

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Dr. Suvarna Rahul Shinde & Mr. Aryan Rahul Shinde**

Residential Flat No.1202, Twelfth Floor, Wing - D, "The Grand By Parksyde Phase-II",
Survey No. 52/2 to 5, Plot No. 1/52/2 to 5, Plot No. ABCD/52/6/Plot No.1, Opp. Babu Pool,
Riverfront Cruise Way, Village – Chandshi, Taluka- Nashik, District - Nashik,
PIN Code – 422 003, State – Maharashtra, Country – India.

Latitude Longitude: 20°01'30.0"N 73°45'19.5"E

Valuation Prepared for:

Bank of Baroda

Regional Office




BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 422 101, 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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 **Regd. Office** : B1-001, U/B Floor, Boomerang,
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Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.1202, Twelfth Floor, Wing - D, "The Grand By Parksyde Phase-II", Survey No. 52/2 to 5, Plot No. 1/52/2 to 5, Plot No. ABCD/52/6/Plot No.1, Opp. Babu Pool, Riverfront Cruise Way, Village – Chandshi, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Dr. Suvama Rahul Shinde & Mr. Aryan Rahul Shinde**.

Boundaries of the property.

Boundaries	Building (As per Plan)	Flat (As per Plan)
North	Plot No.2 and 15 Mtr D.P Road	Staircase and Flat No.D-1201
South	Adj. Survey No.53	Marginal Space
East	15 Mtr D.P Road	Marginal Space
West	Plot No.2 and Plots from Adj. Survey No.52/7+52/8+52/9(p)	Marginal Space

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 **₹ 1,61,85,000.00 (Rupees One Crore Sixty One Lakh Eighty Five Thousand Only)**. The building work is not yet started. At present, Land excavation work is in progress.

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.**

Think.Innovate.Create



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
Encl: Valuation report.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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- mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Bank of Baroda****Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 422 101, 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 Purpose.
2.	a) Date of inspection	: 16.06.2023
	b) Date on Which the valuation is made	: 17.06.2023
3.	List of documents produced for perusal: 1) Copy of Agreement For Sale Vide No. 5697/2023 dated 29.03.2023 2) Copy of Approved Plan No. NMPVP / SD. B. P / Village - Chandshi / Survey No. 52/2 to 5, Plot No.1 / 52/2 to 5, Plot No. A to D under Plot No. 1/60 dated 10.01.2022 Nashik Metropolitan Region Development Authority, Nashik 3) Copy of Sanction of Building Permission and Commencement Certificate No. NMPVP / SD. B. P / Village - Chandshi / Survey No. 52/2 to 5, Plot No.1 / 52/2 to 5, Plot No. A to D under Plot No. 1/60 dated 10.01.2022 Nashik Metropolitan Region Development Authority, Nashik. 4) Copy of MAHARERA Registration Certificate of Project No. P51600034104 issued by Maharashtra Real Estate Regulatory Authority date.10.10.2022	
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)	: Dr. Suvarna Rahul Shinde & Mr. Aryan Rahul Shinde Address: Residential Flat No.1202, Twelfth Floor, Wing - D, "The Grand By Parksyde Phase-II", Survey No. 52/2 to 5, Plot No. 1/52/2 to 5, Plot No. ABCD/52/6/Plot No.1, Opp. Babu Pool, Riverfront Cruise Way, Village – Chandshi, Taluka- Nashik, District – Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. Contact Person: Mr. Hindurao (Sales Person - Mobile No. 9767957739) Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.1202 is located on Twelfth Floor. As per Plan composition of flat is Living + Kitchen + Dining + 4 Bedrooms + 4 Toilets + Passage + 3 Balcony. (i.e. 4 BHK). The property is at 13.6 Km. distance from nearest

