

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "DSV Prestige"**

"DSV Prestige", Proposed Residential Building on Plot No. 5 + 6, Survey No. 6/2 at Village - Wadala, Near Masjid - E - Hasan, Al Aqsa Colony, Khode Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India

**Latitude Longitude: 19°58'32.3"N 73°47'42.0"E**

Think.Innovate.Create

### **Valuation Done for:**

**Union Bank of India**

**RLP Nashik Branch**

Union Loan Point Nashik, Nawandar Sankul, 1366, M-1 RACCA Colony, Near Soni Paithani, Sharanpur Road, Nashik, Pin Code - 422 002, State – Maharashtra, Country – India



**Nashik** : 4, 1<sup>st</sup> 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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TeleFax : +91 22 28371325/24  
✉ [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## MASTER VALUATION REPORT OF "DSV Prestige"

**"DSV Prestige", Proposed Residential Building on Plot No. 5 + 6, Survey No. 6/2 at Village - Wadala, Near Masjid - E - Hasan, Al Aqsa Colony, Khode Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India**

**Latitude Longitude: 19°58'32.3"N 73°47'42.0"E**

### NAME OF DEVELOPER: M/s. DSV Developers

Pursuant to instructions from Union Bank of India, RLP Nashik Branch, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **18<sup>th</sup> May 2023** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "DSV Prestige", Proposed Residential Building on Plot No. 5 + 6, Survey No. 6/2 at Village - Wadala, Near Masjid - E - Hasan, Al Aqsa Colony, Khode Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. It is about 7.7 Km. travel distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

#### 2. Developer Details:

Name of builder	M/s. DSV Developers	
Project Registration Number	Project	RERA Project Number
	DSV Prestige	P51600050753
Register office address	M/s. DSV Developers Plot No. 25, 26, "Sauhya Bungalow", Matoshri Nagar, Tidake Colony, Nashik, Taluka & Dist. - Nashik, PIN Code - 422 002, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Tushar Handage (Bank Staff - Mobile No. 8459356755)	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Open Plot
On or towards South	Open Plot & Tej Signature Building
On or towards East	Road & Sabir Galaxy
On or towards West	Residential Building



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,  
**The Branch Manager,**  
**Union Bank of India**  
**RLP Nashik Branch**

Union Loan Point Nashik, Nawandar Sankul, 1366,  
M-1 RACCA Colony, Near Soni Paithani,  
Sharanpur Road, Nashik, Pin Code - 422 002,  
State – Maharashtra, Country – India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from Union Bank of India, Home Loans Sales, Project Approval Cell, RLP Nashik Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 18.05.2023
	b)	Date on which the valuation is made : 20.05.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 06.01.2023 issued by Adv. Santosh Bhaksar Shetty (As per RERA Certificate)
	2.	Copy of Architect's Certificate date 16.02.2023 issued by Ar. Kapil Thakkar & Associates (As per RERA Certificate)
	3.	Copy of Engineer's Certificate date 16.02.2023 issued by Er. Jayesh Makwana (As per RERA Certificate)
	4.	Copy of MAHARERA Registration Certificate of Project No. P51600050753 issued by Maharashtra Real Estate Regulatory Authority date 28.04.2023. Last Modified date 20.04.2023
	5.	Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / A4 / 232 / 2022 date 19.10.2022 issued by Executive Engineer Town Planning Department, Nashik Municipal Corporation, Nashik
	6.	Copy of Approved Plan No. A4 / BP / 232 / 2022 date 19.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1)
	<b>Approved upto:</b>	
	<b>Wing</b>	<b>Number of Floors</b>
	<b>A &amp; B</b>	<b>Ground (Parking) + 1<sup>st</sup> to 6<sup>th</sup> Upper Floors</b>
	Project Name (with address & phone nos.)	: "DSV Prestige", Proposed Residential Building on Plot No. 5 + 6, Survey No. 6/2 at Village - Wadala, Near Masjid - E - Hasan, Al Aqsa Colony, Khode Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India
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)	: <b>M/s. DSV Developers</b>  <b>Address:</b> Plot No. 25, 26, "Saukhya Bungalow", Matoshri

