

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Sau. Vandana Anil Chavhan & Shri. Anil Prakash Chavan**

Residential Flat No. 904, 9th Floor, B - Wing, "Shivalik Sky Green", Survey No. 328/ 1/ 3, CTS Survey No. 7379, Near Aai Tulja Bhavani Mandir, Dnyaneshwar Nagar, Pathardi Road, Village – Pathardi - 1, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India.

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Latitude Longitude: 19°56'55.3"N 73°46'25.7"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.)
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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 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	: 21.06.2023
	b) Date on which the valuation is made	: 23.06.2023
3.	List of documents produced for perusal:	
	1) Copy of Deed of Apartment Vide No. 6574/ 2023 dated 12.06.2023	
	2) Copy of Commencement Certificate No. LND/ BP / B2 / 419/ 2021/ dated 31.12.2021 issued by Nashik Municipal Corporation.	
	3) Copy of Approved Building Plan Accompanying Commencement Certificate No. BP/ B2/ 419/ 2021/ dated 31.12.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation.	
	4) Copy of Rera Certificate No. P51600033085 dated 03.02.2022 is issued by Maharashtra Real Estate Regulatory Authority.	
	5) Copy of 7/12 Extract.	
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)	: Sau. Vandana Anil Chavhan & Shri. Anil Prakash Chavan Address: Residential Flat No. 904, 9 th Floor, B - Wing, "Shivalik Sky Green", Survey No. 328/ 1/ 3, CTS Survey No. 7379, Near Aai Tulja Bhavani Mandir, Dnyaneshwar Nagar, Pathardi Road, Village – Pathardi - 1, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India. Contact Person: Mr. Avinash (Sales Person) Contact No. +91 9145355568 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat in under construction Building. The flat is located on 9 th floor in the said under construction building. As per Approved Plan composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e. 2BHK) The property is at 9.6 Km. distance from nearest



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		railway station Nashik Road. Landmark: Near Aai Tulja Bhavani Mandir At the time of inspection, the property was under construction. Extent of completion are as under:
	Foundation	Completed
	RCC Plinth	2nd Slab Completed
	Total	15% Completed
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. 328/ 1/ 3, CTS Survey No. 7379
	b) Door No.	: Residential Flat No. B - 904
	c) T.S. No. / Village	: Village – Pathardi -1
	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. BP/ B2/ 419/ 2021/ dated 31.12.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	: Nashik Municipal Corporation
	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. 904, 9 th Floor, B - Wing, "Shivalik Sky Green" , Survey No. 328/ 1/ 3, CTS Survey No. 7379, Near Aai Tulja Bhavani Mandir, Dnyaneshwar Nagar, Pathardi Road, Village – Pathardi - 1, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India.
8.	City / Town	: Nashik
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village PanChayat / Municipality	: Village – Pathardi -1 Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No



13.	Dimensions / Boundaries of the Property / Building		As per Actual Site	As per the Deed
	North	:	Open Plot	Survey No. 328/ 1/ 1
	South	:	Road	Survey No. 328 Part
	East	:	Open Plot	Survey No. 333 Part
	West	:	Main Road	Survey No. 328/ 1/ 1
Mtrs	Flat		As per Actual Site	As per the Deed
	North		Flat No. 903	Flat No. 903 of B-Wing
	South		Marginal Space	Marginal Space & 12.00 Mtr. Road
	East		Flat No. 903	Flat No. 902 of B-Wing
	West		Lift & Staircase	Lift & Staircase
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°56'55.3"N 73°46'25.7"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 574.00 Balcony Area in Sq. Ft. = 116.00 Total Carpet Area in Sq. Ft. = 690.00 (Area as per Agreement to Sale & Approved Plan) Built up in Sq. Ft. = 759.00 (Carpet Area as per Sale Deed + 10%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 574.00 Balcony Area in Sq. Ft. = 116.00 Total Carpet Area in Sq. Ft. = 690.00 (Area as per Agreement to Sale & Approved Plan)	
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	
2.	Location	:		
	C.T.S. No.	:	Survey No. 328/ 1/ 3, CTS Survey No. 7379	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Pathardi -1 Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 904, 9 th Floor, B - Wing, "Shivalik Sky Green", Survey No. 328/ 1/ 3, CTS Survey No. 7379, Near Aai Tulja Bhavani Mandir, Dnyaneshwar Nagar, Pathardi Road, Village – Pathardi - 1, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	