			Railway Station ,Nashik. Landmark: Opp. Babu Pool At the time of inspection, the property Was under construction. Extent of completion are as under:
	Excavation	Completed	Total
	0%	0%	0%
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. 52/2 to 5 ,Plot No.1/52/2 To 5, Plot No. ABCD/52/6/Plot No.1
	b)	Door No.	: Residential Flat No. 1102
	c)	T.S. No. / Village	: Village – Chandshi
	d)	Ward / Taluka	: Taluka – Nashik
	e)	Mandal / District	: District – Nashik
	f)	Date of issue and validity of layout of approved map / plan	: Copy of Sanction of Building Permission and Commencement Certificate No. NMPVP / SD. B. P / Village - Chandshi / Survey No. 52/2 to 5, Plot No.1 / 52/2 to 5, Plot No. A to D under Plot No. 1/60 dated 10.01.2022 Nashik Metropolitan Region Development Authority, Nashik
	g)	Approved map / plan issuing authority	: Nashik Metropolitan Region Development Authority, 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.1202, Twelfth Floor, Wing - D, "The Grand By Parksyde Phase-II", Survey No. 52/2 to 5 ,Plot No. 1/52/2 to 5, Plot No. ABCD/52/6/Plot No.1, Opp. Babu Pool, Riverfront Cruise Way, Village – Chandshi, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
8.	City / ToWn		: Nashik
	Residential area		: Yes
	Commercial area		: Yes
	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 – Chandshi
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling		: No

	Act) or notified under agency area/ scheduled area / cantonment area		
13.	Dimensions / Boundaries of the Property / Building		As per Actual Plan As per the Deed
	North	:	Plot No.2 and 15 Mtr D.P Road Plot No.2 and 15 Mtr D.P Road
	South	:	Adj. Survey No.53 Adj. Survey No.53
	East	:	15 Mtr D.P Road 15 Mtr D.P Road
	West	:	Plot No.2 and Plots from Adj. Survey No.52/7+52/8+52/9(p) Plot No.2 and Plots from Adj. Survey No.52/7+52/8+52/9(p)
Mtrs	Flat		As per Actual Plan As per the Deed
	North		Staircase and Flat No.D-1201 Staircase and Flat No.D-1201
	South		Marginal Space Marginal Space
	East		Marginal Space Marginal Space
	West		Marginal Space Marginal Space
13.2	Whether Boundaries Matching With Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'30.0"N 73°45'19.5"E
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 1735.00 Balcony Area in Sq. Ft. =216.00 Total Carpet Area in Sq. Ft. = 1950.00 (Area as per Approved Plan) Carpet Area in Sq. Ft. = 1735.00 Balcony Area in Sq. Ft. = 216.00 Total Carpet Area in Sq. Ft. = 1950.00 (Area as per Agreement For Sale) Built Up Area in Sq. Ft. = 2145.00 (Carpet Area as per Agreement for Sale + 10%)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 1735.00 Balcony Area in Sq. Ft. = 216.00 Total Carpet Area in Sq. Ft. = 1950.00 (Area as per Agreement For Sale)
16	Whether occupied by the oWner / tenant? If occupied by tenant since hoW long? Rent received per month.	:	Building is Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential Cum Commercial
2.	Location	:	

	C.T.S. No.	:	Survey No. 52/2 to 5 ,Plot No.1/52/2 To 5, Plot No.ABCD/52/6/Plot No.1
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Chandshi Nashik Metropolitan Region Development Authority, Nashik
	Door No., Street or Road (Pin Code)	:	Residential Flat No.1202, Twelfth Floor, Wing - D, "The Grand By Parksyde Phase-II", Survey No. 52/2 to 5 ,Plot No. 1/52/2 to 5, Plot No. ABCD/52/6/Plot No.1, Opp. Babu Pool, Riverfront Cruise Way, Village – Chandshi, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential Cum Commercial
4.	Year of Construction	:	Building is Under Construction
5.	Number of Floors	:	Proposed Lower Ground + Ground + 1 st to 15 th Upper Floors.
6.	Type of Structure	:	Proposed R.C.C. Framed Structure
7.	Number of DWelling units in the building	:	2 Flat on Twelfth Floor
8.	Quality of Construction	:	Building is Under Construction
9.	Appearance of the Building	:	Building is Under Construction
10.	Maintenance of the Building	:	Building is Under Construction
11.	Facilities Available	:	
	Lift	:	Proposed 2 Lifts
s	Protected Water Supply	:	Proposed Municipal Water supply
	Underground SeWerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Covered Car Parking
	Is Compound Wall existing?	:	Proposed –Yes
	Is pavement laid around the building	:	Proposed –Yes
III	FLAT		
1	The floor in Which the Flat is situated	:	Twelfth Floor
2	Door No. of the Flat	:	Residential Flat No.1202
3	Specifications of the Flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tile Flooring
	Doors	:	Proposed Teak Wood door framed With flush doors
	WindoWs	:	Proposed Aluminum sliding Window With M.S. Grills
	Fittings	:	Proposed Concealed Plumbing , Concealed Electrical Wiring
	Finishing	:	Proposed Cement Plastering
	Paint	:	Proposed Luster Paint
4	House Tax	:	
	Assessment No.	:	Building is Under Construction
	Tax paid in the name of:	:	Building is Under Construction
	Tax amount:	:	Building is Under Construction
5	Electricity Service connection No.:	:	Building is Under Construction

