

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Rajendra Gajmal Sabane**

Residential West Side Row House No. 2, Ground Floor, Survey No. 5/2/21,
Plot No. 13, Near Shree Pareshwar Mahadev Mandir, Shanti Nagar, Ramkrishna Nagar,
Village – Makhmalabad, Taluka – Nashik, District - Nashik, PIN Code – 422 004,
State – Maharashtra, Country – India

Longitude Latitude: 20°02'33.7"N 73°46'54.1"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

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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 West Side Row House No. 2, Ground Floor, Survey No. 5/2/21, Plot No. 13, Near Shree Pareshwar Mahadev Mandir, Shanti Nagar, Ramkrishna Nagar, Village – Makhmalabad, Taluka – Nashik, District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs to **Shri. Rajendra Gajmal Sabane**.

Boundaries of the property.

Boundaries	Row House
North	Road
South	Bungalow
East	Row House No. 1
West	Mandir

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 **₹ 14,09,650.00 (Rupees Fourteen Lakh Nine Thousand Six Hundred Fifty 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 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	: 12.05.2023
	b) Date on which the valuation is made	: 13.05.2023
3.	List of documents produced for perusal: i. Copy of Sale Deed Vide No. 94/2003 Dated 06.01.2003 ii. Copy N.A. Order Letter No. RB.D/III/N.A/SR.495/05 Dated.26.12.1985, issued by Collector Office, Nashik iii. Copy of Part Occupancy Certificate (Ground Floor) No. Javak No. / NRV / Panchavati / 1556 dated 16.10.2008 issued by Nashik Municipal Corporation, Nashik. iv. Copy of Approved Building Plan Accompanying Commencement Certificate No. 8 dated 30.04.2008 issued by Executive Engineer Town Planning Nashik Municipal Corporation. v. Copy of Electricity Bill vide Consumer No.049430100733 dated 21.10.2022 in the name of Shri. Rajendra Gajmal Sabane issued by M.S.E.D.C.L vi. Copy of House Tax Receipt Index No. 30909265 dated 18.01.2023 in the name of Shri. Rajendra Gajmal Sabane 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)	: Shri. Rajendra Gajmal Sabane Address: Residential West Side Row House No. 2, Ground Floor, Survey No. 5/2/21, Plot No. 13, Near Shree Pareshwar Mahadev Mandir, Shanti Nagar, Ramkrishna Nagar, Village – Makhmalabad, Taluka – Nashik, District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India. Contact Person: Shri. Rajendra Gajmal Sabane (Owner) Contact No. +91 7350607044 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential West Side Row House No. 2 is located on Ground Floor. As per Approved Plan the construction is Ground + First Floor, but as per site inspection only Ground



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			<p>Floor is constructed, hence First Floor Area is not consider for this valuation, the above mention valuation is consider only for West Side Row House No. 2 on Ground Floor. As per Approved plan the composition of Row House is Living + Kitchen + Toilet + Passage.</p> <p>The composition of Row House is Hall + Kitchen + Toilet + Passage + Open Space (i.e. 1RK)</p> <p>The property is at 16 Km. distance from nearest railway station Nashik Road.</p> <p>Landmark: Shree Pareshwar Mahadev Mandir</p>
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.5/2/21Plot No.13
	b) Door No.	:	Residential West Side Row House No. 2
	c) T.S. No. / Village	:	Village – Makhmalabad
	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 Certificate No. 8 dated 30.04.2008 issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation.
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Yes - As per Approved Plan the construction is Ground + First Floor, but as per site inspection only Ground Floor is constructed, hence First Floor Area is not consider for this valuation, the above mention valuation is consider only for West Side Row House No. 2 on Ground Floor.
7.	Postal address of the property	:	Residential West Side Row House No. 2, Ground Floor, Survey No. 5/2/21, Plot No. 13, Near Shree Pareshwar Mahadev Mandir, Shanti Nagar, Ramkrishna Nagar, Village – Makhmalabad, Taluka – Nashik, District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class