			Nagar, Tidake Colony, Nashik, Taluka & Dist. - Nashik, PIN Code - 422 002, State - Maharashtra, Country - India  <u>Contact Person :</u> Mr. Tushar Handage (Bank Staff - Mobile No. 8459356755)												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:													
<p><b><u>About "DSV Prestige" Project:</u></b> DSV Prestige is a residential development in Khode Nagar, Nasik. The project is built by DSV Developers. They provide 1 BHK, 2 BHK, 3 BHK apartments with all necessities.</p> <p><b><u>TYPE OF THE BUILDING:</u></b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td rowspan="2">Proposed Ground (Parking) + 1<sup>st</sup> to 6<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>B</td> </tr> </tbody> </table> <p><b><u>LEVEL OF COMPLETEION:</u></b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A</td> <td rowspan="2">Plinth work is completed.</td> <td rowspan="2">10%</td> </tr> <tr> <td>B</td> </tr> </tbody> </table> <p><b><u>DATE OF COMPLETION &amp; FUTURE LIFE:</u></b> Expected completion date as informed by builder is <b>December - 2027 (As per Site Information)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b><u>PROPOSED PROJECT AMENITIES:</u></b></p> <ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with Mosquito Net</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Landscaping &amp; Tree Planting</li> <li>➤ Water Conservation, Rain water Harvesting</li> <li>➤ Sewage Treatment Plant</li> </ul>				Wing	Number of Floors	A	Proposed Ground (Parking) + 1 <sup>st</sup> to 6 <sup>th</sup> Upper Floors.	B	Wing	Present stage of Construction	Percentage of work completion	A	Plinth work is completed.	10%	B
Wing	Number of Floors														
A	Proposed Ground (Parking) + 1 <sup>st</sup> to 6 <sup>th</sup> Upper Floors.														
B															
Wing	Present stage of Construction	Percentage of work completion													
A	Plinth work is completed.	10%													
B															
6.	Location of property	:													
	a) Plot No. / Survey No.	:	Plot No. 5 + 6												
	b) Door No.	:	Not applicable												
	c) C. T.S. No. / Village	:	Survey No. 6/2 at Village - Wadala												
	d) Ward / Taluka	:	Taluka - Nashik												
	e) Mandal / District	:	Dist. - Nashik												
7.	Postal address of the property	:	"DSV Prestige", Proposed Residential Building on Plot No. 5 + 6, Survey No. 6/2 at Village - Wadala, Near Masjid - E - Hasan, Al Aqsa Colony, Khode												

			Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India	
8.	City / Town	:	Khode Nagar, 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	:	Nashik Municipal Corporation, Nashik	
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 house site plots is contemplated	:	N.A.	
13.	<b>Boundaries of the property</b>		<b>As per Documents</b>	<b>As per MAHARERA</b>
	North		Survey No. 6 & 9	Survey No. 6 & 9
	South		Plot No. 25	Plot No. 25
	East		Road	Road
	West		Plot No. 1 to 3	Plot No. 1 to 3
				Road & Open Plot
				Open Plot & Tej Signature Building
				Road & Sabir Galaxy
				Residential Building
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°58'32.3"N 73°47'42.0"E	
14.	Extent of the site	:	Net Plot area - 1241.02 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area - 1241.02 Sq. M. (As per Approved Plan & RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	

3.	Possibility of frequent flooding/ sub-merging	:	No						
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by						
5.	Level of land with topographical conditions	:	Plain						
6.	Shape of land	:	Irregular						
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?	:	Copy of Approved Plan No. A4 / BP / 232 / 2022 date 19.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1) <b>Approved upto:</b>						
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A &amp; B</td> <td>Ground (Parking) + 1<sup>st</sup> to 6<sup>th</sup> Upper Floors</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Ground (Parking) + 1 <sup>st</sup> to 6 <sup>th</sup> Upper Floors		
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A & B	Ground (Parking) + 1 <sup>st</sup> to 6 <sup>th</sup> Upper Floors								
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.	:	7.50 Mtr. Wide Road						
14.	Is it a Land – Locked land?	:	No						
15.	Water potentiality	:	Municipal Water supply						
16.	Underground sewerage system	:	Connected to Municipal sewer						
17.	Is Power supply is available in the site	:	Yes						
18.	Advantages of the site	:	Located in developing area						
19.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No						
<b>Part – A (Valuation of land)</b>									
1	Size of plot	:	Net Plot area - 1241.02 Sq. M. (As per Approved Plan & RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 30,700.00 per Sq. M. for Residential ₹ 6,500.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>						
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)			
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							