4.	Year of Construction	:	Property Under Construction
5.	Number of Floors	:	Proposed Ground (Parking) + 13 Uppers Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 4 Flats on 9 th 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 Stilt Car Parking
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
III	FLAT		
1	The floor in which the Flat is situated	:	9 th Floor
2	Door No. of the Flat	:	Residential Flat No. B - 904
3	Specifications of the Flat	:	4 Flats on 9 th Floor
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Open Casing Cape Electrical wiring
	Finishing	:	Proposed cement plastering
	Paint	:	Building is under construction
4	House Tax	:	Not applied yet
	Assessment No.	:	Not applied yet
	Tax paid in the name of:	:	Not applied yet
	Tax amount:	:	Not applied yet
5	Electricity Service connection No.:	:	Not applied yet
	Meter Card is in the name of:	:	Not applied yet
6	How is the maintenance of the Flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Sau. Vandana Anil Chavhan & Shri. Anil Prakash Chavan
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. = 759.00 (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. = 574.00 Balcony Area in Sq. Ft. = 116.00 Total Carpet Area in Sq. Ft. = 690.00 (Area as per Agreement to Sale & Approved Plan)
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?	:	₹ 8,500.00 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)	:	₹ 5,500.00 to ₹ 6,500.00 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).	:	₹ 6,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 4,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 40,425.00 per Sq. M. ₹ 3,756.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	-
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	:	Under Construction Building
	Life of the building estimated	:	60 Years on completion (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	Under Construction Building
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,000.00 per Sq. Ft.
	Remarks:	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	690.00 Sq. Ft.	6,000.00	41,40,000.00
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			41,40,000.00

Value of Flat

Fair Market Value	41,40,000.00
Realizable value	39,33,000.00
Distress Value	33,12,000.00
Insurable value of the property (759.00 Sq. Ft. X ₹ 2,000.00)	15,18,000.00
Guideline value of the property (As per index II)	25,65,000.00

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.

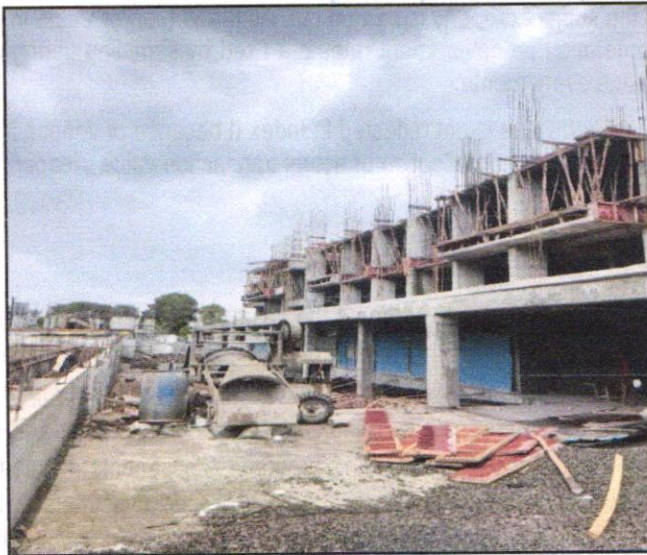
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

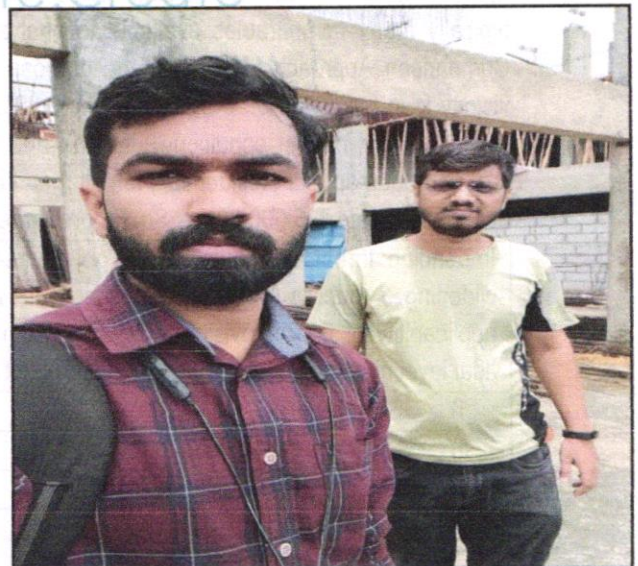
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 5,500.00 to ₹ 6,500.00 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 ₹ 6,000.00 per Sq. Ft. on Carpet Area for valuation.

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	₹ 8,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