	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Makhmalabad 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 Agreement
	North	:	---
	South	:	---
	East	:	---
	West	:	---
13.1	Row House		As per Actual Site As per Agreement
	North		Road 9 M Colony Road
	South		Bungalow Survey No.6
	East		Row House No.1 Plot Area 84.00 Sq.mtr of Plot No.13
	West		Mandir Open Space
13.2	Whether Boundaries Matching with Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°02'33.7"N 73°46'54.1"E
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 316.00 Open Space Area in Sq. Ft. =710.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 233.00 (Area as per Approved Plan) Built Up Area in Sq. Ft. =280.00 (Area as per Approved Plan + 20%)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 233.00 (Area as per Approved Plan)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 5/2/21, Plot No. 13
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Makhmalabad Nashik Municipal Corporation.
	Door No., Street or Road (Pin Code)	:	Residential West Side Row House No. 2, Ground Floor, Survey No. 5/2/21, Plot No. 13, Near Shree

		Pareshwar Mahadev Mandir, Shanti Nagar, Ramkrishna Nagar, Village – Makhmalabad, Taluka – Nashik, District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2008 (As per Occupancy Certificate)
5.	Number of Floors	: Ground Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 2 Row Houses
8.	Quality of Construction	: Average
9.	Appearance of the Building	: Average
10.	Maintenance of the Building	: Average (R)
11.	Facilities Available	:
	Lift	: N.A
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car 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
2	Door No. of the Row House	: Residential West Side 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 window with M.S. Grills
	Fittings	: Concealed Plumbing, Open Casing Capping
	Finishing	: Cement Plastering
	Paint	: Distemper Paint
4	House Tax	:
	Assessment No.	: 30909265
	Tax paid in the name of:	: Shri. Rajendra Gajmal Sabane
	Tax amount:	: ₹ 1,317.00
5	Electricity Service connection No.:	: 049430100733
	Meter Card is in the name of:	: Shri. Rajendra Gajmal Sabane
6	How is the maintenance of the Row House?	: Average
7	Sale Deed executed in the name of	: Shri. Rajendra Gajmal Sabane
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. =280.00 (Area as per Approved Plan + 20%)
10	What is the floor space index (app.)	: As per NMC Norms
11	What is the Carpet Area of the Row House?	: Carpet Area in Sq. Ft. = 316.00 Open Space Area in Sq. Ft. =710.00 (Area as per site Measurement)

		Carpet Area in Sq. Ft. = 233.00 (Area as per Approved Plan)
12	Is it Posh / I Class / Medium / Ordinary?	:
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 3,000.00 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)	: ₹ 5,000.00 to ₹ 6,000.00 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).	: ₹ 6,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 4,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 34,370.00 per Sq. M. i.e. ₹ 3,193.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation -)	: ₹ 31,015.00 per Sq. M. i.e. ₹ 2,881.00 per Sq. Ft.
5	Registered Value (if available)	: ----
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: ₹ 1,550.00 per Sq. Ft.
	Replacement cost of Row House with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 15 Years
	Life of the building estimated	: 45 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 22.5%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,550.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 4,500.00 per Sq. Ft.
	Total Composite Rate	: ₹ 6,050.00 per Sq. Ft.
	Remarks: As per Approved Plan the construction is Ground + First Floor, but as per site inspection only Ground Floor is constructed, hence First Floor Area is not consider for this valuation, the above mention	

valuation is consider only for West Side Row House No. 2 on Ground Floor. For the purpose of valuation, we have considered the area as per Approved plan.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	233.00 Sq. Ft.	6,050.00	14,09,650.00
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			
	Total Value of the Property			14,09,650.00

Value of Row House

Fair Market Value	14,09,650.00
Realizable value	13,39,167.00
Distress Value	11,27,720.00
Insurable value of the property (280.00 Sq. Ft. X ₹ 2,000.00)	5,60,000.00
Guideline value of the property (280.00 Sq. Ft. X ₹ 2,881.00)	8,06,680.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on 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 ₹ 6,050.00 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	Not applicable.
i) Sale ability	Good
ii) Likely rental values in future in and	₹ 3,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



