

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Anil Ramdas Tupe & Mrs. Jaya Anil Tupe**

Residential Flat No. 2011, Second Floor, "**Vraj Palace**", Survey No. 309/ A/ B, Plot No. 5/ 6/ 7, Near Hotel Sai Vijay Banquet, DGP Nagar, Ambad Uttam Nagar Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.

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Latitude Longitude: 19°57'43.9"N 73°44'57.5"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.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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- 📍 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
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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 Nashik Road Branch**BSNL Building, Datta Mandir Road, Nashik Road,
Nashik -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	: 15 .06.2023
	b) Date on which the valuation is made	: 23.06.2023
3.	List of documents produced for perusal:	
	i. Copy of Deed of Apartment Vide No. 8490/ 2021 Dated.27.08.2021	
	ii. Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ 32/ 2681 dated 21.05.2018 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
	iii. Copy of Commencement Certificate No.LND/ BP/ B2/ 32/ 2681 dated 21.05.2018 issued by Nashik Municipal Corporation.	
	iv. Copy of Occupancy Certificate Javak No. NNV/ 25695/ 2020 dated 14.10.2020 issued by Nashik Municipal Corporation, Nashik.	
	v. Copy of RERA Registration Certificate No. P51600017761 dated 09.9.2021 issued by Maharashtra Real Estate Regulatory Authority.	
	vi. Copy of Electricity Bill vide Consumer No. 049993710198 dated 10.05.2023 in the name of Mr. Anil Ramdas Tupe 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)	: Mr. Anil Ramdas Tupe & Mrs. Jaya Anil Tupe Address: Residential Flat No. 2011, Second Floor, "Vraj Palace", Survey No. 309/ A/ B, Plot No. 5/ 6/ 7, Near Hotel Sai Vijay Banquet, DGP Nagar, Ambad Uttam Nagar Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India. Contact Person: Mr. Anil Tupe (Owner) Contact No. + 91 9922138356 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 2011 is located on Second Floor. As per Approved Plan, the composition of flat is Living + 1 Bedroom + Kitchen + + Bathroom + WC + Balcony + Passage (i.e. 1BHK).



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		The property is at 12.5 Km. distance from nearest railway station Nashik Road. Landmark: Near Hotel Sai Vijay Banquet.	
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. 309/ A/ B, Plot No. 5/ 6/ 7
	b) Door No.	:	Residential Flat No. 2011
	c) T.S. No. / Village	:	Village – Ambad
	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. B2/ 32/ 2681 dated 21.05.2018 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 2011, Second Floor, “ Vraj Palace ”, Survey No. 309/ A/ B, Plot No. 5/ 6/ 7, Near Hotel Sai Vijay Banquet, DGP Nagar, Ambad Uttam Nagar Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.
8.	City / Town	:	Ambad Khurd
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Ambad Khurd Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		
		As per Actual Site	As per the Deed
	North	: Row Houses	Plot No. 8,9 &10
	South	: Road	30.00 Mtr. D.P Road

	East	:	Open Plot	Plot No.4
	West	:	Road	18.00 Mtr. D.P Road
13.1	Flat		As per Actual Site	As per the Deed
	North		Marginal Space	Marginal Space
	South		Passage	Passage
	East		Flat No. 2012	Flat No. 2012
	West		Flat No. 2010	Flat No. 2010
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°57'43.9"N 73°44'57.5"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 400.00 Balcony Area in Sq. Ft. = 45.00 (Area as per site Measurement)</p> <p>Carpet Area in Sq. Ft. = 427.00 Balcony Area in Sq. Ft. =48.00 Total Carpet Area in Sq. Ft. = 475.00 (Area as per Deed of Apartment)</p> <p>Built up in Sq. Ft. = 522.00 (Carpet Area as per Sale Deed + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Carpet Area in Sq. Ft. = 427.00 Balcony Area in Sq. Ft. =48.00 Total Carpet Area in Sq. Ft. = 475.00 (Area as per Deed of Apartment)</p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 309/ A/ B, Plot No. 5/ 6/ 7	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Ambad Khurd Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2011, Second Floor, “ Vraj Palace ”, Survey No. 309/ A/ B, Plot No. 5/ 6/ 7, Near Hotel Sai Vijay Banquet, DGP Nagar, Ambad Uttam Nagar Road, Village – Ambad Khurd, Taluka – Nashik, District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2020 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	

