

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Sau. Rupalee Sambhaji Bangar & Shri. Sambhaji Shankar Bangar.**

Residential Land and House on Tenement No. N-41 / V / C-2 / 11 / 7, Ground Floor, Vaishakh Sector, 4th Scheme at CIDCO, off. Patil Nagar - Savata Nagar Road, Near, Gargi College Village – CIDCO Nashik, Taluka & District – Nashik- 422 009, State – Maharashtra, Country – India.

Longitude Latitude: 19°58'51.5"N 73°45'35.0"E

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### Valuation Done for:

**Bank of Baroda**

**Regional Office Nashik Road Branch**




BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, 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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Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 mumbai@vastukala.org

Vastu/Nashik/05/2023/31632/2300807

26/17-418-RYSH

Date: 26.05.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on Tenement No. N-41 / V / C-2 / 11 / 7, Ground Floor, Vaishakh Sector, 4th Scheme at CIDCO, off. Patil Nagar - Savata Nagar Road, Near, Gargi College Village – CIDCO Nashik, Taluka & District – Nashik- 422 009, State – Maharashtra, Country – India belongs **Sau. Rupalee Sambhaji Bangar & Shri. Sambhaji Shankar Bangar.**

Boundaries of the property.

North : Tenement No. N-41 / V / C-2 / 11 / 06  
South : Tenement No. N-41 / V / C-2 / 11 / 08  
East : Road  
West : Tenement No. N-41 / V / C-2 / 10 / 06

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at **₹15,46,627.00 (Rupees Fifteen Lakh Forty Six Thousand Six Hundred Twenty Seven Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



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



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Central Road, MIDC, Andheri (E),  
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TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

**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,****Bank of Baroda****Regional Office Nashik Road Branch**BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India.**2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)**

I	General	
1.	Purpose for which the valuation is made	: As per the request from Bank of Baroda, Mumbai Naka Parisar Nashik Branch to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	: 18.05.2023
	b) Date on which the valuation is made	: 26.05.2023
3.	List of documents produced for perusal	
	1. Copy of Sale Deed of Assignment Vide No. 5879 /2019 Dated.29.06.2019 between Mr. Kailas Surajmal Madhave (the Vendor) & Sau. Rupalee Sambhaji Bangar & Shri. Sambhaji Shankar Bangar (the Purchaser)	
	2. Copy of Tenement Transfer Order Certificate No. CIDCO / ADMN / 866 / dated.02.8.2011-15.12.2011 issued by CIDCO.	
	3. Copy of Electricity Bill vide Consumer No. 049014379397 dated 13.04.2023 in the name of Smt. Rupali Sambhaji Bangar issued by M.S.E.D.C.L	
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>Sau. Rupalee Sambhaji Bangar &amp; Shri. Sambhaji Shankar Bangar</b>  <b>Address:</b> Residential Land and House on Tenement No. N-41 / V / C-2 / 11 / 7, Ground Floor, Vaishakh Sector, 4th Scheme at CIDCO, off. Patil Nagar - Savata Nagar Road, Near, Gargi College Village- CIDCO Nashik, Taluka & District – Nashik- 422 009, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Vishal Sanap (Owner Representative) Mb. No.: + 7499764003.
5.	Brief description of the property (Including Freehold / freehold etc.):	
	The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 14.3 km. travelling distance from Nashik Road Railway Station.  <b>Plot:</b> The plot under valuation is Freehold residential plot. <b>As per Sale Deed Plot area is 34.71Sq. Mt., which is considered for valuation.</b> As per site inspection, the structure is Ground Floor. The composition ground floor is Living Room + Kitchen + Bedroom + Bath + W.C.	