	Meter Card is in the name of:	:	Building is Under Construction
6	HoW is the maintenance of the Flat?	:	Building is Under Construction
7	Sale Deed executed in the name of	:	Dr. Suvarna Rahul Shinde & Mr. Aryan Rahul Shinde
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. =2145.00 (Carpet Area as per Agreement for Sale + 10%)
10	What is the floor space index (app.)	:	As per MMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 1735.00 Balcony Area in Sq. Ft. =216.00 Total Carpet Area in Sq. Ft. = 1950.00 (Area as per Approved Plan) Carpet Area in Sq. Ft. = 1735.00 Balcony Area in Sq. Ft. = 216.00 Total Carpet Area in Sq. Ft. = 1950.00 (Area as per Agreement For Sale)
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?	:	Building is Under Construction
15	If rented, What is the monthly rent?	:	₹ 30,000.00 Expected rental income per month after completion
IV	MARKETABILITY	:	
1	HoW is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed Which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, What is the composite rate for a similar 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)	:	₹ 7,000.00 to ₹ 8,500.00 per Sq. Ft. on Carpet 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).	:	₹ 8,300.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 6,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 27,500.00 per Sq. M. ₹ 2,555.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	Purchase Value- ₹ 1,59,19,000.00 Document No. 5697/2023 Dated 29.03.2023

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat With Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: Building is Under Construction
	Life of the building estimated	: 60 Years after Completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	: N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 6,300.00 per Sq. Ft.
	Total Composite Rate	: ₹ 8,300.00 per Sq. Ft.
	Remarks: 1)	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including Parking)	1950.00 Sq. Ft.	8,300.00	1,61,85,000.00
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			1,61,85,000.00

Value of Flat

Fair Market Value	1,61,85,000.00
Realizable value	1,53,75,750.00
Distress Value	1,29,48,000.00
Insurable value of the property (2145.00 Sq. Ft. X ₹ 2,000.00)	42,90,000.00
Guideline value of the property (As per Agreement for Sale)	57,31,000.00

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 ₹ 7,000.00 to ₹ 8,500.00 per Sq. Ft. on Carpet Area. Considering the rate With attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 8,300.00 per Sq. Ft. on Carpet Area for valuation.