7.	Number of Dwelling units in the building	:	12 Flats on Second Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 2011
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Anil Ramdas Tupe & Mrs. Jaya Anil Tupe
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 in Sq. Ft. = 522.00 (Carpet Area as per Sale Deed + 10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 400.00 Balcony Area in Sq. Ft. = 45.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 427.00 Balcony Area in Sq. Ft. = 48.00 Total Carpet Area in Sq. Ft. = 475.00 (Area as per Deed of Apartment)
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?	:	₹ 5,000.00 Expected rental income per month
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)	:	₹ 4,500.00 to ₹ 5,500.00 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).	:	₹ 5,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 36,200.00 per Sq. M. ₹ 3,363.00 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)	:	--
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	:	03 Years
	Life of the building estimated	:	57 years 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	:	
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	:	₹ 3,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,000.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	475.00 Sq. Ft.	5,000.00	23,75,000.00
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			23,75,000.00

Value of Flat

Fair Market Value	23,75,000.00
Realizable value	22,56,250.00
Distress Value	19,00,000.00
Insurable value of the property (522.00 Sq. Ft. X ₹ 2,000.00)	10,44,000.00
Guideline value of the property (522.00 Sq. Ft. X ₹ 3,363.00)	17,55,486.00

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.

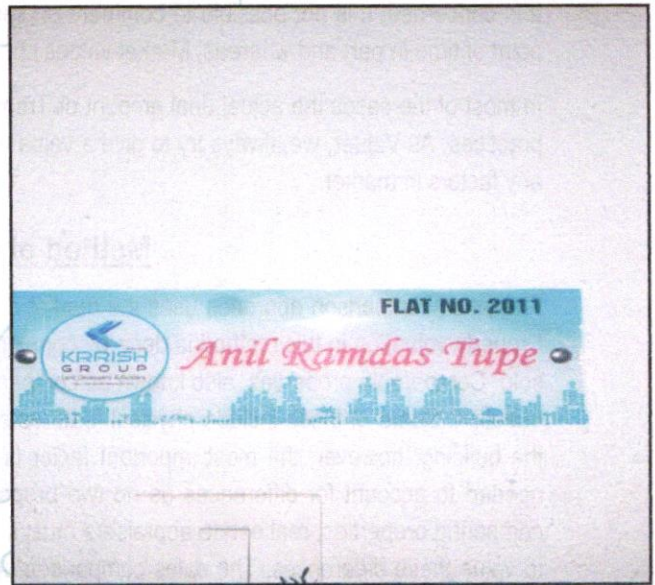
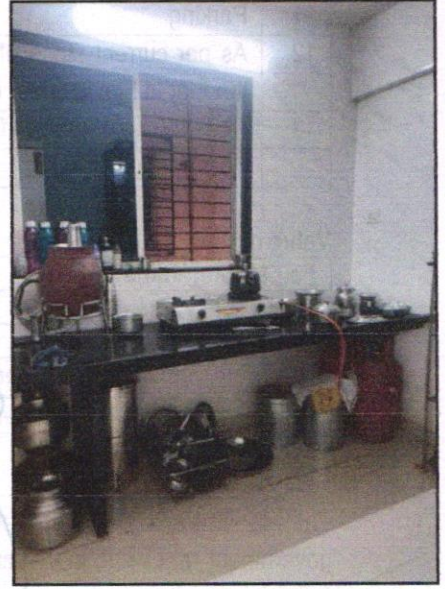
Method of Valuation / Approach

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 ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,000.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.


Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 3,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



Actual site photographs




Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rate Guidline
LOGOUT

Valuation For Rural Area

Location Details

Select Type Development Agreement Tenant Occupied Other Division Name Nashik Help on Division

District Name नाशिक Taluka Name नाशिक Village/Zone Name मीजे अंबड ख.