<b>Structure:</b>			
<b>As per Site Inspection structure are as under:</b>			
<b>Description</b>		<b>As per site measurement Carpet Area in Sq. M.</b>	
RCC Framed Structure			
Ground		9.00	
<b>As per Deed of Assignment Built Up area is 13.70 Sq. M. which is considered for valuation.</b>			
<b>Floors</b>		<b>Area (Sq. M.)</b>	
Ground Floor		13.70	
<b>Total Built up area</b>		<b>13.70</b>	
5a	Total Lease Period & remaining period (if Freehold)	: N.A., the land is Lease Hold	
6.	Location of property	:	
a)	Plot No. / Survey No.	: Vaishakh Sector, 4th Scheme at CIDCO	
b)	Door No.	: Land and House on Tenement No. N-41 / V / C-2 / 11 / 7	
c)	C.T.S. No. / Village	: Village – CIDCO Nashik	
d)	Ward / Taluka	: Taluka – Nashik	
e)	Mandal / District	: District – Nashik	
7.	Postal address of the property	: Residential Land and House on Tenement No. N-41 / V / C-2 / 11 / 7, Ground Floor, Vaishakh Sector, 4th Scheme at CIDCO, off. Patil Nagar - Savata Nagar Road, Near, Gargi College Village – Nashik, Taluka & District – Nashik- 422 009, State – Maharashtra, Country – India	
8.	City / Town	: Village – Nashik, CIDCO	
	Residential area	: Yes	
	Commercial area	: Yes	
	Industrial area	: Yes	
9.	Classification of the area	:	
	i) High / Middle / Poor	: Middle Class	
	ii) Urban / Semi Urban / Rural	: Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Village – Nashik, CIDCO	
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.	Dimensions / Boundaries of the property		
		<b>A</b>	
		<b>As per the Deed</b>	
		<b>B</b>	
		<b>Actuals</b>	
	North	Tenement No. N-41 / V / C-2 / 11 / 06	Tenement No. N-41 / V / C-2 / 11 / 06
	South	Tenement No. N-41 / V / C-2 / 11 / 08	Tenement No. N-41 / V / C-2 / 11 / 08
	East	Colony Road	Road
	West	Tenement No. N-41 / V / C-2 / 10 / 06	Tenement No. N-41 / V / C-2 / 10 / 06

13.2	Latitude, Longitude & Co-ordinates of the site	:	19°58'51.5"N 73°45'35.0"E
14.	Extent of the site	:	Plot Area = 34.71.00
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	(As per Deed of Assignment) Structure Area = As per table Attached (As per Additional Area Letter)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality	:	Good
2.	Development of surrounding areas	:	Fully Developed
3.	Possibility of frequent flooding/ submerging	:	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	:	Rectangular
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?	:	N.A.
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 Ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Connected to Municipal Supply Line
16.	Underground sewerage system	:	Connected to Septic Tank
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing area
19.	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)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	Plot Area = 34.71 (As per Deed of Assignment)
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 30,000.00 to ₹ 40,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 6,400.00 per Sq. M
	In case of variation of 20% or more in the	:	It is a foregone conclusion that market value is always more

	valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 37,600.00 per Sq. M.
6	<b>Estimated value of land</b>	:	<b>₹ 13,05,096.00</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Residential)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC framed structure
	c) Year of construction	:	2011 (As per Site Information / Tenement Transfer Order Letter)
	d) Age of the building	:	12 Years
	e) Life of the building estimated	:	48 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	Ground Floor
	g) Plinth area floor-wise	:	13.70 Sq. Mt. (As per Deed of Assignment)
	h) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
	i) Date of issue and validity of layout of approved map	:	Approved Building Plan were not provided and not verified.
	j) Approved map / plan issuing authority	:	
	k) Whether genuineness or authenticity of approved map / plan is verified	:	N.A.
	l) Any other comments by our empanelled valuers on authentic of approved plan	:	No.

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description		
1.	Foundation	:	RCC
2.	Basement	:	No
3.	Superstructure	:	RCC
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Wooden door frame
5.	RCC Works	:	RCC Framed Structure
6.	Plastering	:	Cement Plastering
7.	Flooring, Skirting, dado	:	Ceramic / Mosaic Tiles Flooring

8.	Special finish as marble, granite, wooden paneling, grills etc.		M. S. Grill Window
9.	Roofing including weatherproof course	:	RCC Slab
10.	Drainage	:	Connected to Municipal Sewerage System
11.	Compound Wall	:	
	Height	:	5'.6" High, R.C.C. columns with B. B. Masonry wall
	Length	:	
	Type of construction	:	RCC
12.	Electrical installation	:	
	Type of wiring	:	Concealed wiring
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	-
13.	Plumbing installation	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

**Details of Valuation: -**

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build.	Depreciated Rate to be considered	Depreciated Value to be considered	Value / Full Value
Ground Floor	13.70	2011	48	21,500.00	12	17,630.00	2,41,531.00	2,94,550.00
						<b>TOTAL</b>	2,41,531.00	2,94,550.00

<b>Part – C (Extra Items)</b>		:	<b>Amount in ₹</b>
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	<b>Total</b>		
<b>Part – D (Amenities)</b>		:	<b>Amount in ₹</b>
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	

