

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Devidas Raghunath Kuwar & Mr. Dattatray Devidas Kuwar.**

Residential Flat No. 5, 2nd Floor, "**Shreeraj Residency Apartment**", Plot No.16 out of Survey No. 220 / 1,
Near Mauli Lawns, Opp. Ankur Hospital, Vikhe Patil School Road, ITI Ambad Road, Murari Nagar,
Village – Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 007,
State – Maharashtra, Country – India.

Latitude Longitude: 19°58'22.1"N 73°44'45.5"E

Valuation Prepared for:

Bank of Baroda

Mumbai Naka Parisar SMS 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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Valuation Report Prepared For: BOB / Mumbai Naka Parisar SMS Nashik Branch / Mr. Devidas Raghunath Kuwar & Other (31512/2300675) Page 2 of 26

Vastu/Nashik/05/2023/31512/2300675
19/14-287-RPSH
Date: 19.05.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 5, 2nd Floor, "Shreeraj Residency Apartment", Plot No.16 out of Survey No. 220 / 1, Near Mauli Lawns, Opp. Ankur Hospital, Vikhe Patil School Road, ITI Ambad Road, Murari Nagar, Village – Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Mr. Devidas Raghunath Kuwar & Mr. Dattatray Devidas Kuwar.**

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Lobby & Lift
South	Row House	Marginal Space
East	Godown & Open Plot	Marginal Space
West	Building	Flat No. 7

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 ` **30,74,700.00 (Rupees Thirty Lakh Seventy Four Thousand Seven Hundred 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.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Auth. Sign.



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mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Chief Manager,
Bank of Baroda
Mumbai Naka Parisar Nashik Branch
 Shop No. 14 & 15, Suyojit Commercial Complex,
 Near Hotel Prakash, Mumbai Naka Parisar,
 Nashik, PIN – 422009, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan (Education) Purpose.
2.	a) Date of inspection	: 18.05.2023
	b) Date on which the valuation is made	: 19.05.2023
3.	List of documents produced for perusal: 1) Copy of deed of Apartment Dated 28.02.2014 between Mr. Devidas Raghunath Kuwar & Mr. Dattatray Devidas Kuwar (Owner) & Mr. Dr. Vinay Ashokrao Mogal (Seller) 2) Copy of Full Occupancy Certificate No. Javak Number / NRV/ CIDCO / 15374 / 2022 / 13 dated 02.08.2013 issued by Nashik Municipal Corporation, Nashik. 3) Copy of Approved Building Plan Accompanying Commencement Certificate No. CD / B4 / 110 / 615 dated 24.05.2010, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. 4) Copy of 7/12 Extract. 5) Copy of Electricity Bill vide Consumer No.049990027535 dated 21.04.2023 in the name of Shri. Kunwar Devidas Raghunath (Owner)	
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)	: Mr. Devidas Raghunath Kuwar & Mr. Dattatray Devidas Kuwar. Address: Residential Flat No. 5, 2 nd Floor, "Shreeraj Residency Apartment ", Plot No.16 out of Survey No. 220 / 1, Near Mauli Lawns, Opp. Ankur Hospital, Vikhe Patil School Road, ITI Ambad Road, Murari Nagar, Village – Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person: Mr. Arun Sir (Tenant) Contact No. +91 8010157758 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 5 is located on 2 nd Floor. As per Site Visit, the composition of flat is Living Room + 2 Bedroom + Kitchen + Balcony + Passage + 2 WC. (i.e. 2BHK + Storeroom)

			The property is at 14.3 Km. distance from nearest railway station Nashik Road. Landmark: Near Mauli Lawns, Opp. Ankur Hospital.
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No.16 out of Survey No. 220 / 1
	b) Door No.	:	Residential Flat No. 5
	c) T.S. No. / Village	:	Village – Ambad Khurd
	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. CD / B4 / 110 / 615 dated 24.05.2010, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 5, 2 nd Floor, "Shreeraj Residency Apartment " , Plot No.16 out of Survey No. 220 / 1, Near Mauli Lawns, Opp. Ankur Hospital, Vikhe Patil School Road, ITI Ambad Road, Murari Nagar, Village – Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 007, 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 – Ambad Khurd Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Deed