Attribute सव्हे नंबर 309 SubZone Name 4.3.साज हॉटेल पासून पावे

Mahapalika Area Nashik Muncipal Corp

Open Land	Residence	Office	Shop	Industry	Unit
12000	36200	41630	45250	0	Square Meter

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Price Indicators

99acres Buy | Enter Locality / Project / Society / Landmark | Post property | Ready to move

Home > Property in Nashik > Flat in Nashik > Flat in Ekdant Nagar > 2BHK Flat in Ekdant Nagar

Posted on May 26, 2023

₹40 Lac @ 4,683 per sq.ft. **2BHK 2Baths**

Estimated EMR ₹31,948

Flat/Apartment for Sale

in Nimbus Heights, Ekdant Nagar, Nashik, Maharashtra

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

Overview | Society | Owner Details | Society Reviews | Recommendations

Property (7) | Society (8)

Area
Super Built up area 854 sq.ft. (79.34 sq.m.)

Price
₹40 Lac @ 4,683 per sq.ft.

Floor Number
5th of 5 Floors

Configuration
2 Bedrooms, 2 Bathrooms, 2 Balconies

Address
Nimbus Heights, Ekdant Nagar, Nashik

Property Age
5 to 10 Year Old

Why should you consider this property?
 Top Floor Parking Available

magicbricks Buy | Rent | Sell | Home Loans

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Ambad Satpur Link Road > 3 BHK, 900 Sq-Ft

Get priority access & benefits with **MB Prime** | Unlock exclusively Reserved Owner Properties | Join Prime @ 50% OFF

₹45.0 Lac Get ₹13,500 cashback on Home Loan | ONLY ON MAGICBRICKS

3 BHK Owner Residential House For Sale Ambad Satpur Link Road, Nashik

3 Beds | 2 Baths | Unfurnished

Super Built-Up Area: 900 sqft ~ ₹5,000/sqft

Floor: Ground (Out of 2 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: East

Furnished Status: Unfurnished

Car Parking: 6 Open

East Facing Property

Contact Owner | Get Phone No.



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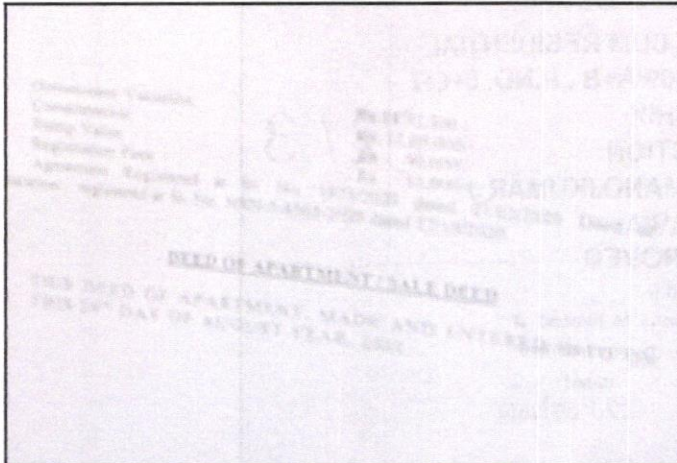
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Agreement to Sale



नसिन-६

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BETWEEN
KRISHIL CONSTRUCTION PARK
 Registered office at 01, Shreeji, Govindnagar, Nashik, 422009
PAN: AAFK8360P
 Through its Partner
SHRI. VIVEK GOKULBHAI JAVIA
 Age 37 yrs. Occ Business

Hereinafter referred to as "PROMOTER" (which expression shall, unless contrary to the context or meaning thereof, mean and include its successors and assigns) **OF THE ONE PART;**
AND
 1. **MRS. ANIL RAMDAS TUPE**
 Age 47 years, Occ. Business
 Pan Card No. AIIPT 263 P
 Aadhar card No. 3136 5318 1706
 2. **MRS. JAYA ANIL TUPE**
 Age: 39 years, Occ: Housewife
 Pan Card No. AIVPT 1321 Q
 Above Both Resident at - Vraj Palace, Flat No - 2011, Ambad Utam Nagar Road, Near sai Vijay Hotel, Ambad, Nashik -422009.

