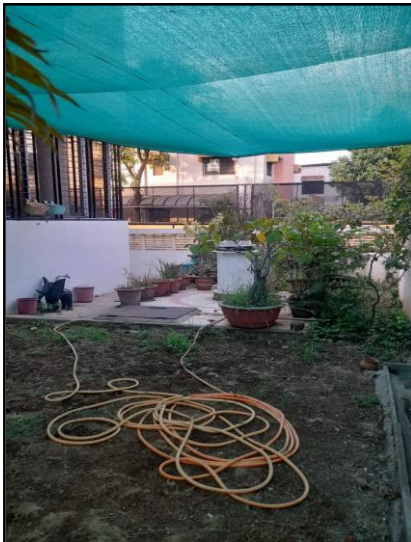
We estimate ₹ 32,000/- per Sq. M. for Land with appropriate cost of construction for valuation.

The salability of the property is: Normal

Likely rental values in future in: N.A.

Any likely income it may generate: Nil

Actual Site Photographs



Actual Site Photographs



reate

Possession Receipt of additional plot area

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

NASHIK.

Date: 11th March - 2002

नसन-१.

दस्ता क्र. (५४३०/२००८)

१९ - ३६

POSSESSION RECEIPT


I, Shri. Sunil M. Thorat & Smt. Pradnya Sunil Thorat

have this Monday 11th day of March, 2002 received
additional land in front of
 physical possession of plot No. 11 At Sector ASE
 on N. H. Ashwin admeasuring the area of 19.58 M²
 Sq. Mtrs. pertains to Tahsil Nashik, Dist. Nashik earmarked for
 Residential / Residential Cum Commercial / Tapari / Shoplet use
 in terms of CIDCO Ltd., according to joint demarcation on site and
 shown on the enclosed plan.

Handedover by : _____ Takenover by : _____

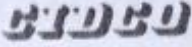
Signature [Signature] Signature [Signature]

Name Shri V. R. Pawar Name 1) Shri. Sunil Murlidhar Thorat
2) Smt. Pradnya Sunil Thorat
 Address 7, Vivas Society,
Pethemane road - Indiranagar
Nashik



ADMINISTRATOR,
CIDCO, NEW NASHIK.

Occupancy Certificate



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED NEW NASHIK PROJECT**

No. CIDCO/BP(NT)NSK/ADM/2000/140

नसन-१.

दस्तावेज क्र. (१४३९/२००६)

१३-३६

CIDCO OFFICE
Mumbai Agra Road,
New Nashik
Date: 1/04/2002

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential / Commercial / Resi. + Com / Social / School Building for Shri/Smt. Mrs. Sunil Murlidhar Thorat & Smt. Pradnya Sunil Thorat

on plot No. / Survey No. 11 NH Ashwin Sector A/S/E in CIDCO Township New Nashik Completed under the supervision of Mr. Nitin kute & Smt. Apeksha kute has been inspected on 4/01/2002 and declare that the development has been carried out in accordance with the General Development control Regulations & the conditions stipulated in the Commencement Certificate dated 8/10/99 & that the part development (Shown red on the plan enclosed) is fit for the use for which it has been carried out

1) Date of submission for completion 3/01/2002

	Existing	
2) Builtup area	Proposed	<u>206.01</u>
	Total	<u>243.00m² + 19.58m² = 262.58m²</u>