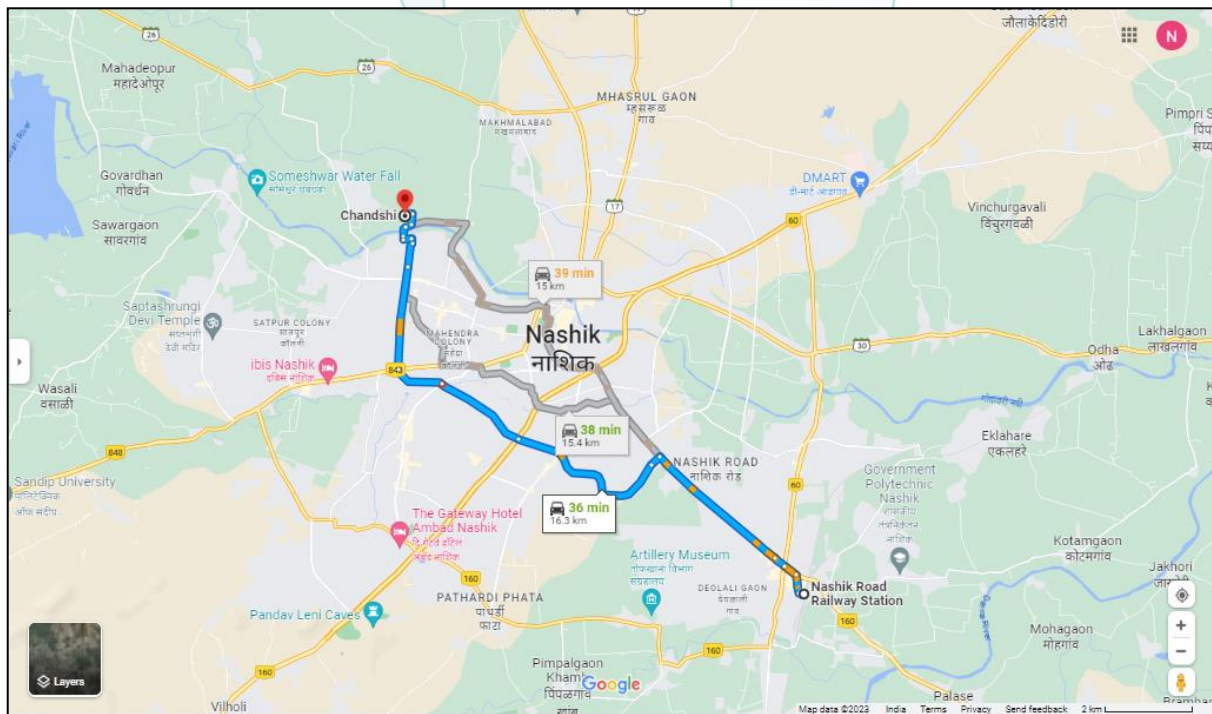
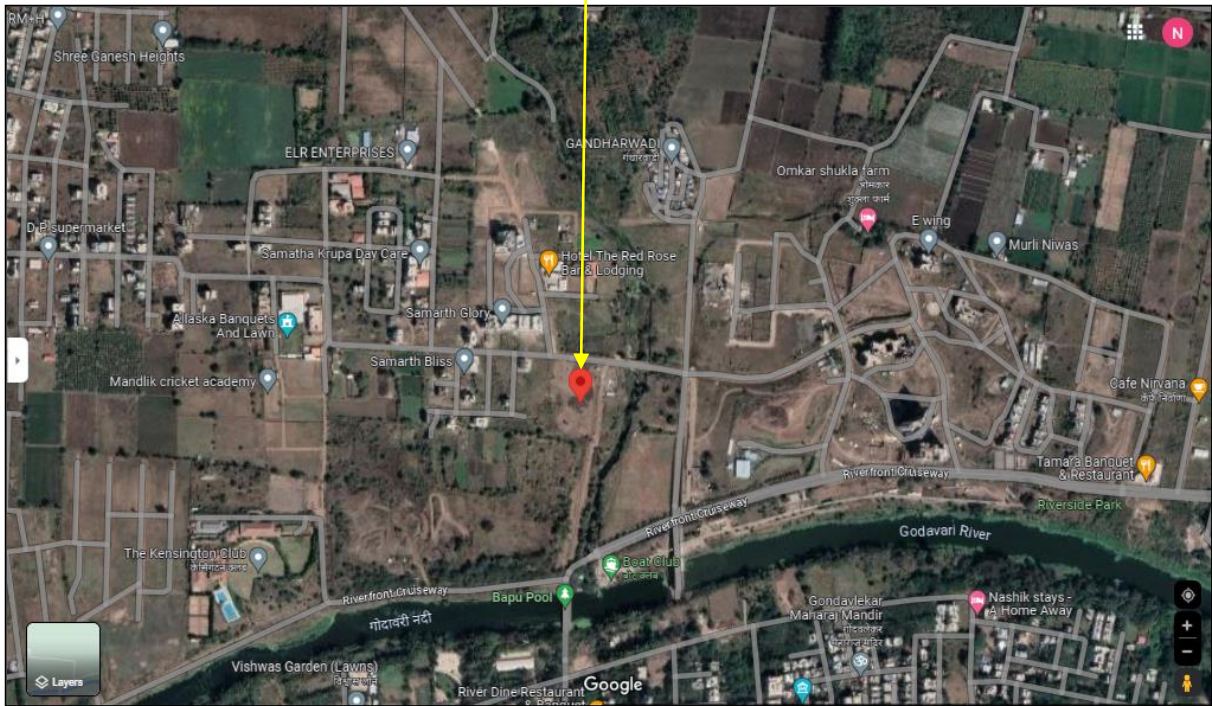
Impending threat of acquisition by government for road Widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 30,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 20°01'30.0"N 73°45'19.5"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 13.6 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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Year
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Annual Statement of Rates
Language
English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे : चांदशी