Hereinafter, for the sake of brevity, referred to as "PURCHASER" (which expression, unless it be repugnant to its meaning and or context thereof, shall always mean and include his / her / theirs, successors, executors, administration, representatives and assigns) **OF THE OTHER PART;**

WHEREAS the Promoter is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the land situated in **AMBADKHURD**, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the **SAID PROPERTY**

AND WHEREAS the owners are well and sufficiently entitled to all that plot and parcel of non-agricultural plot properties bearing Plot No.05 area adm. 689.50 sq. meters, - F.S.I. 220.00 sq. meters, Plot No.06 area adm. 689.50 sq. meters - 250.00 sq. meters, Plot No.07 area adm. 741.12 sq. meters - F.S.I. 270.00 sq. meters (as per sanctioned building plan Plot No 5-6-7) out of Gat Survey No.309 A-B 5,6,7 situated at village Ambad-Khurd and within the local limits of Nashik Municipal Corporation and registration sub district and district of Nashik (more particularly described in schedule-I written hereunder and hereinafter for the sake of brevity is referred to as the said property).

AND WHEREAS out of the said plots the vendor purchased Plot No.05 area adm 689.50 sq. meters- F.S.I. 220.00 sq. meters from Mrs. Kusum Parvati and Mrs. Sarita Tulsio Parvati through GPA holder Mr. Avinash Tulsio Parvati by way of registered sale deed, which was registered at the office of Sub-Registrar, Nashik at sr. No.8069/2014 dtd.16.10.2014 and the name of vendor was mutated by mutation No.10297 on plot No 5. And out of the said plots the vendor purchased Plot No.06 area adm 689.50 sq. meters- F.S.I. 250.00 sq.

SCHEDULE -I
(OF THE SAID PLOT PROPERTY HEREINABOVE REFERRED TO)

That the grantor possessed of and sufficiently entitled to N.A. property bearing Survey No. 309/A/B Plot No. 5/6/7 total adm. 1928.70 sq. meters and additional Total FSI 740.00 sq. meters situated at **VILLAGE AMBADKHURD**, Tal. And District Nashik within limits of Nashik Municipal Corporation and within Jurisdiction of Sub-Registrar Nashik Tal. & Dist. Nashik.

EAST	Plot No 4
WEST	18 Meter DP Road.
SOUTH	30 Meter DP Road.
NORTH	Plot No 8, 9 & 10.

All the above said plot property with soil, sub soil and rights thereof.

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OF THE SAID PREMISES (GATE)
HEREINABOVE REFERRED TO

On the above said property a building named as "VRAJ PALACE" is under construction with utilization of FSI. 100% and out of the said building, the promoters of Residential Flat bearing No. 2011 in second floor as per approved plan having area as per R.R.R.A. No. 2011 49,70 sq. meters and Approved Building Use Landings. The said premises are detailed as shown below

EAST	Plot No 2012
WEST	Plot No 2010
SOUTH	Plot No 2011
NORTH	Plot No 2010

IN WITNESS WHEREOF the Promoters and the Purchaser have hereunto set and subscribed their respective hands and seals, the day and the year first above written