			1241.02	6,500.00	80,66,630.00				
<b>Part – B (Valuation of Building)</b>									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	<b>Wing</b>		<b>Number of Floors</b>						
	<b>A</b>		<b>Proposed Ground (Parking) + 1<sup>st</sup> to 6<sup>th</sup> Upper Floors.</b>						
	<b>B</b>								
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. A4 / BP / 232 / 2022 date 19.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1)						
	h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A &amp; B</td> <td>Ground (Parking) + 1<sup>st</sup> to 6<sup>th</sup> Floors</td> </tr> </tbody> </table>			Wing	Number of Floors	A & B	Ground (Parking) + 1 <sup>st</sup> to 6 <sup>th</sup> Floors
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A & B	Ground (Parking) + 1 <sup>st</sup> to 6 <sup>th</sup> Floors								
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) 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	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Under Construction
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress

8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

### CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:

#### 1) Wing - A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Approved Plan Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	101	1	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
2	102	1	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
3	103	1	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
4	104	1	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
5	105	1	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
6	201	2	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
7	202	2	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
8	203	2	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
9	204	2	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
10	205	2	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
11	301	3	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
12	302	3	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
13	303	3	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
14	304	3	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
15	305	3	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
16	401	4	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Approved Plan Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
17	402	4	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
18	403	4	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
19	404	4	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
20	405	4	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
21	501	5	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
22	502	5	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
23	503	5	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
24	504	5	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
25	505	5	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
26	601	6	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
27	602	6	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
28	603	6	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
29	604	6	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
30	605	6	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
<b>Total</b>				<b>15876</b>	<b>2142</b>	<b>18018</b>	<b>19820</b>		<b>9,72,97,200.00</b>	<b>9,24,32,340.00</b>	<b>7,78,37,760.00</b>	

**2) Wing - B:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Approved Plan Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	101	1	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
2	102	1	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
3	103	1	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
4	104	1	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
5	105	1	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
6	201	2	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
7	202	2	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
8	203	2	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
9	204	2	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
10	205	2	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
11	301	3	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
12	302	3	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
13	303	3	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
14	304	3	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
15	305	3	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
16	401	4	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
17	402	4	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Approved Plan Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
18	403	4	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
19	404	4	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
20	405	4	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
21	501	5	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
22	502	5	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
23	503	5	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
24	504	5	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
25	505	5	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
26	601	6	1 BHK	410	80	490	539	5400	26,46,000.00	25,13,700.00	21,16,800.00	5500
27	602	6	2 BHK	530	70	600	660	5400	32,40,000.00	30,78,000.00	25,92,000.00	7000
28	603	6	1 BHK	387	70	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
29	604	6	3 BHK	718	71	789	868	5400	42,60,600.00	40,47,570.00	34,08,480.00	9000
30	605	6	2 BHK	601	66	667	734	5400	36,01,800.00	34,21,710.00	28,81,440.00	7500
<b>Total</b>				<b>15876</b>	<b>2142</b>	<b>18018</b>	<b>19820</b>		<b>9,72,97,200.00</b>	<b>9,24,32,340.00</b>	<b>7,78,37,760.00</b>	

### Summary of the Project:

Wing	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	1 BHK - 12 2 BHK - 12 3 BHK - 06 Total - 30	18018	19820	9,72,97,200.00	9,24,32,340.00	7,78,37,760.00
B	1 BHK - 12 2 BHK - 12 3 BHK - 06 Total - 30	18018	19820	9,72,97,200.00	9,24,32,340.00	7,78,37,760.00
<b>Total</b>	<b>60</b>	<b>36036</b>	<b>39640</b>	<b>19,45,94,400.00</b>	<b>18,48,64,680.00</b>	<b>15,56,75,520.00</b>

Particulars	Market Value (₹)
Fair Market Value as on date	19,45,94,400.00
Realizable Value as on date	18,48,64,680.00
Distress Sale Value as on date	15,56,75,520.00
Cost of Construction (Total Built up area x Rate) 39640 Sq. Ft. x ₹ 2300.00	9,11,72,000.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	05	19820	4,55,86,000.00	22,79,300.00
B	05	19820	4,55,86,000.00	22,79,300.00
<b>Total</b>		<b>39640</b>	<b>9,11,72,000.00</b>	<b>45,58,600.00</b>

Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work is in progress
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
Total		

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

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

### Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	

Part – F	Services	:	
<b>Fair Market Value as on date in ₹</b>		:	<b>₹ 19,45,94,400.00</b>
<b>Realizable Value as on date in ₹</b>		:	<b>₹ 18,48,64,680.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 15,56,75,520.00</b>

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 comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,500 to ₹ 5,500.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. on Carpet Area for valuation.