10.	False ceiling		
	<b>Total</b>		
<b>Part – E (Miscellaneous)</b>		:	<b>Amount in ₹</b>
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	<b>Total</b>		
<b>Part – F (Services)</b>		:	<b>Amount in ₹</b>
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	<b>Total</b>		

**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	34.71	6400.00	2,22,144.00
Structure	As per valuation table		2,41,531.00
<b>Total</b>			<b>4,63,675.00</b>

**3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

<b>Part – A</b>	Land	:	₹ 13,05,096.00
<b>Part – B</b>	Building	:	₹ 2,41,531.00
<b>Part – C</b>	Extra Items	:	
<b>Part – D</b>	Amenities	:	
<b>Part – E</b>	Miscellaneous	:	
<b>Part – F</b>	Services	:	
	<b>Total</b>	:	<b>₹ 15,46,627.00</b>

<b>Fair Market Value</b>	:	₹ 15,46,627.00
<b>Realizable Value</b>	:	₹ 14,69,296.00
<b>Distress Value</b>	:	₹ 12,37,302.00
<b>Value as per Circle Rate</b>	:	₹ 4,63,675.00
<b>Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))</b>	:	₹ 2,50,367.00
<b>Remark:</b> Approved Building Plan were not provided and not verified.		

**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 cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

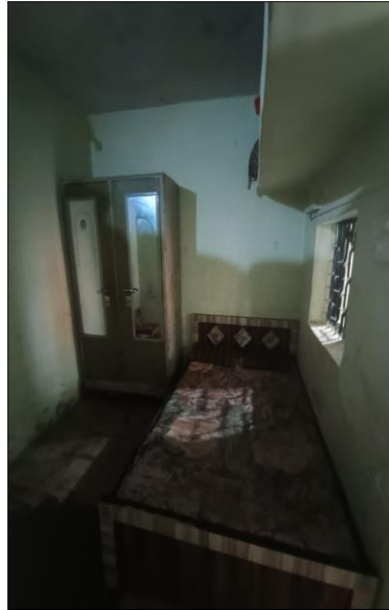
As the property is an Residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 30,000.00 to ₹ 40,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 37,600.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i) Saleability	Good
ii) Likely rental values in future in and	-
iii) Any likely income it may generate	-

