

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 09, Ground + 1 upper floor, "Umapark Row Houses", Survey No. 229/ 1, Near Tulja Bhavani Mandir, Krishna Nagar, Ambad MIDC Link Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Amol Bhika Bhavsar & Shri. Mahesh Bhika Bhavsar**.

Boundaries of the property.

Boundaries	Building	Row House
North	Adj. Plot	Row House No. 08
South	Adj. Plot	Row House No. 10
East	Side Margin / Open Space & Colony Road	Side Margin & Colony Road
West	Colony Road	Side Margin

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 **₹ 41,28,960.00 (Rupees Forty One Lakh Twenty Eight Thousand Nine Hundred Sixty 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.

**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.06.08 15:52:24 +05'30'

Auth. Sign.



Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

**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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- Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Amol Bhika Bhavsar &  
Shri. Mahesh Bhika Bhavsar**

Residential Row House No. 09, Ground + 1 upper floor, "Umapark Row Houses", Survey No. 229/ 1,  
Near Tulja Bhavani Mandir, Krishna Nagar, Ambad MIDC Link Road, Village – Ambad Khurd,  
Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.

Think.Innovate.Create

Longitude Latitude: 19°58'05.1"N 73°44'25.3"E

### Valuation Prepared for:

**Bank of Baroda**

**Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India.



[www.vastukala.org](http://www.vastukala.org)

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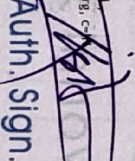
**FOR VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar**

Digitally signed by Sharadkumar B. Chalikwar

**B. Chalikwar**

DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd, ou=CAO, email=cna@vastukala.org, c=IN, Date: 2023.06.08 15:52:24 +05'30

  
Auth. Sign.



**Director**

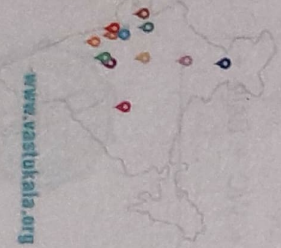
**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

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Encl: Valuation report.



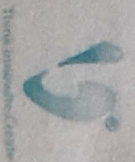
**Vastukala Consultants (I) Pvt. Ltd.**

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

To,  
The Chief Manager,  
**Bank of Baroda**  
**Regional Office Nashik Road Branch**  
BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

<b>1</b>	<b>General</b>	:	To assess Fair Market value of the property for Bank Loan Purpose.
<b>1.</b>	Purpose for which the valuation is made	:	Loan Purpose.
<b>2.</b>	a) Date of inspection	:	07.06.2023
	b) Date on which the valuation is made	:	08.06.2023
<b>3.</b>	List of documents produced for perusal:		
	i. Copy of Deed Of Apartment Vide No.1017/2010 Dated,01.02.2010		
	ii. Copy of Occupancy Certificate No. Javak No./ Nagar Rachana CIDCO / 3485 dated 25.08.2009 issued by Nashik Municipal Corporation		
	iii. Copy of Commencement Certificate No. LND/ BP/ CD/ 463 dated 06.01.2009 issued by Nashik Municipal Corporation.		
	iv. Copy of Approved Building Plan Accompanying Commencement Certificate No. 463 dated 06.01.2009 issued by Nashik Municipal Corporation		
	v. Copy of Electricity Bill vide Consumer No. 049992077173 dated 19.05.2023 in the name of Amol Bhika Bhavsar issued by M.S.E.D.C.L		
	vi. Copy of 7/12 Extract.		
<b>4.</b>	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>Shri. Amol Bhika Bhavsar &amp; Shri. Mahesh Bhika Bhavsar</b>  <b>Address:</b> Residential Row House No. 09, Ground + 1 upper floor, " <b>Umпарк Row Houses</b> "; Survey No. 229/ 1, Near Tulja Bhavani Mandir, Krishna Nagar, Ambad MIDC Link Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.  <b>Contact Person:</b> Amol Bhavsar (Owner ) Contact No. +91 8007864210
<b>5.</b>	Brief description of the property (Including Leasehold / freehold etc.)	:	Joint Ownership  The property is a Residential Row House No. 09 is located on Ground Floor + First Floor  The composition of Row House is: Ground Floor - Hall + Kitchen + WC + Bath + Staircase