OF the within agreed



Approved Plan

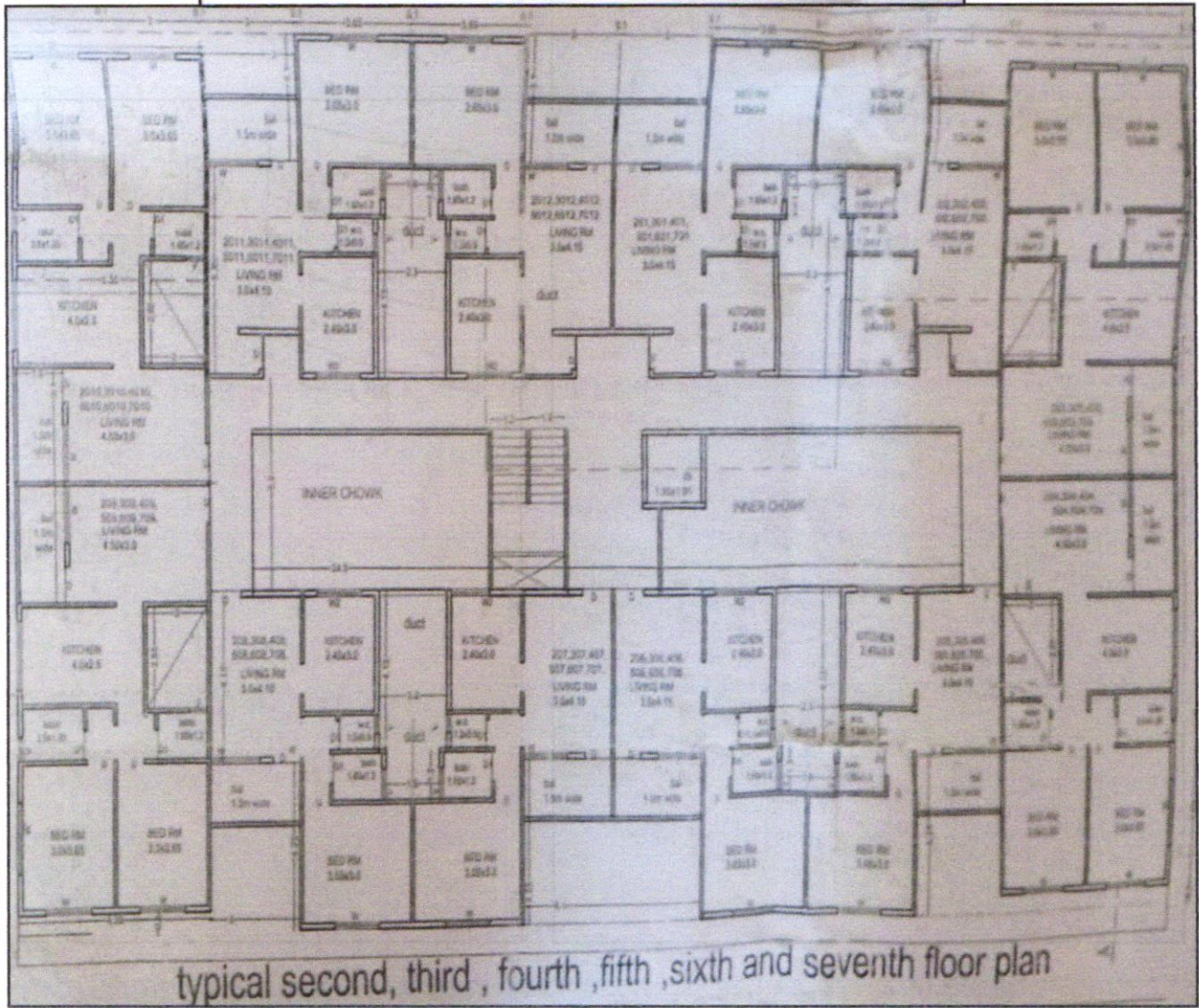
PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING PLAN IN S.NO. 309/A+B , P.NO. 5+6+7 AT VILLAGE AMBAD , NASHIK FOR -: KRRISH CONSTRUCTION PARTNERSHIP FIRM ,MR. MANOJKUMAR J. LADANI , SHRI VIVEK G. JAVIA

2 / 3

APPROVED

The Plans amended in
As per the conditions mentioned in
the accompanying commencement
Certificate No. B-132/2431 dated 21/05/2018

[Signature]
Deputy Director of Town Planning
Nashik Municipal Corporation
Nashik



Commencement Certificate & Occupancy Certificate

NASHIK MUNICIPAL CORPORATION

NO.LND/SP: 84/32/268J
DATE: 21/05/2018

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO: **Krish Construction Partnership Firm Through Partner Shri. Manojkumar J. Ladani & Other One**
C/o. Ar. Ravik Bothara & Stru.Engg. R.K.Singh of Nashik

Sub - Sanction of Building Permission & Commencement Certificate on Plot No. 5+6+7 of S.No. 309/A+B of Ambad Shiwar.

Ref - 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated 20/05/2017 Inward No. B2/BP/1356
2) Final Layout/Tentative layout No.481 Dt:24/09/2003

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential+ Commercial** Purpose as per plan duly amended in subject to the following conditions

CONDITIONS (1 to 42)

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 283 of the Maharashtra Municipal Corporation Act is duly granted
- The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1996.]
- After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure
- Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
- The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.