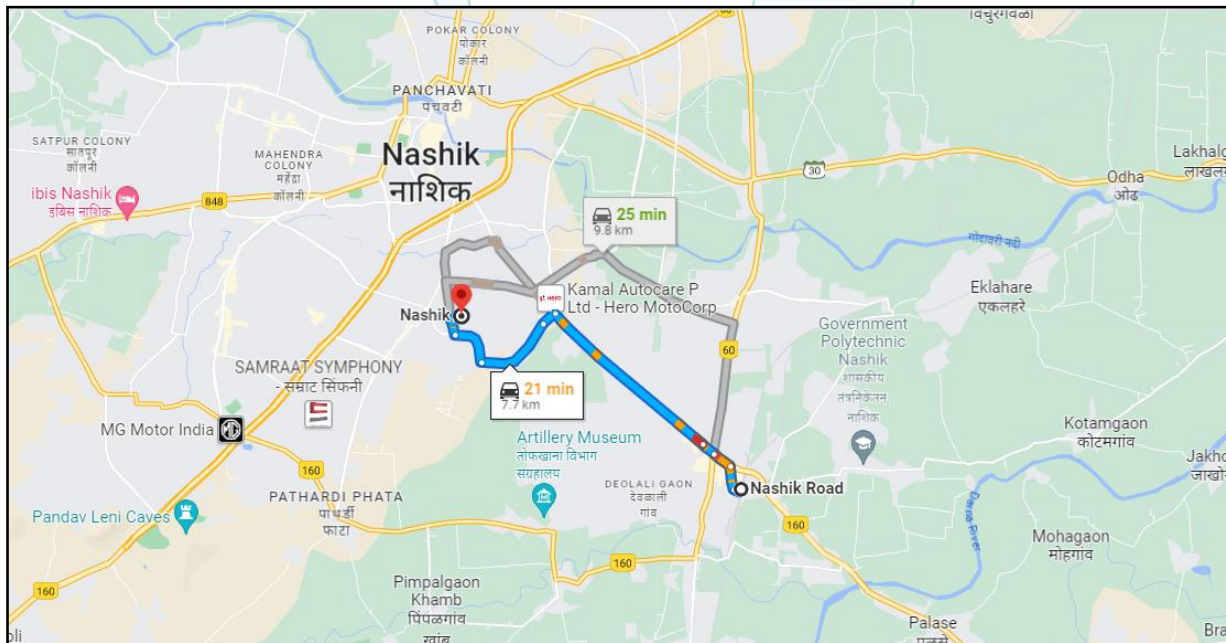
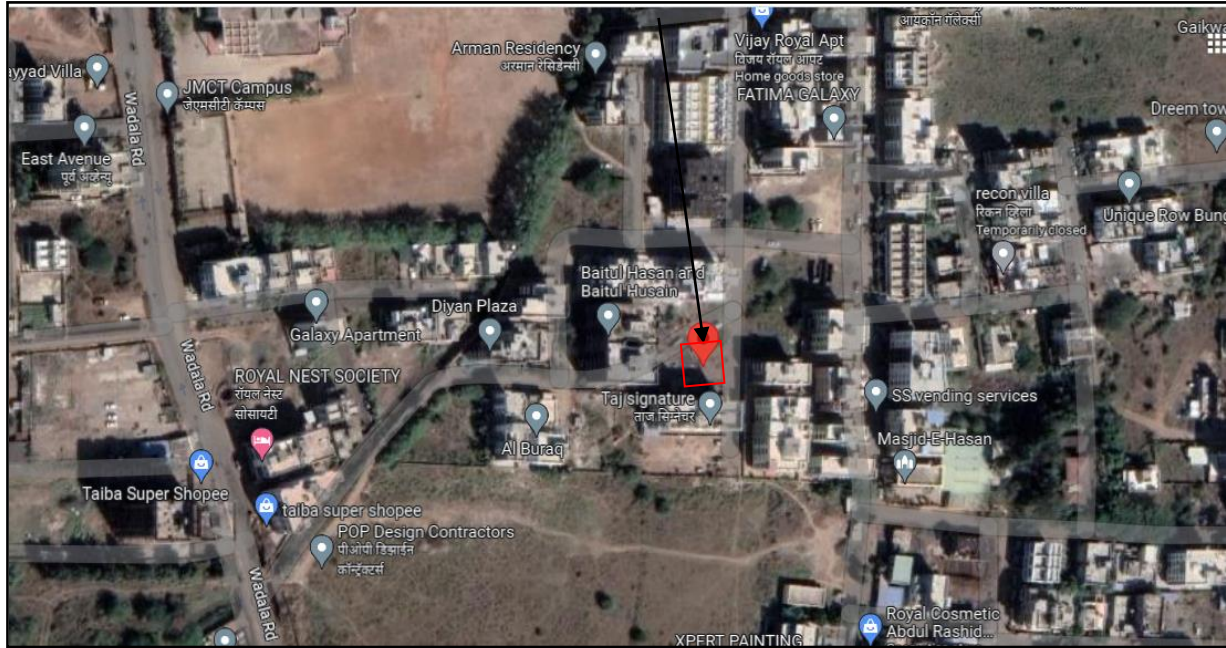
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## Actual Site Photographs