	North	:	Road	By 18 M. D.P. Road
	South	:	Row House	By Plot No. 55, 56 & 57
	East	:	Godown & Open Plot	By Plot No. 15
	West	:	Building	By Plot No. 17
13.1	Flat		As per Actual Site	As per the Deed
	North		Lobby & Lift	Details Not Mentioned in Agreement
	South		Marginal Space	Details Not Mentioned in Agreement
	East		Marginal Space	Details Not Mentioned in Agreement
	West		Flat No. 7	Details Not Mentioned in Agreement
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°58'22.1"N 73°44'45.5"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 605.00 Balcony Area in Sq. Ft. = 60.00 (Area as per site Measurement) Built up Area in Sq. Ft. = 811.00 Terrace Area in Sq. Ft. = 51.00 (Area as per Deed of Apartment) (40% of Terrace Area in Sq. Ft. = 20.00) Total Built up Area in Sq. Ft. = 831.00 (Area as per Deed of Apartment)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Total Built up Area in Sq. Ft. = 831.00 (Area as per Deed of Apartment)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No.16 out of Survey No. 220 / 1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Ambad Khurd	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 5, 2 nd Floor, " Shreeraj Residency Apartment ", Plot No.16 out of Survey No. 220 / 1, Near Mauli Lawns, Opp. Ankur Hospital, Vikhe Patil School Road, ITI Ambad Road, Murari Nagar, Village – Ambad Khurd, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	

4.	Year of Construction	:	2013 (As per Full Occupancy Certificate)
5.	Number of Floors	:	Ground + 4 upper Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 2 nd Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	2 nd Floor
2	Door No. of the Flat	:	Residential Flat No. 5
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Consumer No.049990027535
	Meter Card is in the name of:	:	Shri. Kunwar Devidas Raghunath (Owner)
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Devidas Raghunath Kuwar & Mr. Dattatray Devidas Kuwar
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Total Built up Area in Sq. Ft. = 831.00 (Area as per Deed of Apartment)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 605.00 Balcony Area in Sq. Ft. = 60.00 (Area as per site Measurement)
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?	:	Tenant Occupied
15	If rented, what is the monthly rent?	:	`6,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra	:	Located in developing area

	Potential Value?		
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	` 3,500.00 to ` 4,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	` 4,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	` 2,000.00 per Sq. Ft.
	ii) Land + others	:	` 2,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	` 36,700.00 per Sq. M. ` 3,410.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	` 34,280.00 per Sq. M. ` 3,185.00 per Sq. Ft.
5	Registered Value (if available)	:	Consideration Value – ` 14,00,000/- Document No. – 2308/2014 Agreement Date – 24.02.2014
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	` 1,700.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	` 2,000.00 per Sq. Ft.
	Age of the building	:	10 Years
	Life of the building estimated	:	50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	15.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	` 1,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	` 2,000.00 per Sq. Ft.
	Total Composite Rate	:	` 3,700.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	831.00 Sq. Ft.	3,700.00	30,74,700.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			

8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			30,74,700.00

Value of Flat

Fair Market Value	30,74,700.00
Realizable value	27,67,230.00
Distress Value	24,59,760.00
Insurable value of the property (831.00 Sq. Ft. X ` 2,000.00)	16,62,000.00
Guideline value of the property (831.00 Sq. Ft. X ` 3,185.00)	26,46,735.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