Search By: Survey No Location

Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	सदनिका	25000	चौ. मीटर
SurveyNo	27/27.2	कार्यालय	29000	चौ. मीटर
SurveyNo	27/27.3	दुकाने	31300	चौ. मीटर
SurveyNo	27/0	-	0	NA


Department of Registration & Stamps
 Government of Maharashtra

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English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे : चांदशी

Search By: Survey No Location

Select Location: बिनशेती झालेल्या जमिनी

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.1	गावठाण परिघस्त क्षेत्रातील बिनशेती झालेल्या हायवे सन्मुख जमिनी	0	NA
SurveyNo	9/9.2	गावठाण परिघस्त क्षेत्रातील हायवे सन्मुख जमिनी व्यतिरीक्त बिनशेती झालेल्या उर्वरीत जमिनी (मु.वि.क्र.9.1 या व्यतिरिक्त जमिनी)	8300	चौ. मीटर

Price Indicators

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Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 2 BHK Flats for Sale in Gangapur Road > 1000 Sq-ft

53.0 Lac [Apply for home loan](#) ✓ VERIFIED ON SITE

2 BHK 1000 Sq-ft Flat For Sale in **Gangapur Road, Nashik**

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area 800 sqft = 6.625/sqft	Floor 1 (Out of 3 Floors)	Transaction Type Resale
Status Ready to Move	Additional Rooms 1 Store Room	Facing North
Lift NaN	Furnished Status Unfurnished	Car Parking 1 Covered

+11 Photos

2.PNG
Type: PNG image

HOUSING.COM Buy in Nashik Chandshi + Add Download App List Pro

Suyojit Viridian Vallis Phase 2 E4 Vivide *Become first to Rate*

By SUYOJIT INFRASTRUCTURE PVT LTD.
Shreerang Nagar, Nashik

₹35.0 L - 36.85 L | 6.69 K/sq.ft.
EMI starts at 18.53 K
Price includes everything except stamp duty and r... See More

Contact Developer

No Property Images Available
Request Photos

1.5 BHK Apartment Configuration	Jun, 2022 Possession Starts	6.69 K/sq.ft Avg. Price	453.00 sq.ft. - 477.00 sq.ft. (Carpet Area) Sizes
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Price Indicators

Suyojit Viridian Vallis Phase 2 E7 Vivide

By SUYOJIT INFRASTRUCTURE PVT LTD.
Shreerang Nagar, Nashik

₹48.26 L - 51.93 L | 6.55 K/sq.ft
EMI starts at 25.56 K
Price excludes maintenance, floor rise cost, stamp... See More

[Contact Developer](#)

No Property Images Available
[Request Photos](#)

2 BHK Apartment Configuration	Dec, 2022 Possession Starts	6.55 K/sq.ft Avg. Price	737.00 sq.ft. - 793.00 sq.ft. (Carpet Area) Sizes
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Suyojit Viridian Vallis Phase 2 D6 Otio

By SUYOJIT INFRASTRUCTURE PVT LTD.
Shreerang Nagar, Nashik

₹1.25 Cr - 1.35 Cr | 7.42 K/sq.ft
EMI starts at 62.26 K
Price excludes maintenance, floor rise cost, stamp... See More