**Vastukala Consultants (I) Pvt. Ltd.**

AN ISO 9001:2015 Certified Company

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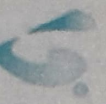
		First Floor - 2 Bedrooms + Bath + Staircase The property is at 14.3 Km. distance from nearest railway station Nashik Road. Landmark: Near Tulja Bhavani Mandir
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 221/1
	b) Door No.	: Residential Row House No. 09
	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. 463 dated 06.01.2009 issued by Nashik Municipal Corporation.
	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 Row House No. 09, Ground + 1 upper floor, " <b>Umabark Row Houses</b> ", Survey No. 229/ 1, Near Tulja Bhavani Mandir, Krishna Nagar, Ambad MIDC Link Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India
8.	City / Town	: Nashik
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	: Middle Class
	i) High / Middle / Poor	: Urban
	ii) Urban / Semi Urban / Rural	: Village – Ambad Khurd Nashik Municipal Corporation.
10.	Coming under Corporation limit / Village Panchayat / Municipality	: 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 / <b>Building</b>	<b>As per Actual Site</b>
	North	: Adj. Plot
	South	: Adj. Plot
		<b>As per Deed of Apartment</b>
		: Adj. Plot



	East	:	Side Margin / Open Space & Colony Road	Side Margin / Open Space & Colony Road
	West	:	Colony Road	Colony Road
13.1	Row House		As per Actual Site	As per Deed of Apartment
	North		Row House No. 08	Row House No. 08
	South		Row House No. 10	Row House No. 10
	East		Side Margin & Colony Road	Side Margin / Open Space & Colony Road
	West		Side Margin	Side Margin & Compound Wall
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°58'05.1"N 73°44'25.3"E	
14.	Extent of the site	:	Ground Floor Carpet Area in Sq. Ft. = 224.00 First Floor Carpet Area in Sq. Ft. = 345.00 Open Space Area in Sq. Ft = 187.00 Porch Area in Sq. Ft = 77.00 (Area as per Actual Measurement)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 1012.00 (Area as per Deed of Apartment)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 229/ 1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Ambad Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	:	Residential Row House No. 09, Ground + 1 upper floor, " <b>Umabark Row Houses</b> ", Survey No. 229/ 1, Near Tulja Bhavani Mandir, Krishna Nagar, Ambad MIDC Link Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India	
3.	Description of the locality / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2009 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground Floor + First Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	



7.	Number of Dwelling units in the building	:	13 Row Houses
8.	Quality of Construction	:	Average
9.	Appearance of the Building	:	Average
10.	Maintenance of the Building	:	Average
11.	Facilities Available	:	
	Lift	:	N.A
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	No
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>ROW HOUSE</b>		
1	The floor in which the Row House is situated	:	Ground Floor + First Floor
2	Door No. of the Row House	:	Residential Row House No.09
3	Specifications of the Row House	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Verified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	M.S. Grills window
	Fittings	:	Open Plumbing; Open Casing Capping
	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. 049992077173
	Meter Card is in the name of:	:	Amol Bhika Bhavsar
6	How is the maintenance of the Row House?	:	Average
7	Sale Deed executed in the name of	:	Shri. Amol Bhika Bhavsar & Shri. Mahesh Bhika Bhavsar
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	<b>Built Up Area in Sq. Ft. = 1012.00</b> <b>(Area as per Deed of Apartment)</b>
10	What is the floor space index (app.)	:	As per NIMC norms
11	What is the Carpet Area of the Row House?	:	Ground Floor Carpet Area in Sq. Ft. = 224.00 First Floor Carpet Area in Sq. Ft. = 345.00 Open Space Area in Sq. Ft = 187.00 Porch Area in Sq. Ft = 77.00 (Area as per Actual 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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 8,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area



3	Any negative factors are observed which affect the market value in general?	:	No
V	<b>Rate</b>	:	₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 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 Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	
3	Break – up for the rate	:	₹ 2,000.00 per Sq. Ft.
	i) Building + Services	:	₹ 2,500.00 per Sq. Ft.
	ii) Land + others	:	₹ 36,700.00 per Sq. M. i.e. ₹ 3,410.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 33,312.00 per Sq. M. i.e. ₹ 3,095.00 per Sq. Ft.
5	Guideline rate obtained (after Depreciation )	:	Government Value-₹11,00,000.00 Document No-1017/2010 Dated.01.02.2010
	Registered Value (if available)	:	
VI	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a	Depreciated building rate	:	₹ 1,580.00 per Sq. Ft.
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	14 Years
	Life of the building estimated	:	46 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	21.00%
	Depreciated Ratio of the building	:	
	Total composite rate arrived for Valuation	:	₹ 1,580.00 per Sq. Ft.
b	Depreciated building rate VI (a)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,080.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 4,080.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	1012.00 Sq. Ft.	4,080.00	41,28,960.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			