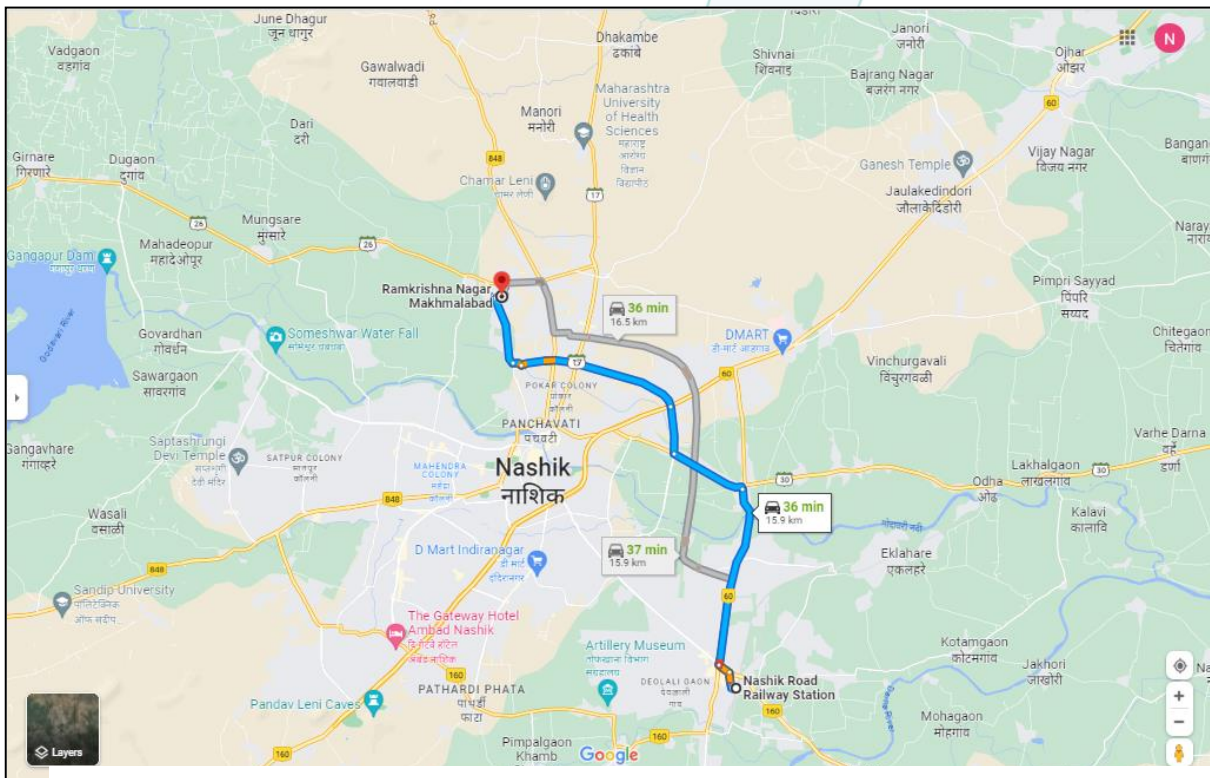
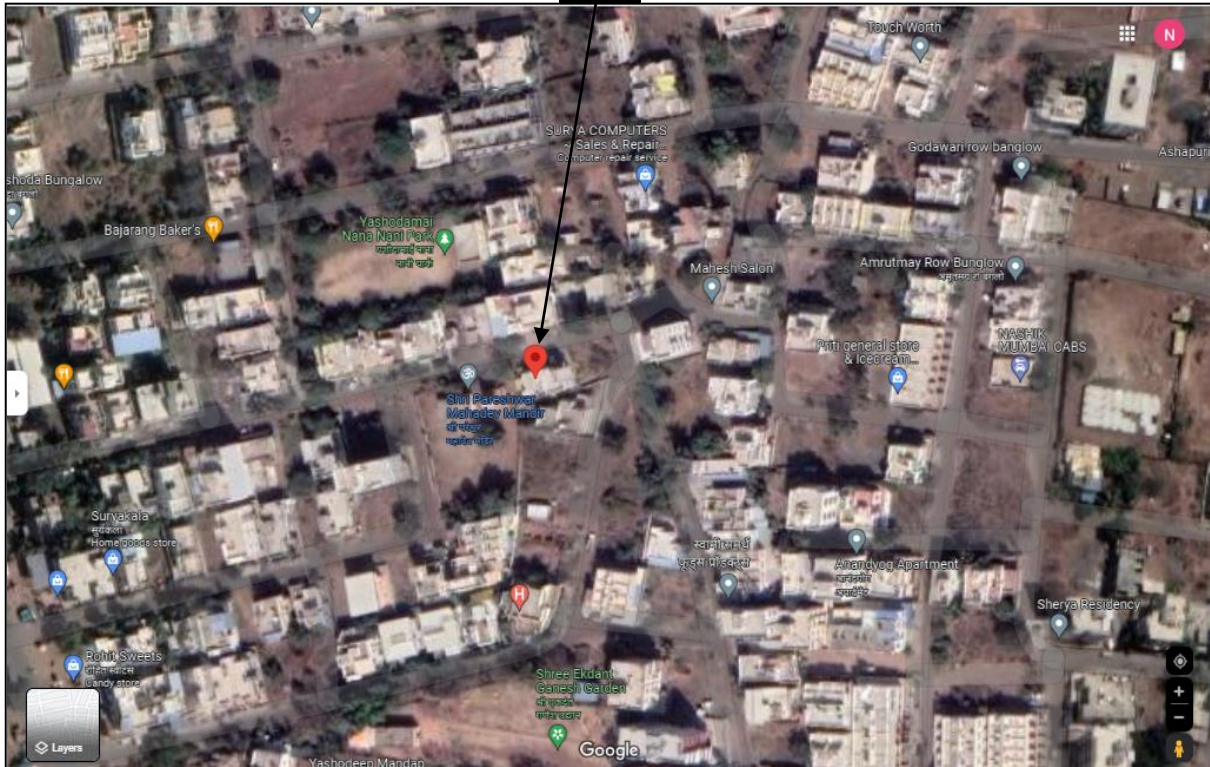
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Actual site photographs