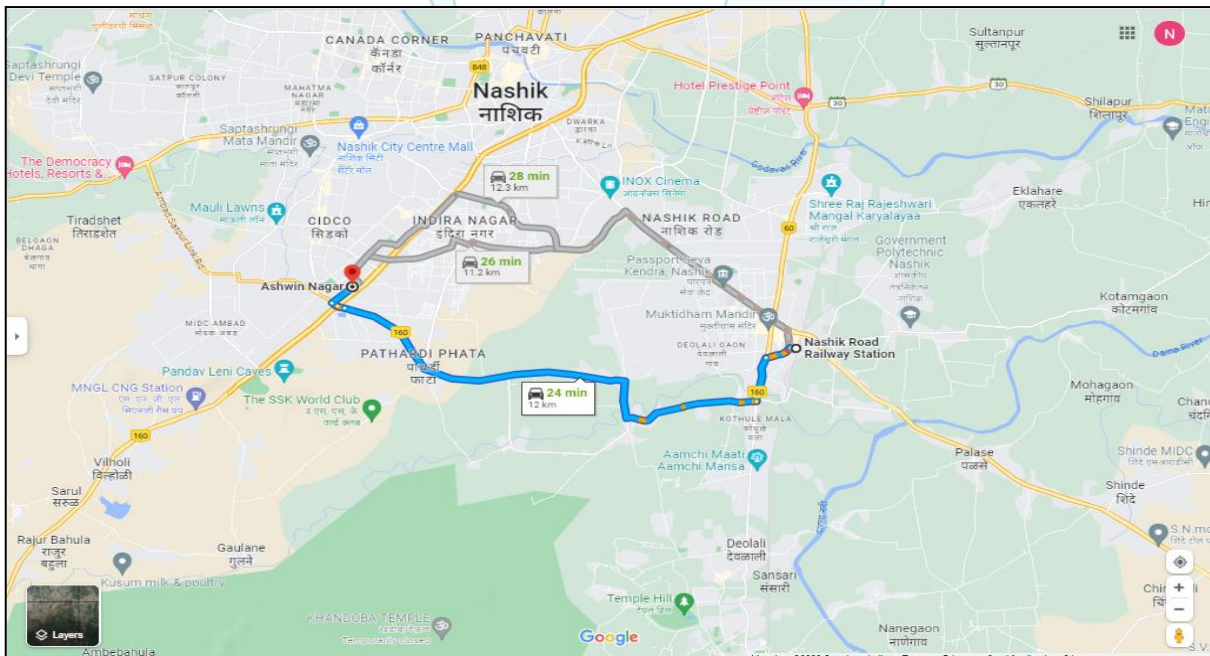
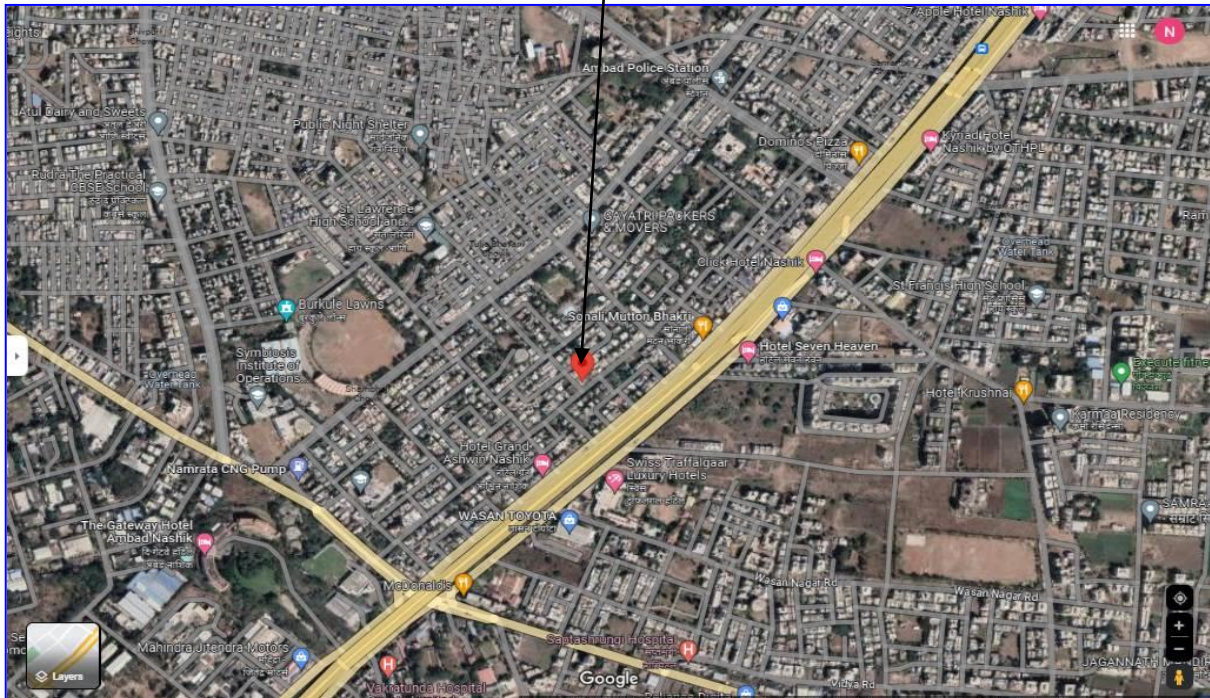
SEAL OF THE JOINT SUB-REGISTRAR
NEW NASHIK

ASSOCIATE PLANNER & ADMINISTRATOR
CIDCO
New Aurangabad

Mrs. Sunil Murlidhar Thorat & Smt. Pradnya Sunil Thorat
Mr. Nitin kute & Apeksha kute Architect
1, Bhagwadaya Society Near Vasant Market, Nashik.