## Route Map of the property


Site u/r




**Latitude Longitude: 19°58'32.3"N 73°47'42.0"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Nashik– 7.7 Km.)

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उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
25.8 -वडाळा गावातील अंतर्गत भागातील,कॅनालच्या दक्षिणेकडील व वडाळा गावठाणच्या सभोतालच्या सर्वे नं मधील मिळकती.( नकाशात दर्शविल्यानुसार) गावठाणा मधील रहिवास व तत्सम विभागातील मिळकती	6500	30700	35300	38370	0	चौ. मीटर	सर्व्हे नंबर


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Search By:  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	25.8 -वडाळा गावातील अंतर्गत भागातील,कॅनालच्या दक्षिणेकडील व वडाळा गावठाणच्या सभोतालच्या सर्वे नं मधील मिळकती.( नकाशात दर्शविल्यानुसार) गावठाणा मधील रहिवास व तत्सम विभागातील मिळकती	6500	30700	35300	38370	0	चौ. मीटर

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6 , 3 , 2 , 83 , 1 , 113

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**44.5 Lac** @ 3,869 per sq.ft. **2BHK 2Baths**  
Flat/Apartment for Sale  
In Sitavatika, Khode Nagar, Nashik, Maharashtra

**REERA STATUS** NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in>

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Property (0)

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**Area**  
Built Up area: 1150 sq.ft. (106.84 sq.m.)

**Configuration**  
2 Bedrooms, 2 Bathrooms, 2 Balconies

**Price**  
₹ 44.5 Lac+ Govt Charges & Tax @ 3,869 per sq.ft.

**Address**  
Sitavatika  
Khode Nagar, Nashik

**Floor Number**  
3<sup>rd</sup> of 4 Floors

**Facing**  
South-East

**Property Age**  
0 to 1 Year Old

Why should you consider this property?

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**Vimal Guru Ayyappan**  
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1, 2 BHK Apartments Configurations	Apr, 2023 Possession Starts	4.55 K/sq.ft Avg. Price	427.00 sq.ft. - 623.00 sq.ft. (Carpet Area) Sizes ⓘ
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**₹60.0 Lac** Get ₹10,000 cashback on Home Loan

2 BHK 1480 Sq-ft Flat For Sale in **Vidhate Nagar, Nashik**

2 Beds | 2 Baths | 1 Balcony | Unfurnished

Carpet Area <b>1200 sqft</b> - ₹5,000/sqft	Floor <b>Ground (Out of 2 Floors)</b>	Transaction Type <b>New Property</b>
Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>
Furnished Status <b>Unfurnished</b>	Type Of Ownership <b>Freehold</b>	Age Of Construction <b>New Construction</b>

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**More Details**

Price Breakup	<b>₹60 Lac</b>   ₹500 Monthly
Booking Amount	<b>₹1.0 Lac</b>
Address	<b>Shri Shri Ravi Shankar Marg, Vidhate Nagar, Nashik, Maharashtra</b>
Landmarks	<b>Shree Ravi Shankar Marg, Behind INOX Multiplex</b>

99acres
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Posted on Feb 06, 2023 | Ready to move

**₹44.5 Lac** @ 3,869 per sq.ft.

Estimated EMI ₹35,542

**2BHK 2Baths**

Flat/Apartment for Sale

in sitavatika, Khode Nagar, Nashik, Maharashtra

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

Overview
Owner Details
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Property (0)