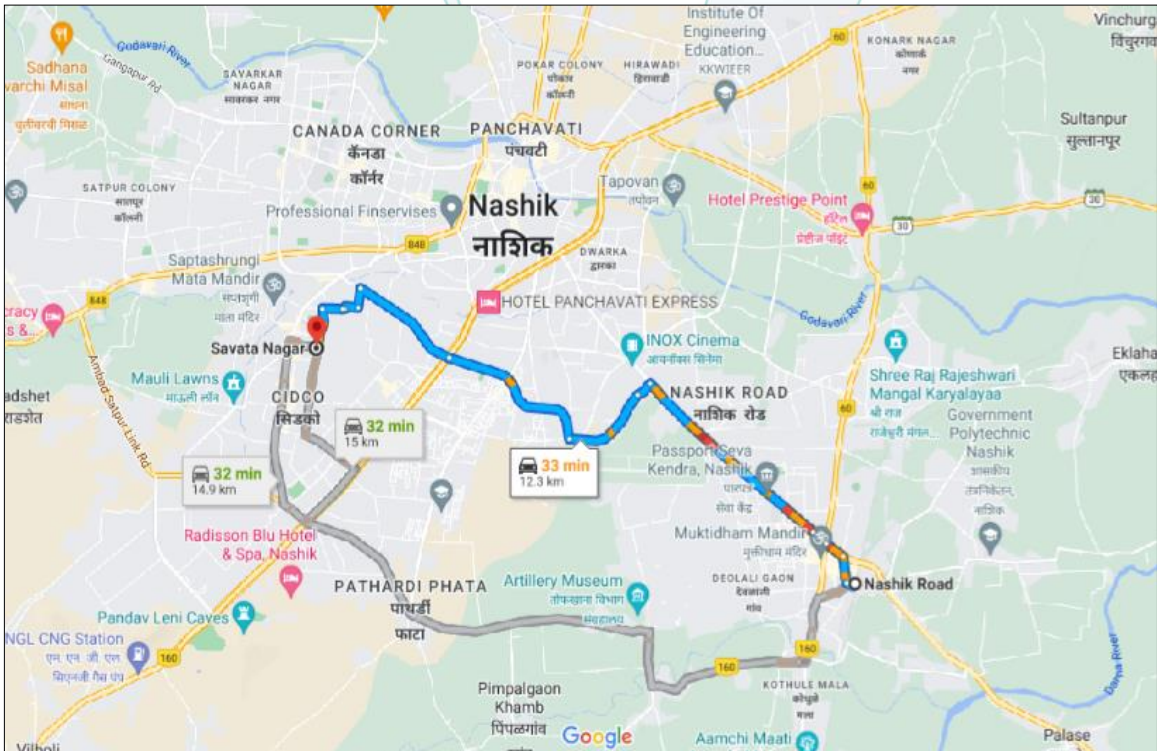
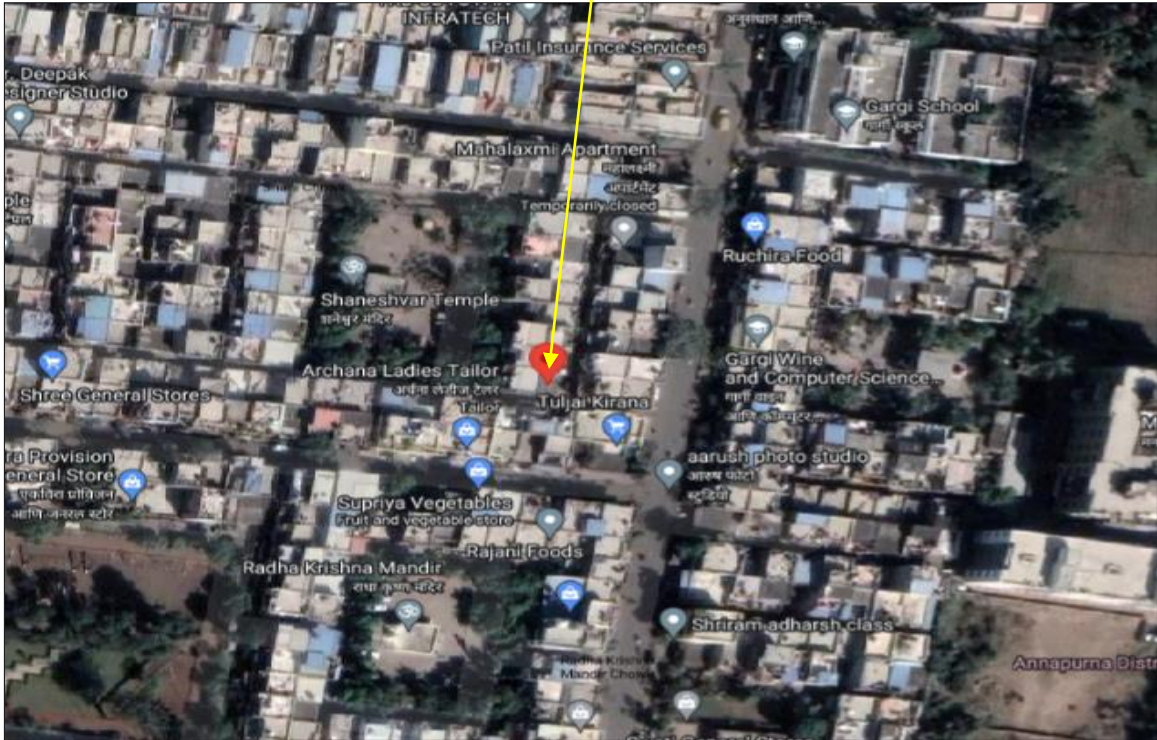
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### ACTUAL SITE PHOTOGRAPHS



## ROUTE MAP OF THE PROPERTY

Site u/r



**Longitude Latitude: 19°58'51.5"N 73°45'35.0"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Nashik – 12.3 Km)

**READY RECKONER RATE**

**बाजारमूल्य दर पत्रक**

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**Year**      *Annual Statement of Rates*      **Lar**