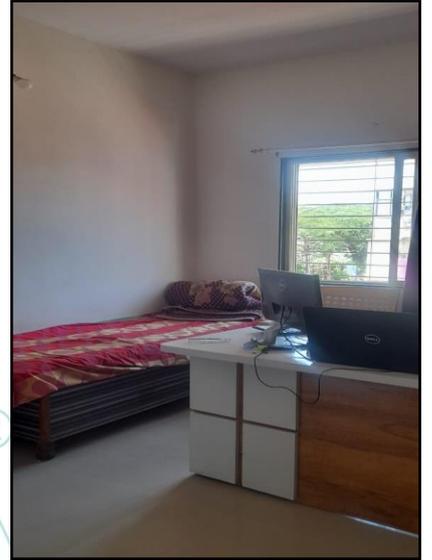
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ` 3,500.00 to ` 4,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ` 3,700.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	` 6,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs

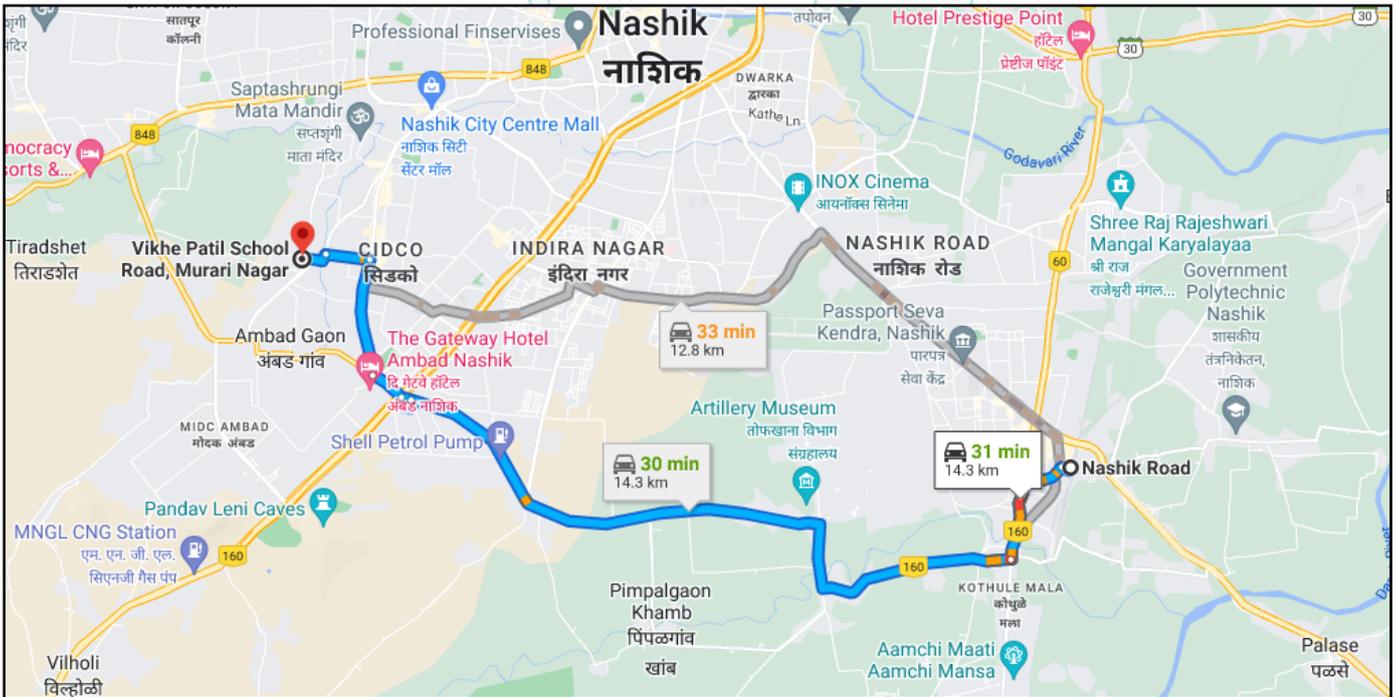
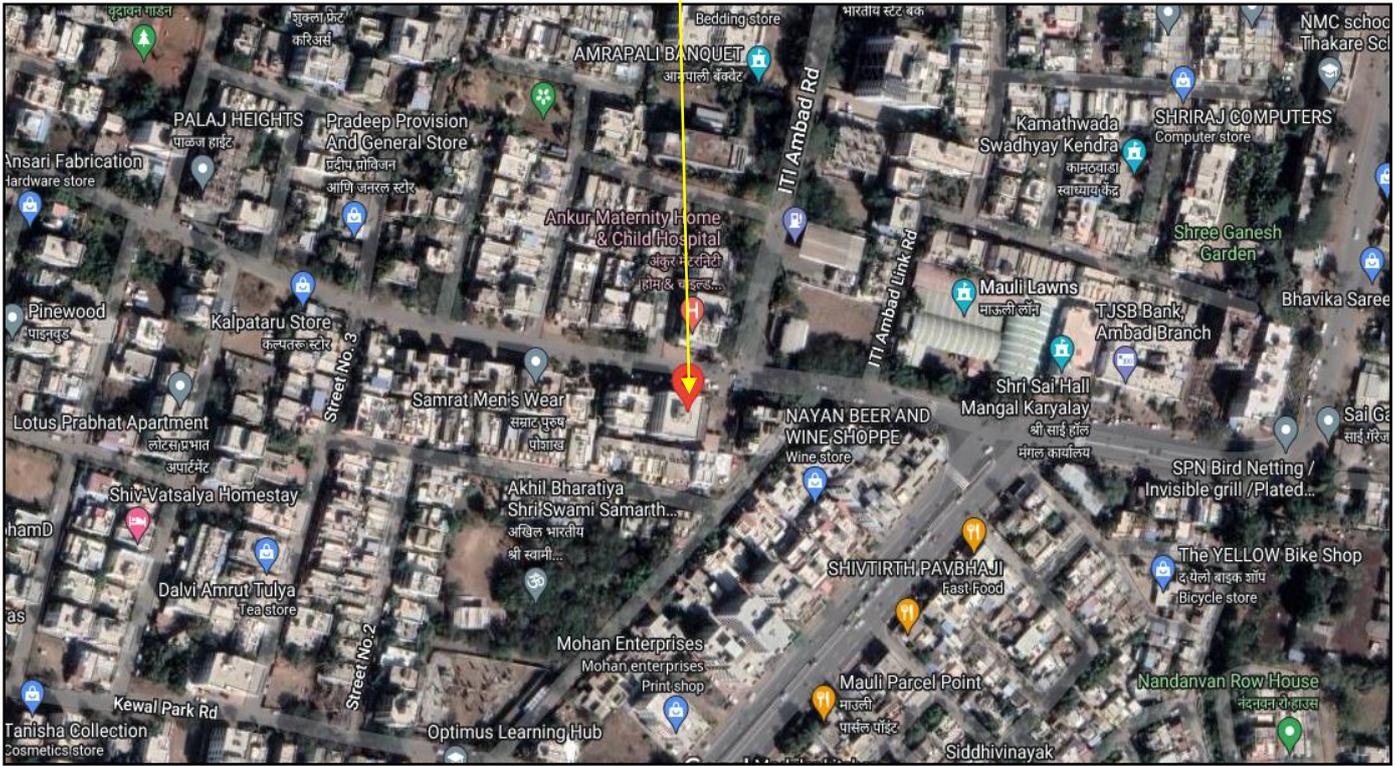