Photos not shared by advertiser

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<p><b>Area</b></p> <p><b>Built Up area: 1150 sq.ft.</b> (106.84 sq.m.)</p> <p><b>Price</b></p> <p>₹44.5 Lac+ Govt Charges &amp; Tax @ 3,869 per sq.ft.</p> <p><b>Floor Number</b></p> <p>3<sup>rd</sup> of 4 Floors</p> <p><b>Property Age</b></p> <p>0 to 1 Year Old</p>	<p><b>Configuration</b></p> <p>2 Bedrooms , 2 Bathrooms, 2 Balconies</p> <p><b>Address</b></p> <p>sitavatika Khode Nagar, Nashik</p> <p><b>Flooring</b></p> <p>South-East</p>
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### 2 BHK Apartment

Ravishankar marg, Tirumla Nagar, Wadala Gaon, Nashik

**₹33.0 L** EMI starts at ₹17.48 K


₹3.79 K/sq.ft

Contact Seller




SHARE SAVE

Floor Plan



Floor Plan



870 sq.ft  
Build Up Area

₹3.79 K/sq.ft  
Avg. Price

2 BHK  
Configuration

25th May, 2023  
Possession status

Middle  
of 5 floors

East facing  
Facing

Unfurnished  
Furnishing

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Home / Nashik / Wadala Gaon / Apartment for Sale in Wadala Gaon / 3 BHK Apartment Last updated: Dec 27, 2022


### 3 BHK Apartment

Tirumla Nagar, Wadala Gaon, Nashik

**₹1.99 Cr** EMI starts at ₹98.90 K

₹3.81 K/sq.ft

Contact Seller



No Property Images Available

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5231 sq.ft  
Build Up Area

₹3.81 K/sq.ft  
Avg. Price

1 Years Old  
Age of property

Ready to move  
Possession status

Higher  
of 2 floors

Unfurnished  
Furnishing

**Sales Instance nearby**

गावाचे नाव : वडाळा	
(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	3650000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3626000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे वडाळा या गावचे शिवारातील बिनशेती मिळकत यांसी सर्व्हे नंबर 31/1/6(जुना स.नं 31/1/6(31/1/4/2+31/1/5 व 6)यासी प्लॉट नं 4 व 5(सीटी सर्व्हे नं 1624 व 1625)यावरील निर्मिती आर्केड अपार्टमेंट या इमारतीमधील तिसऱ्या मजल्यावरील फ्लॅट नं 07 यासी बांधीव क्षेत्र 96.18 चौ.मी + पार्किंग 12.50 चौ.मी(( Survey Number : 31/1/6(31/1/4/2+31/1/5 व 6) ; Plot Number : 4 व 5 ; ) )
(5) क्षेत्रफल	96.18 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/बिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हितेंद्र राजेंद्रसिंग पाटील वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: विविधाना आय २०६ कल्याण शील रोड पलावा सिटी ऑबिवली इ कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AZHPP8241J 2): नाव:-कॉंती भीमराव पाटील उर्फ सौ कॉंती हितेंद्र पाटील (लग्नानंतरचे नाव ) वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: विविधाना आय २०६ कल्याण शील रोड पलावा सिटी ऑबिवली इ कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-ARJPP7018D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राहुल दशरथ चौधरी वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा जयहिंद चौक गांधीपुरा एरॉडल जि जळगाव, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, जळगाव. पिन कोड:-425109 पॅन नं:-BCYPC1322A
(9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1506/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	219000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Nashik

Date : 20.05.2023

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

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

Auth. Sign. <sup>®</sup>

**Certificate**

This is to certify that **Approved Plan No. A4 / BP / 232 / 2022 date 19.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik**

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 & Designation of the Inspecting Official/s)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached

## Annexure – I

### DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 20.05.2023 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 18.05.2023. 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. 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 Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. DSV Developers</b>
2.	Purpose of valuation and appointing authority	As per request from Union Bank of India, Home Loans Sales, Project Approval Cell, RLP Nashik Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sachin Raundal – Valuation Engineer Vinita Surve – Processing 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 - 18.05.2023 Valuation Date - 20.05.2023 Date of Report - 20.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.05.2023
7.	Nature and sources of the information used or relied upon;	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 Comparative 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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial 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 **20<sup>th</sup> 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's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. DSV Developers**. 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 **M/s. DSV Developers**. 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 Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

## 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 Highest and Best Use model is used for analysing development potential.

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 Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

### ***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.
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.

Think.Innovate.Create

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22