Route Map of the property


Site u/r



Longitude Latitude: 20°02'33.7"N 73°46'54.1"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 16 Km)

Ready Reckoner Rate




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

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विभाग**
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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	मोच मछमलाबाद
Attribute	सर्वे नगर	5		SubZone Name	14.5 - इनुमानवाडी कडू
Mahapalika Area	Nashik Municipal Cor				

Open Land	Residence	Office	Shop	Industry	Unit
12000	34370	39520	42960	0	Square Meter

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Price Indicators

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Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room
Facing East	Furnished Status Unfurnished	Type Of Ownership Freehold

✓ East Facing Property

Contact Owner
Get Phone No.

👤 Last contact made 84 days ago

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Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Makhmalabad > 3 BHK > 1500 Sq-ft

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3 BHK Owner Residential House For Sale Makhmalabad, Nashik

3 Beds | 2 Baths | 2 Balconies | Semi-Furnished

Carpet Area 1350 sqft ₹ 4,000/sqft	Transaction Type Resale	Status Ready to Move
Facing East	Furnished Status Semi-Furnished	Type Of Ownership Power Of Attorney

✓ East Facing Property

Contact Owner
Get Phone No.

👤 Last contact made 9 days ago

Price Indicators

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₹47.5 Lac

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2 BHK Residential House - 1275 Sq-ft

2 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area 850 sqft ▾ ₹ 5,589/sqft	Transaction Type Resale	Status Ready to Move
Facing East	Furnished Status Unfurnished	Type Of Ownership Freehold
Age Of Construction New Construction		

✔ East Facing Property

Contact Owner
Get Phone No.

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > Villas in Nashik > Villa in Makhmalsabad > 3 BHK > 1364 Sq-ft