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°58'22.1"N 73°44'45.5"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 14.3 Km.)

Ready Reckoner Rate



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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	मोजे अंबड खु.
Attribute	सई नंबर	<input type="text" value="220"/>	SubZone Name		4.2 - कामटवाडा कडून
Mahapalika Area	Nashik Muncipal Corp				

Open Land	Residence	Office	Shop	Industry	Unit
12500	36700	42200	45870	0	Square Meter

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1 BHK Owner Residential House For Sale **Ambad Village, Nashik**

1 Bed
 2 Baths
 1 Balcony
 Unfurnished

Carpet Area 560 sqft ▾ ₹4,821/sqft	Floor Ground (Out of 1 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Unfurnished	Age Of Construction 5 to 10 years

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 ₹4.16 K/sq.ft

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Contact Owner

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Hall

SHARE
SAVE

Balcony

Bathroom

+

7 more

925 sq.ft
Build Up Area

₹4.16 K/sq.ft
Avg. Price

4 Year Old
Age of property

Ready to move
Possession status

Higher 📌
of 4 floors

Unfurnished
Furnishing

Price Indicators

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2 BHK Apartment

By DWARKESH CONSTRUCTIONS

Dwarkesh Kalpataru Heights, MIDC Ambad, Nashik

₹49.51 L EMI starts at ₹26.22 K
₹4.11 K/sq.ft

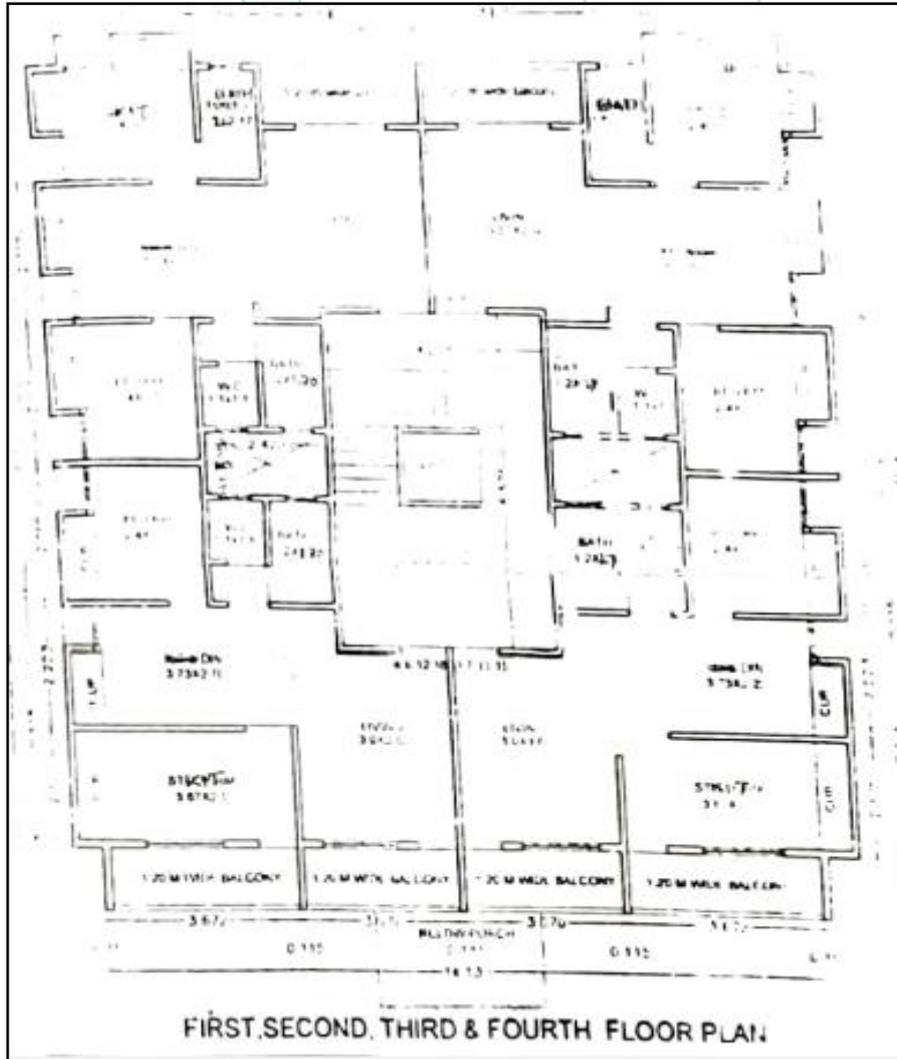
Contact Owner

SHARE SAVE

1205 sq.ft Build Up Area ₹4.11 K/sq.ft Avg. Price 2 BHK Configuration 31st Dec, 2023 Possession status Lower of 21 floors Unfurnished Furnishing