20232024      **En**

**Selected District**   नाशिक      **Select Taluka**   नाशिक  
**Select Village**      मौजे नाशिक क्र.1 वैशाख सेक्टर  
**Search By**       Survey No    Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	गॉफ्रीस	दुकाने	बीचोपिक	एकक (Rs./)
SurveyNo	1.38.1 - सिम्बॉयसीस कॉलेजकडून त्रिमुर्ती कडे येणारा रस्ता व पूरव पश्चिम प्लाझा थिएटर समोरील रस्ता (1.39.1 ला जोडणारा )	6400	28500	32770	35620	0	चौ. मीटर
SurveyNo	1.38.2 - पवननगर कडून पुरव पश्चिम प्लाझा कडे येणारा रस्ता (1.39.2 ला जोडणारा )	6400	28500	32770	35620	0	चौ. मीटर
SurveyNo	1.38.3 - वरील रस्त्यास समांतर सिव्हेज ट्रिटमेंट प्लॉटकडे जाणारा रस्ता व पेठे हायस्कूल निघणारा (1.39.3 ला जोडणारा )	5800	27750	31910	34680	0	चौ. मीटर
SurveyNo	1.38.4 - अंतर्गत मिळकती	4850	26120	29750	32650	0	चौ. मीटर

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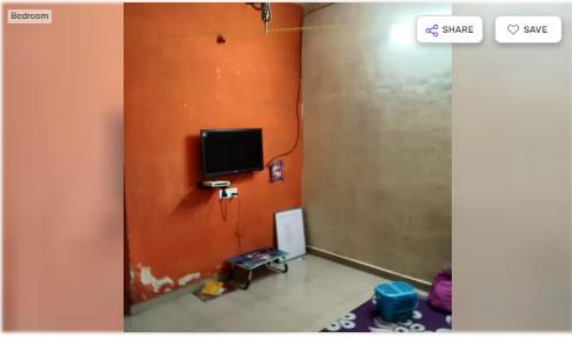
## PRICE INDICATORS

**HOUSING.COM** Buy In Nashik  +Add

Home / Nashik / Cidco / House for Sale in Cidco / 1 RK Independent House Last updated: Jan 31, 2023

**1 RK Independent House**

Cidco, Nashik **₹22.0 L** EMI starts at 11.65 K  
4.40 K/sq.ft



500 sq.ft  
Build Up Area

4.40 K/sq.ft  
Avg. Price

3 Year Old  
Age of property

Ready to move  
Possession status

Unfurnished  
Furnishing

OVERVIEW POPULAR PROPERTIES NEARBY AMENITIES PRICE TRENDS LOCALITY CALCULATOR


Property Location **Cidco, Nashik** Great choice! Nice neighborhood around

**HOUSING.COM** Buy In Nashik  +Add

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

**Residential Plot**

Uttam Nagar, Nashik **₹47.85 L** EMI starts at ₹25.34 K  
₹40.90 K/sq.mt



No Property Images Available

117 sq.mt  
Plot Area

₹40.90 K/sq.mt  
Avg. Price

1 Years Old  
Age of property

Immediate  
Possession status

## PRICE INDICATORS

**HOUSING.COM** Buy In Nashik  + Add Download App List Property  Saved

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

### Residential Plot

Saptashrunji Nagar, Kamatwade Gaon, Nashik

**₹88.0 L** EMI starts at 43.69 K  
3.83 K/sq.ft

[Contact Seller](#)

No Property Images Available  
[Request Photos](#)

2300 sq.ft Plot Area	3.83 K/sq.ft Avg. Price	20 Year Old Age of property	Immediate Possession status	South-East facing Facing
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## Deed Of Assignment

Valuation Chart No.	:	1.38.1
Govt. Valuation Rs.	:	4,60,000/-
Consideration Rs.	:	12,50,000/-
Stamp of Rs.	:	75,000/-
Registration Fees Rs.	:	12,500/-

**DEED OF ASSIGNMENT**

This Deed of Assignment is made and executed on this 29<sup>th</sup> Day of  
JUNE, 2019 at Nashik....

**BETWEEN**

**Mr. Kailas Surajmal Madhawe**  
Age - 63, Occupation - Retired  
R/o.- N-41/V/C-2/11/7, Sawta Nagae,  
Cidco, Nashik- 422009  
PAN No – CDUPM0892H  
(Hereinafter referred to as the "Vendor/ Assignor")

(Which expression shall unless it be repugnant to the context or meaning thereof shall always deem to mean and include his legal heirs, executors, administrators, representatives and permitted assignees etc.) of the FIRST PARTY.