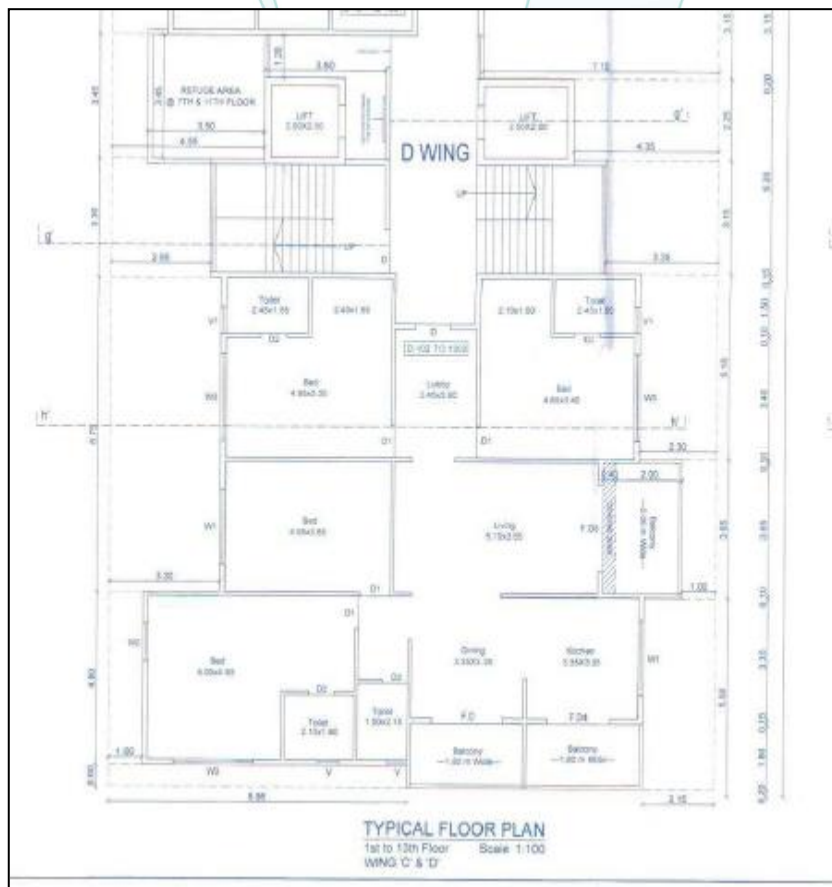
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4 BHK Apartment Configuration	Dec, 2023 Possession Starts	7.42 K/sq.ft Avg. Price	1689.00 sq.ft. - 1823.00 sq... (Carpet Area) Sizes
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Approved Plan


PROFORMA -1	DRAWING SHEET NO. 9/11
PROPOSED REVISED GROUP HOUSING RESIDENTIAL & COMMERCIAL BUILDING PLAN ON PLOT.01 in S.no. 52/2 TO 5 Plot no.1/52/2 to 5 Plot no.ABCD/52/6/Plot no./1 AT-Chandsi,Nashik. FOR -SHRI. MANOJ JAIKUMAR TIBDEWALA & OTHER 1.	
<p>Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. 5213/2019/2152/1274/210121925 Dated 9/19/2022</p> <p style="text-align: center;">DEPUTY METROPOLITAN PLANNER Nashik Metropolitan Region Development Authority, Nashik</p> 	



Commencement Certificate



नाशिक महानगर प्रदेश विकास प्राधिकरण, नाशिक
NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY
विभागीय अनुसंधान कार्यालय, नगीतकोट, नाशिक - ४२२१०१



व्यवस्थापक अमृत महोदय

विकास परवानगी व प्रारंभ प्रमाणपत्र
DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

जा.क्र. : नामप्रतिप्रा/सुधा.बां.प./मौ.चांदशी,ता.जि.नाशिक/ स.नं.५२/२ ते ५, भु.क्र.१/५२/२ते५, भु.क्र./अ व क ड/५२/६ मधील भु.क्र.१/६० दि.२०/१/२०२२

प्रति,

श्री. मनोज जे. टिबडीवाला व इतर-१
रा. चांदशी, ता.जि.नाशिक.
व्यारा - आर्कि. उमेश वागूल

विषय : मौजे चांदशी, ता.जि. नाशिक येथील स.नं.५२/२ ते ५, भु.क्र.१/५२/२ते५, भु.क्र./अ व क ड/५२/६ मधील भु.क्र.१ चे क्षेत्र १८४२.४१ चौ.मी. मधील क्षेत्रात सुधारित रहिवास + वाणिज्य प्रयोजनार्थ बांधकाम मंजूरी जावत.

संदर्भ : आपला दि. १३.१०.२०२१ रोजीचा अर्ज व प्रस्ताव.