नाशिक महानगरपालिका, नाशिक

इमारत वापरचा दाखला
25695

No. **(पूर्ण/प्रमाणः)** जावक क्र./निति/24EE4/2020
दिनांक : १४/१०/२०२०

श्री./श्रीमती **क्रिशी कन्स्ट्रक्शन पार्टनरशिप फर्म श्री. मनोजकुमार जे. लाडानी व इतर एक**
प्रकल्पाचे ठिकाण व पत्ता : **अर्ध विमान इटेल जवळ अंबड शिवाड नाशिक**

सदर्भ : आपला दिनांक १०/०२/२०२० चा अर्ध क्रमांक **वी-२/३५५**

महाराज,
दाखला देण्यात येतो की, **अंबड** शिवागरीत/सि.स.नं., स.नं. **३०९/अ+ब**
प्लॉट नं. **५+६+७** अं. भू. क्र. मधील इमारतीचा **सहमजला + आगमजला**
मजल्याचे इकडील बांधकाम परवानगी क्र. **वी-२/३२/२६८९** दिनांक २१/०५/२०१८ अन्वये
दिल्याप्रमाणे ऑर्किटेक्ट/इंजि./सुपरवायझर, श्री. **अशोक जोशी** रजिस्ट्रेशन क्र.
यांचे निरीक्षणाला पूर्ण झाली असून निवासी/निवासेतर/वैश्वमिक/ **निवासी + निवासेतर** कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- एकूण बांधकाम क्षेत्र **४३००.०८** चौ.मी. या पैकी निवासी **५०००.०२** निवासेतर **३०६.८६** चौ.मी.
- एकूण चर्ट क्षेत्र **३१००.०८** चौ.मी. या पैकी निवासी **३९०५.१९** निवासेतर **२०५.८८** चौ.मी.
- सदर इमारतीचा वार **निवासी/निवासेतर/वैश्वमिक/निवासी + निवासेतर** कारणाकरिताच करता येईल.
- सदर इमारतीत म.न.पा.च्या पूर्वे परवानगी किंवाध वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमातील तरतुदीनुसार कडक कारवाई करण्यात येईल.
- व्हॅकट प्लॉट / घरपट्टी इडेक्स नं.
- अग्निशमन विभागाचा अंतिम दाखला क्रमांक _____
- पर्यावरण विभागाचा नाशकत दाखला क्रमांक _____
- घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक



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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 ₹ **23,75,000.00 (Rupees Twenty Three Lakh Seventy Five Thousand Only)**. The **Realizable Value** of the above property ₹ **22,56,250.00 (Rupees Twenty Two Lakh Fifty Six Thousand Two Hundred Fifty Only)**. and the **Distress Value** ₹ **19,00,000.00 (Rupees Nineteen Lakh Only)**.

Place: Nashik

Date: 23.06.2023

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=98228464d33d0730e739c2695913490c3d33d413111
15279017a180552, postalCode=400069, st=MAHARASHTRA,
serialNumber=41a5a56a08cc89d6b2a55a5f0e1fcb11f110e
94e297a29a3270c70b7c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.23 11:02:00 +05'30'

Auth. Sign.

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

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 23.06.2023 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 15.06.2023. 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.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Anil Ramdas Tupe & Mrs. Jaya Anil Tupe from M/s. Krrish Construction Partnership Firm Others Vide Deed of Apartment dated 27.08.2021
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Vinita Surve – 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 – 15.06.2023 Valuation Date - 23.06.2023 Date of Report - 23.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 15.06.2023
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 **23rd 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 **475.00 Sq. Ft. Total Carpet Area** in the Name of **Mr. Anil Ramdas Tupe & Mrs. Jaya Anil Tupe**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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 **475.00 Sq. Ft. Total 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.



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(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.



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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: 23.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=adm, email=manojbaburaochalikwar@vastukala.com, c=IN, postalCode=422009, st=Maharashtra,
serialNumber=415504646b6c49898235a816c4e282e29a527b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.23 11:52:08 +05'30'

Auth. Sign.

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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