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Approved Plan



Deed of Apartment

BETWEEN

[1] MR. DR. VINAY ASHOKRAO MOGAL, Age 37 years, Occupation Medical Practitioner, PAN AJJPM 6369 E, R/o. Shop No. 1, Dweep-Laxmi Apartment, Vrindawan Colony, DGP Nagar No. 2, Kamatwade, Nashik-422010. [2] MR. MAHESH RAMRAO HIRAY, Age 47 Years, Occupation Business, PAN AASPH 0120 24; Joint Partners of M/S. SHREE RAJ DEVELOPERS, having its office at Plot No. 16, Ambad Khurd, Nashik-422010. Hereinafter referred to as the "VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, assigns, etc.) Of the FIRST PART.

AND

[1] MR. DEVIDAS RAGHUNATH KUWAR, Age 57 Years, PAN AGLPK 8592 J, Occupation Service, [2] MR. DATTATRAY DEVIDAS KUWAR, Age 30 Years, PAN ASIPK 9993 J Occupation Business, Both R/o. Flat No. 5, Shreeraj Residency Apartment-1, Ambad Khurd, Nashik-422010. Hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, Administrators, assigns, etc.) of the SECOND PART.

WHEREAS The Vendor is absolute and exclusive owner of all that piece and parcel of the land situated at Ambad Khurd, more particularly described in the schedule written hereunder and hereinafter referred to as the Said Property.

AND WHEREAS the Vendor No. 1 and Mr. Yogesh Ramrao Hiray have Purchased Plot No. 16 and extra FSI area admeasuring 127-50 Sq. from Mr. Arun Nimba Jadhav and Mrs. Madhuri Arun Jadhav by a sale deed dated 7/7/2009 which is duly registered at the office of Sub Registrar, Nashik-3 at Sr. No. 5729 on 7/7/2009 and as such names of the Vendor No. 1 and Mr. Yogesh Ramrao Hiray are mutated in the owners column of the record of rights and Vendor No. 2 has purchased Plot No. 16 part undivided shares of Mr. Yogesh Ramrao Hiray and part area from the extra FSI admeasuring 63-75 Sq. Mtrs. from Mr. Yogesh Ramrao Hiray and with the consent of Vendor No. 1 by a sale deed dated 31/12/2010 which is duly registered at the office of Sub Registrar, Nashik-2 at Sr. No. 91/2011 and as such names of the Vendor No. 2 is mutated in the owners column of the record of rights and accordingly Vendors are in actual possession and enjoyment of the said property and by virtue of the said deeds the Vendors have absolute right to develop the said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the Vendors may deem fit and proper.

AND WHEREAS That Vendor have prepared a building plan which is duly approved by the Nashik Municipal Corporation under commencement certificate No.LND/BP/CD/B4/110/615 dated 24/9/2010 and whereby Vendors have revised building plan from Nashik Municipal Corporation Nashik, under revised Commencement Certificate No. LND/BP/CD/B4/421/3679 dated 15/10/2012 and LND / BP/A4/305/09 dated 14-12-2009 and the Vendors have purchased TDR of 200-00 Sq. Mtrs. from DRC No. 261 dated 20/1/2009 from Mr. Vishal Vikram Shah HUF and others by a sale deed dated 18/3/2010 which is duly registered at the office of Sub Registrar, Nashik-3 at Sr. No. 2550 on 18/3/2010 and the Vendors prepared a building plan by using the said TDR which is duly sanctioned by Nashik Municipal Corporation.

AND WHEREAS the Vendor agreed to sell the apartments in the said building to different purchasers and the Vendor agreed to sell flat to the purchaser described in the second schedule written hereunder in the

नसम-३
रज.प्र. (2300/2010)
३-१६

नसम-३
रज.प्र. (2300/2010)
६-२६

(19) That the grantors have revised the building plan and Flat No. 1 and 4 are converted for the use of Maternity & Nursing Home and the owner of Flat No. 1 and 4 shall use the said flats for commercial purpose and the grantors have obtained commercial N. A. order from the Collector, Nashik no other flat owners shall object or obstruct the use of the said commercial premises.