Route Map of the property


site u/r



Longitude Latitude: 19°57'38.1"N 73°45'39.7"E


Note: The Blue line shows the route to site from nearest Railway Station (Nashik Road – 12 Km)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Select	उपविभाग	सुपी जमीन	निवासी सदनिका	बॉफ्रीस दुकाने	बौद्योगिक	एकक (Rs./)
SurveyNo	1.43.1 - महामार्गलगतच्या रस्त्यावरील मिळकती	7600	29900	34000 37370	0	चौ. मीटर
SurveyNo	1.43.2 - हायवेकडून अंबड पोलीस स्टेशनकडे जाणारा रस्ता (1.45.3 समोरचा रस्ता)	6400	28500	32770 35620	0	चौ. मीटर
SurveyNo	1.43.3 - महामार्गास समांतर अंबड पोलीस स्टेशन कडून स्टोडिचम लगतचा ताज हॉटेल कडे जाणारा रस्ता.	6400	28500	32370 35620	0	चौ. मीटर
SurveyNo	1.43.4 - हायवेपासून (शिवाजी पूतळ्यापासून) आत जाणारा रस्ता.	6400	28500	32370 35620	0	चौ. मीटर
SurveyNo	1.43.5 - महामार्गास समांतर महिंद्रा व महिंद्रा तसेच एक्सार्ईज व फायर स्टेशन समोरील रस्ता.	6400	28500	32370 35620	0	चौ. मीटर

12

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Price Indicators

OM Buy In Nashik

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Saved

Home / Nashik / Uttam Nagar / Plot for Sale in Uttam Nagar / Residential Plot
Last updated: Dec 27, 2022

Residential Plot


Uttam Nagar, Nashik

₹47.85 L

EMI starts at ₹25.34 K

₹40.90 K/sq.mt

Contact Seller



No Property Images Available

Request Photos

117 sq.mt
Plot Area

₹40.90 K/sq.mt
Avg. Price

1 Years Old
Age of property

Immediate
Possession status

HOUSING.COM Buy In Nashik

✕ + Add

Download App
List Property Free
Saved

Home / Nashik / Kamatwade Gaon / Plot for Sale in Kamatwade Gaon / Residential Plot
Last updated: Jan 16, 2023

Residential Plot


Saptashrunji Nagar, Kamatwade Gaon, Nashik

₹88.0 L

EMI starts at 43.69 K

3.83 K/sq.ft

Contact Seller



No Property Images Available

Request Photos

2300 sq.ft
Plot Area

3.83 K/sq.ft
Avg. Price

20 Year Old
Age of property

Immediate
Possession status

South-East facing
Facing

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is ₹ 1,20,31,937/- (**Rupees One Crore Twenty Lakh Thirty One Thousand Nine Hundred Thirty Seven Only**). The **Realizable Value** of the above property is ₹ 1,08,28,743/- (**Rupees One Crore Eight Lakh Twenty Eight Thousand Seven Hundred Forty Three Only**). The **Distress Sale Value** is ₹ 96,25,550/- (**Rupees Ninety Six Lakh Twenty Five Thousand Five Hundred Fifty Only**).

Place: Nashik

Date: 26.04.2023

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.

Certificate

This is to certify Copy of Copy of Approved Plan No. **BP / NT / NSK / ADM / 97 / 634 dated.20.06.1997** if **Bungalow "Dishti"** issued by City Industrial Development Corporation of Maharashtra Limited is genuine & construction is as per copy of Approved Building Plan furnished

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 of the Branch Manager with Official seal)

Enclosures		
	Declaration From Valuers (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure II)	Attached

Annexure-II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 26.04.2023 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Sunil Murlidhar Thorat & Mrs. Pradnya Sunil Thorat from CIDCO vide Lease deed dated 26.05.2008.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India Ambad Branch, Nashik to assess Market value of the property for loan purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar- Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh –Valuation Engineer Vaishali Sarmalkar – Technical Officer Chintamani Chaudhari – Technical Manager
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 – 26.04.2023 Date of Report – 26.04.2023
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;	Land and Building 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, Commercial shop size, location, upswing in real estate prices, sustained demand for Residential Plot, all round development of commercial and residential application in the locality etc.
11.	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 **26th 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's representative and site visit conducted, we understand that the subject property is currently a contiguous land parcel admeasuring **Plot Area = 262.58 Sq. M. & structure thereon** in the of Name of **Mr. Sunil Murlidhar Thorat & Mrs. Pradnya Sunil Thorat**. 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 Owner **Mr. Sunil Murlidhar Thorat & Mrs. Pradnya Sunil Thorat**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

Based on the information provided by the Client's representative, we understand that the subject property is a owner occupied, contiguous land parcel admeasuring **Plot Area = 262.58 Sq. M. & structure thereon**

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 land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently in owner possession, contiguous land parcel admeasuring **Plot Area = 262.58 Sq. M. & structure thereon.**

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

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Auth. Sign.