**AND**

1) **Mrs. Rupalee Sambaji Bangar**  
Age- 31 yrs., Occu.- Business,  
PAN NO. BFDPB4018Q

2) **Mr. Sambaji Shankar Bangar**  
Age – 45 yrs., Occu – Service,  
PAN NO. AWNPB0023F  
Both R/o - N-43/J/D/1/30/2,  
Pavan Nagar, Cidco, Nashik.  
(hereinafter referred to as the "Purchaser")

(which expression shall unless it be repugnant to the context or meaning thereof shall always deem to mean and include his legal heirs, executors, administrators, representatives and permitted assignees, etc.) of the SECOND PARTY.

## Tenement Transfer Order



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LIMITED**

Office of the Administrator  
CIDCO, New Nashik.

CIDCO / ADMIN / NSK / NO. 664 Date: 9 / 8 / 2011  
११/०८/२०११

**TENEMENT TRANSFER ORDER**

SHR / SMT. Suresh Gopal Keshtri was allowed / transferred to the House No. N41/VCD/11/07 in 4th H.S. at new Nashik Under Letter No. CIDCO/NSK/NSK/NO

Dated Sept 06 The Transfer Agreement / Agreement was also executed on Sept 06. The cost of the house was fixed at Rs. 12,000/- (Rs. Twelve Thousand Only) and accordingly the entire amount has been paid by Shri / Smt. Suresh Gopal Keshtri Now after the payment of the cost of the house Shri/Smt. Suresh Gopal Keshtri has Applied on April 2011 for the transfer of the House to Shri / Smt. Datagopal Kalasa Madhane and in view of the direction the transfer is permitted on payment of Fixed Transfer charges and the Price paid by allottee. IN US THE AMOUNT OF Rs. 1000/- Rs. Four Thousand Only ) i.e. recovered from

Shri/Smt. Suresh Gopal Keshtri


RE Transfer Charges of the House No. N41/VCD/11/07 vide Receipt No. 11112 Dated 07/08/2011

THE AMOUNT / Transfer House No. N41/VCD/11/07 in 4th H.S. at New Nashik made to Shri / Smt. Suresh Gopal Keshtri is cancelled and it is now transferred to Shri / Smt. Datagopal Kalasa Madhane

- He / She shall be liable to pay from AUG 2011 the Water / Service / Insurance and all other charges as noted in the agreement and breach of condition will be taken serious notice for action in the court of Law.

The Agreement should be issued accordingly.

To,

- Shri / Smt. S.G. Keshtri  ADMINISTRATOR CIDCO, NASHIK
- Shri / Smt. D.K. Madhane

Copy to A.A.O. (NSK) Version: 01/04 (2-00)



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is **₹ 15,46,627.00 (Rupees Fifteen Lakh Forty Six Thousand Six Hundred Twenty Seven Only)**. The Realizable Value **₹14,69,296.00 (Rupees Fourteen Lakh Sixty Nine Thousand Two Hundred Ninety Six Only)**. and the Distress value **₹ 12,37,302.00 (Rupees Twelve Lakh Thirty Seven Thousand Three Hundred Two Only)**.

Place: Nashik

Date: 26.05.2023

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.**

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

Official/s)

Countersigned  
(BRANCH MANAGER)

Think.Innovate.Create Signature  
(Name & Designation of the Inspecting

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

(Annexure – I)

## **1. DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 26.05.2023 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. 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 Smt. Rupalee Sambhaji Bangar & Shri. Sambhaji Shankar Bangar (Owner) & Mr. Kailas Surajmal Madhave (Seller Dated.29.06.2019.
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, R.O. Nashik Road Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Sachin Raundal - Valuation Engineer Shobha Kuperkar – Technical Manager Rishidatt Yadav– 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 – 26.05.2023 Date of Report – 26.05.2023
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;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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 land size, location, sustained demand for Residential land, 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

## **2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **26th 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 visualizing the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **Plot area = 34.71 Sq. M. & Built up area = 13.7 Sq. M.** and structures thereof. The property is owned by **Smt. Rupalee Sambhaji Bangar & Shri. Sambhaji Shankar Bangar**. 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 property is owned by **Smt. Rupalee Sambhaji Bangar & Shri. Sambhaji Shankar Bangar**. 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 documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **Plot area = 34.71 Sq. M. & Built up area = 13.7 Sq. M.** and structure thereof.

## 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 owner occupied, contiguous and non-agricultural land parcel admeasuring **Plot area = 34.71 Sq. M. & Built up area = 13.7 Sq. M.** and structure thereof.

### **3. 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

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(Annexure – II)

## 4. 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: 26.05.2023

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

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