₹55.0 Lac

Get ₹16,500 cashback on Home Loan

3 BHK For Sale in

3 Beds
 2 Baths
 2 Balconies
 1 Covered Parking

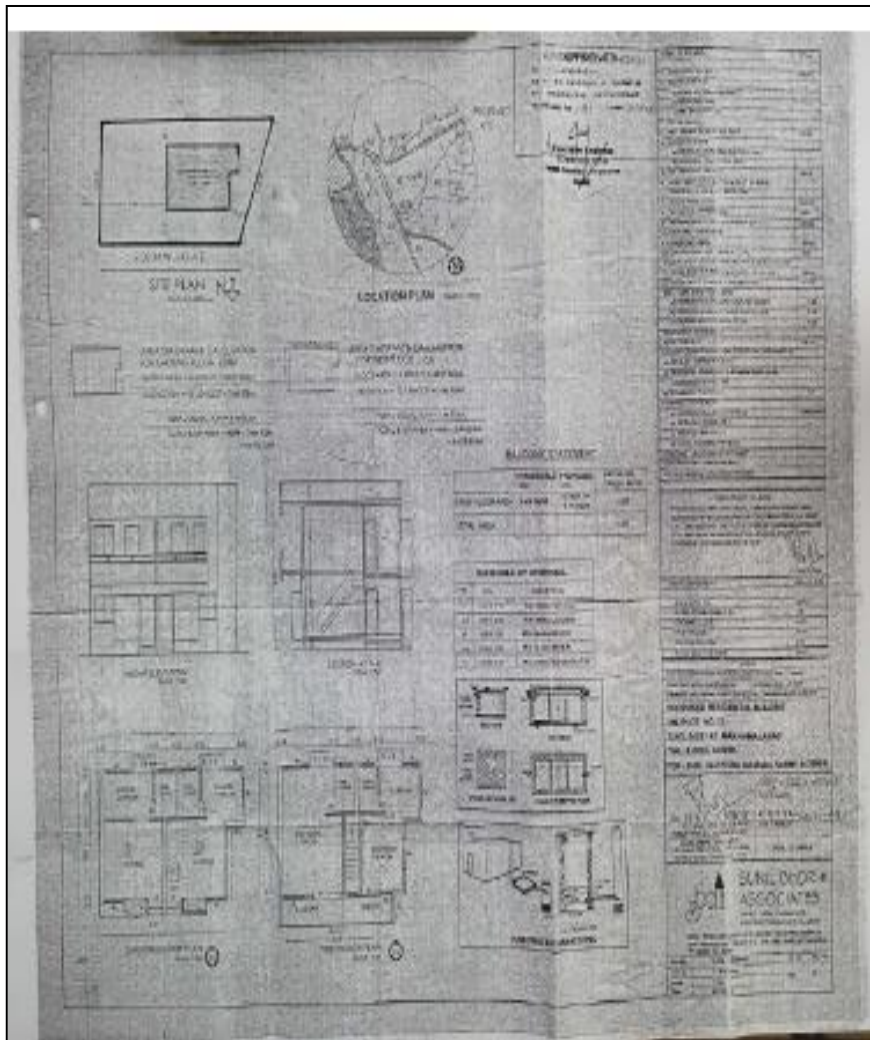
Carpet Area 787 sqft ▾ ₹ 6,989/sqft	Transaction Type New Property	Status Ready to Move
Facing East	Furnished Status Unfurnished	Car Parking 1 Covered
Type Of Ownership Freehold	Age Of Construction New Construction	

+4 Photos

Contact Builder
Get Phone No.

👤 Last contact made 60 days ago

Approved Plan



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Sale Deed



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Part Occupancy Certificate & NA Order

नाशिक महानगरपालिका, नाशिक
 नाशिक नंबर / "नगरचना" / फ्लॉर / 944E
 दिनांक 08/30/2000

इमारत बांधकामाचा वापर करणे बाबतचा दाखला (पूर्ण / भागशः)
 श्री. राजेंद्र गजमल साबने व सतीश साबने

संदर्भ : गुपचा दिनांक 01/02/2000 चा अर्ज क्रमांक : 202/928

दाखला देण्यात येतो की, मूलमूल्यांकन शिवाहील सि. स. नं. 11/2/2000 प्लॉट नं. 93 मधील इमारतीच्या तळ मकल्याचे इकोनॉम बांधकाम परवानगी नं. 202/19 दिनांक 30/08/2000 अन्वये दिल्याप्रमाणे सर्वोच्च (आर्किटेक्ट) श्री. सुविजय शिंदे यांचे निरीक्षणाला पूर्ण झाली असून निष्ठासेतार / शैक्षणिक कारणासाठी खालील शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे. त्याचे एकूण बांधकाम क्षेत्र 88.83 चौ.मी. श्री. मि. व चर्च क्षेत्र (कारपेट एरिया) 30.00 चौ.मी.