(20) That there are two garages sanctioned as per approved building plan and the grantor shall be entitled to sell/allot the said garage to any of the prospective purchaser the grantor may deem fit and the proposed purchaser of the garage shall become member of the association.

(21) That the grantor or the nominee shall be entitled to construct the garages as per approved building plan and no other apartment owners shall obstruct or object the grantor or owner or nominee from constructing the same anytime in future.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of land bearing Plot No. 16 out of S. No. 220/1 admeasuring 800-00 Sq. Mtrs. situated at Ambad Khurd, Taluka and District Nashik, within registration and sub Registration District of Nashik within Nashik Municipal Corporation jointly Bounded as follows:

On or towards East : By Plot No. 15
On or towards West : By Plot No. 17
On or towards South : By Plot No. 55, 56 and 57
On or towards North : By 18 Mtrs. D. P. Road

SECOND SCHEDULE OF THE SAID APARTMENT

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Flat No. 5 of second floor admeasuring 75-37 Sq. Mtrs. built up area and alongwith the absolute and exclusive right to use, utilise and enjoy Terrace area admeasuring 4-75 Sq. Mtrs. adjoining to the said flat "SHREERAJ RESIDENCY APARTMENT" alongwith 5.76% ownership in the common areas as mentioned in the Declaration of Apartment.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.



SIGNED SEALED AND DELIVERED BY THE WITHINNAMED [1] MR. DR. VINAY ASHOKRAO MOGAL



[2] MR. MAHESH RAMRAO HIRAY Partners of M/S. SHREE RAJ DEVELOPERS. (VENDOR/L)



SIGNED SEALED AND DELIVERED BY THE WITHINNAMED [1] MR. DEVIDAS RAGHUNATH KUWAR

[2] MR. DATTATRAY DEVIDAS KUWAR (PURCHASER/S)

WITNESSES:

1. _____ 2. _____



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 ` **30,74,700.00 (Rupees Thirty Lakh Seventy Four Thousand Seven Hundred Only)**. The **Realizable Value** of the above property ` **27,67,230.00 (Rupees Twenty Seven Lakh Sixty Seven Thousand Two Hundred Thirty Only)**. and the **Distress Value** ` **24,59,760.00 (Rupees Twenty Four Lakh Fifty Nine Thousand Seven Hundred Sixty Only)**.

Place: Nashik

Date: 19.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.®

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
` _____ (Rupees _____
_____ only).

Date

Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 19.05.2023 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.
- 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 purchased by Mr. Devidas Raghunath Kuwar & Mr. Dattatray Devidas Kuwar from Mr. Dr. Vinay Ashokrao Mogal deed of Apartment Dated 28.02.2014
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 SMS Nashik Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Shobha Kuperkar – Technical Manager Rushikesh Pingle – 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 – 18.05.2023 Valuation Date - 19.05.2023 Date of Report - 19.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 18.05.2023
7.	nature and sources of the information used or relied upon;	<input checked="" type="checkbox"/> Market Survey at the time of site visit <input checked="" type="checkbox"/> Ready Reckoner rates / Circle rates <input checked="" type="checkbox"/> Online search for Registered Transactions <input checked="" type="checkbox"/> Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th 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 Flat, admeasuring **831.00 Sq. Ft. Total Built Up Area** owned by **Mr. Devidas Raghunath Kuwar & Mr. Dattatray Devidas Kuwar**. 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 **Mr. Devidas Raghunath Kuwar & Mr. Dattatray Devidas Kuwar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **831.00 Sq. Ft. Total Built Up Area**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a 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 Flat, admeasuring **831.00 Sq. Ft. Total Built Up Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik
Date: 19.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

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