मौजे चांदशी, ता.जि. नाशिक येथील स.नं.५२/२ ते ५, भु.क्र.१/५२/२ते५, भु.क्र./अ व क ड/५२/६ मधील भु.क्र.१ चे क्षेत्र १८४२.४१ चौ.मी. मधील क्षेत्रात सुधारित रहिवास + वाणिज्य प्रयोजनार्थ बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे.

अर्जदाराने सादर प्रकरणां खालील प्रमाणे रक्कमा जमा केलेल्या आहेत.

अ.क्र.	खर्चनाचा प्रकार	खर्चन क्र. व दि.	रक्कम	भरल्याचा दिनांक
१	खानगी शुल्क	३१२/१३.०७.२०२१ ५४४/३०.०८.२०२१ ८७६/१३.१०.२०२१	१,३९,३००/- २००/- १,५०,६००/-	१४.०७.२०२१ ३१.०८.२०२१ १३.१०.२०२१
२	प्रिमिअम आकारणी	१४८/३०.०८.२०२१ २/०५.०१.२०२२	५०,००,०००/- २०,३५,४००/-	३१.०८.२०२१ ०५.०१.२०२२
३	विकास शुल्क	३१३/३०.०८.२०२१ २/०५.०१.२०२२	३४,०७,०००/- २६,५६०/-	३१.०८.२०२१ ०५.०१.२०२२
४	सुरक्षा ठेव रक्कम	निरंक	निरंक	निरंक
५	कामगार कल्याण उपकर	३०६/३०.०८.२०२१ २/०५.०१.२०२२	४०,०८,८४०/- ४८,३००/-	३१.०८.२०२१ ०५.०१.२०२२

आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधीन राहून तसेच खालील अटी व शर्तीस अधीन राहून उक्त बांधकाम प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

अटी व शर्ती:-

१ मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.


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NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY

Divisional Commissioner Office, Nashik Division - Nashik. | Ph. No. 0253 2959787 | www.nmrda.in

Agreement For Sale



CHALLAN
MTR Form Number-0

GRN: 584178273420220P	BARCODE: [Barcode]	Date: 28/03/2023-18:11:25	Form ID: 25.0
Department: Inspector General Of Registration		Payer Details	
Type of Payment: Stamp Duty	TAX ID / TAN (If Any):	PAN No. (If Available): AGPS1769N	
Type of Payment: Registration Fee	Flat Name: RAHUL MADHAR SHINDE AND RACHANA	Flat No.: FLAT NO. D-1102 THE GRAND BY PARKSYDE	
Office Name: NSDC, NASHIK J JOINT SUB REGISTRAR	Area/Plot No.: MOJUE CHANDSHI	Town/City/District: NASHIK	
Location: NASHIK	Area/Plot No.: 3000.00	PIN: 4 2 2 0 0 3	
Year: 2023-2023 One Time	Remarks (If Any):	MTR No.: 4 2 2 0 0 3	
Account Head Details:	Remarks (If Any): RAJHAADCTE181-SecuryPartlyName-JANKUMAR CONSTRUCTIONS LTD-		
6000046401 Stamp Duty: 34700.00	Amount In Words: Nine Lakh Seventy Seven Thousand Rupees Only		
6000083361 Registration Fee: 30000.00	Total: 6,77,000.00		
Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD Details:		Bank C/N:	Ref. No: 1000050023052913529 3447623279638
Bank C/N:	Bank Date:	RBI Date:	28/03/2023-18:11:34 Not Verified with RBI
Name of Bank:	Bank Branch:	STATE BANK OF INDIA	
Name of Branch:	Branch No. / Date:	Not Verified with Scroll	


Zone - Gramin - Chandshi - 27.1
Govt. Valuation Rs. 57,31,000/-
Stamp Rs. 9,47,000/-

Consideration Rs. 1,57,82,500/-
Registration Fee Rs. 30,000/-

|| Shree ||

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made & executed on this 29th day of March in the Christian year Two Thousand Twenty Three, at Nashik.