- सदर इमारतीचा वापर शिक्षण / डिप्लोमा / शैक्षणिक कारणाकरिताच करता येईल त्या वापरात बदल करता येणार नाही. वापरात बदल करायचा झाल्यास इकोनॉम कार्यालयाची पूर्ण परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी अलाहिचा प्रत मा. फर अधिक्षक घरपट्टी विभाग बांधकामे पाठविण्यात आले आहे तरी संबंधीत विभागाकडे संपर्क साधावा.
- सिंगल फेज विजय पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म. न. पा. आ. पूर्ण परवानगी शिवाय वापरामध्ये व बांधकामा-मध्ये बदल करू नये.

पुणे कॉन्सल्टंट्स प्राइवेट लि. 2/229 डि 06/01/00

कार्यकारी अधिपत्या
 नगरचना,
 नाशिक महानगरपालिका, नाशिक

नाशिक-1-3
 COLLECTORATE, NASHIK
 DEPT. OF CIVIL ENGINEERING
 ORDER
 98/173

ORDER
 98/173

1. That the grant of permission shall be subject to the provisions of the M. L. R. Code 1988 and rules, bye-laws and orders issued to the M. L. R. Code (Amendment) Act 1989.

2. That the grant of permission shall be subject to the provisions of the Urban Land Ceiling and Regulation, Act 1974.

3. That the grantee shall not sub-divide the Plot or sub-Plot, if any, approved in this order, without getting the sub-division previously approved from the authority granting this permission.

4. That the grantee shall use the land together with the building and structure thereon only for the purpose for which the land is permitted to be used and shall not use it for any part of the land or building thereon for any other purpose without obtaining the previous written permission in that effect from the Collector, Nashik. For this purpose the use of a building shall be decided on the use of the land.

5. That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of One year from the date of this order by (a) constructing roads, drains etc. to the satisfaction of the Collector and the concerned Municipal Authority and by (b) measuring, and demarcating the plots by the Survey Department and until the land is so demarcated, no plot therein shall be disposed of by him in any manner.

6. That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the conditions mentioned in this order and shall not make a specific mention about that in the deed to be executed by him.

7. That this permission may be valid on a plot only as specified in the site plan and no building specified in the site plan and no building plan annexed hereto and the remaining area of the plot shall be kept vacant and open to the sky.

8. That the grantee shall be bound to obtain the requisite building permission from the Municipal Council, Municipal Corporation or other authority as may be specified in the order before starting construction of the proposed building or other structure if any.

9. That the grantee shall get the building plan approved by the Competent Authority, where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in Schedule III appended to the Maharashtra Land Revenue (Conversion of Use of Land and N.A. Assessment) Rules, 1968 and get them approved by the Collector and construct the building according to the sanctioned plan.

10. That the grantee shall maintain the open marginal clearance as per provisions contained in the M. L. R. (Conversion of use of land and N. A. A.) Rules 1988 and the order which is a National State District Road.

11. That the grantee shall commence the N. A. use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.

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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 ₹ **14,09,650.00 (Rupees Fourteen Lakh Nine Thousand Six Hundred Fifty Only)**. The **Realizable Value** of the above property ₹ **13,39,167.00 (Rupees Thirteen Lakh Thirty Nine Thousand One Hundred Sixty Seven Only)**, and the **Distress Value** ₹ **11,27,720.00 (Rupees Eleven Lakh Twenty Seven Thousand Seven Hundred Twenty Only)**.

Place: Nashik

Date: 13.05.2023

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

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, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 13.05.2023 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 12.05.2023. 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 was being purchased by Shri. Rajendra Gajmal Sabane from Shri. Pandhari Chandrabhan Pingale Vide Sale Deed dated 06.01.2003
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 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 – 12.05.2023 Valuation Date - 13.05.2023 Date of Report - 13.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 12.05.2023
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 **13th May 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 **233.00 Sq. Ft. Carpet Area** in the Name of **Shri. Rajendra Gajmal Sabane**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by For the purpose of this appraisal exercise, we have assumed that the Name of **Shri. Rajendra Gajmal Sabane**. 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 **233.00 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 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 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 **233.00 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.

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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