Apartment No. 1102 of carpet area is 161.15 Sq. Mtrs and the area of the Sit out/Balcony/Utility Covered area is 20.84 Sq. Mtrs. thus total carpet area of the Apartment including the said balconies area is 181.19 Sq. Mtrs. which is shown in the building plan which is annexure herewith situated on 1th Floor in Building Wing D, Phase-I, out of the two phases i.e. Phase-I and Phase-II constructed on total area mentioned in Schedule-I (mentioned here in above) from the project known as "The Grand By Parksyde" together with the absolute and exclusive right to use, utilize and enjoy the said Apartment along with the right to enjoy common amenities and facilities, etc. in common with all the residential unit holders from Phase-I and Phase-II. And said Apartment is bounded as per the approved building plan as shown below-

On or towards East : Marginal Space
On or towards West : Marginal Space
On or towards South : Marginal Space
On or towards North : Staircase & Flat No. D 1101

THIRD SCHEDULE

Common Areas & Facilities common among Apartment/units in The Grand By Parksyde Phase - II

- The land (Land area under the plinth) described in the second schedule above (subject to the right of exclusive uses that will be allotted to various units).
- The footings, RCC structures and main walls of the buildings.
- Staircase column and lift with lift room in the buildings, fire equipments, entrance entrance and exits of the building.
- Common sewage drainage, water, electrical lines, power backup.
- Overhead water reservoirs and plumbing machinery, pumps etc.
- Electrical meters, wiring connected to common lights, lifts, pumps.
- Two Passenger lifts per wing. (One lift having power backup)
- Street lights
- Parking spaces are subject to arrangement to be done by all purchasers among themselves for the sake of orderly use and avoidance of disputes to be got confirmed by the purchasers from the association.

FOURTH SCHEDULE

Limited common area and facilities among Apartment/units in The Grand By Parksyde Phase-II

- Partition walls between the two units shall be limited common property of the said two units.
- Terraces adjacent to the terrace flats shall exclusively belong to such respective flats is specifically mentioned in purchasers agreement
- Other exclusive and limited common areas and facilities as mentioned in body of this agreement.
- All areas which are not covered under aforesaid head common, areas and facilities are restricted areas and facilities.
- Land around building and open areas.

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 **₹ 1,61,85,000.00 (Rupees One Crore Sixty One Lakh Eighty Five Thousand Only)**. The **Realizable Value** of the above property **₹ 1,53,75,750.00 (Rupees One Crore Fifty Three Lakh Seventy Five Thousand Seven Hundred Fifty Only)** and the **Distress Value ₹ 1,29,48,000.00 (Rupees One Crore Twenty Nine Lakh Forty Eight Thousand Only)**. The building work is not yet started. At present, Land excavation work is in progress.

Place: Nashik

Date: 17.06.2023

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.

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 17.06.2023 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 16.06.2023. 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 Dr. Suvarna Rahul Shinde & Mr. Aryan Rahul Shinde from M/s. Jaikumar Constructions Limited vide Agreement for Sale Dated 29.03.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. 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 – Site Engineer Vinitia Surve – Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that We do not have relation or any connection With property owner / applicant directly or indirectly. Further to state that We are an independent Valuer and in no Way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 16.06.2023 Valuation Date - 17.06.2023 Date of Report - 17.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 16.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries With Real estate consultants Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to Whom it is addressed and for no other purpose. No responsibility is accepted to any third party Who may use or rely on the Whole or any part of this valuation. The valuer has no pecuniary interest that Would conflict With the proper valuation of the property.
10.	major factors that Were taken into account during the valuation;	current market conditions, demand and supply position, Residential 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 **17th June 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 **1950.00 Sq. Ft. Carpet Area** Owned by **Dr. Suvarna Rahul Shinde & Mr. Aryan Rahul Shinde**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion With the Client, We understand that the subject property is being Owned by **Dr. Suvarna Rahul Shinde & Mr. Aryan Rahul Shinde**. 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 **1950.00 Sq. Ft. Carpet Area**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates What buyers have historically been Willing to pay (and sellers Willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the 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 **1950.00 Sq. Ft. Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration Which is charged in a transparent manner, is a reasonable reflection of the Work necessarily and properly undertaken, and is not inconsistent With the applicable rules.
28. A valuer shall not accept any fees or charges other than those Which are disclosed in a Written contract With the person to Whom he Would be rendering service.

Occupation, employability and restrictions.

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

Place: Nashik
Date: 17.06.2023

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.

Think.Innovate.Create