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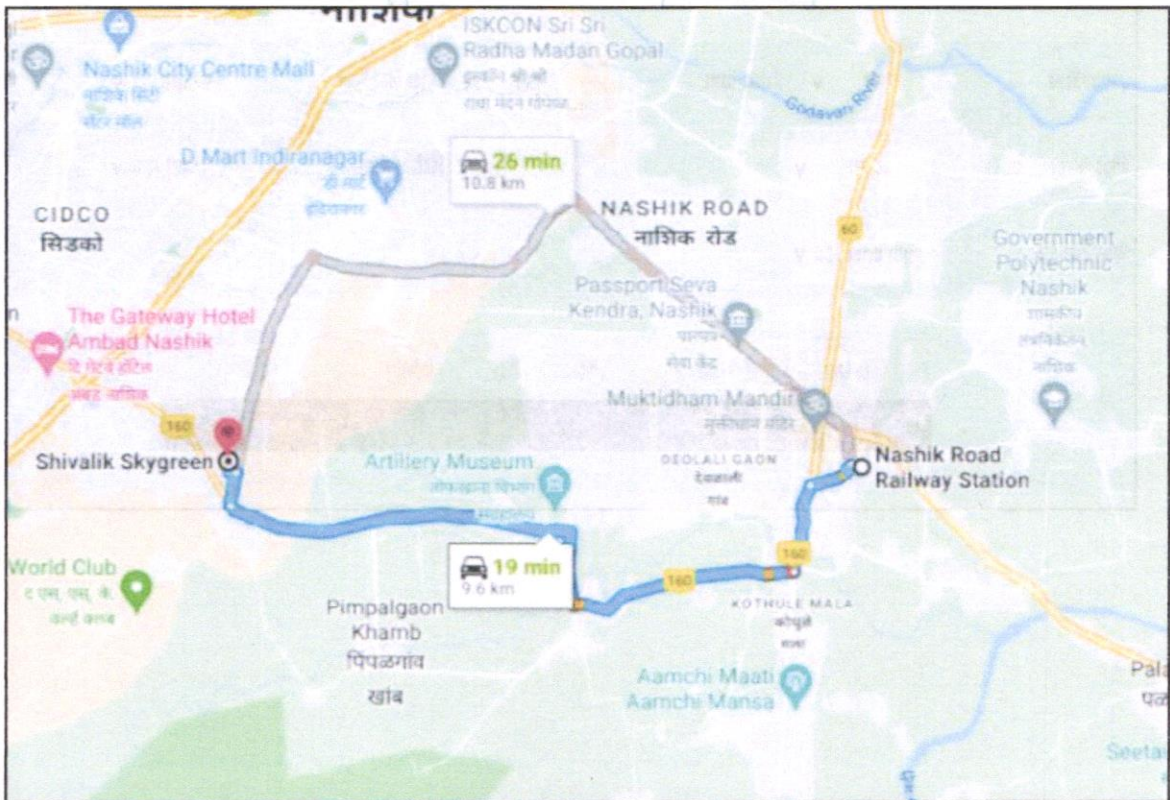
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Route Map of the property


Site u/r



Latitude Longitude: 19°56'55.3"N 73°46'25.7"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 9.6 Km.)

Ready Reckoner Rate



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

**नोंदणी व मद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
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Valuation For Rural Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Help on Division

District Name: Taluka Name: Village/Zone Name:

Attribute: SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
16200	38500	44270	48120	0	Square Meter

Price Indicators

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾


Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1459 Sq-ft

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3 BHK Flat For Sale in Hari Vishwa, Pathardi Phata, Nashik



3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area
1088 sqft ~
₹6.618/sqft

Floor
1 (Out of 13 Floors)

Facing
East

Developer
Karda Constructions Ltd.

Transaction Type
Resale

Furnished Status
Unfurnished

Project
Hari Vishwa

Status
Ready to Move

Type Of Ownership
Co-operative Society

East Facing Property

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾


Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1490 Sq-ft

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1490 Sq-ft 3 BHK Flat For Sale in Pathardi Phata, Nashik



3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area
1040 sqft ~
₹6.250/sqft

Facing
West

Floor
6 (Out of 6 Floors)

Furnished Status
Unfurnished

Transaction Type
Resale

Age Of Construction
Under Construction

+3 Photos



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Price Indicators

99acres Buy - Enter Locality / Project / Society / Landmark

Home > Property in Nasik > Flats in Nasik > Flats in Pathardi Phata > 3 BHK Flats in Pathardi Phata > 3B to 75 Lakhs

Posted on Jan 16, 2023 | Ready to Move

₹65 Lac @ 4,861 per sq.ft. **3BHK 3Baths**
 Residential Apartment for Sale
 in Amit Eka, Pathardi, Nasik, Maharashtra

RERA STATUS REGISTERED Registration No: 751600006386 Website: <https://maharera.mahaonline.gov.in/>

Overview Society Owner Details Price Trends Recommendations

Property (12) Society (26)

Area
 Built Up area: 1337 sq.ft.
 (12.21 acres)

Configuration
 3 Bedrooms, 3 Bathrooms, 2 Balconies

Price
 ₹ 65 Lac
 @ 4,861 per sq.ft. (Negotiable)

Address
 Amit Eka
 Pathardi, Nasik

Floor Number
 7th of 12 Floors

Facing
 East

Overlooking
 Park/Garden

Property Age
 1 to 5 Year Old

Photos (1/12)

99acres Buy - Enter Locality / Project / Society / Landmark

Home > Property in Nasik > Flats in Nasik > Flats in Pathardi Phata > 3 BHK Flats in Pathardi Phata > 3B to 75 Lakhs

Posted on Sep 26, 2022 | Ready to Move

₹72 Lac @ 5,217 per sq.ft. **3BHK 3Baths**
 Residential Apartment for Sale
 in Anmol Nayantara Gold, Pathardi Phata, Nasik, Maharashtra

RERA STATUS REGISTERED Registration No: 751600002294 Website: <https://maharera.mahaonline.gov.in/>

Overview Society Owner Details Price Trends Recommendations

Property (14) Society (18)

Area
 Built Up area: 1380 sq.ft.
 (12.27 acres)

Configuration
 3 Bedrooms, 3 Bathrooms, 2 Balconies

Price
 ₹ 72 Lac
 @ 5,217 per sq.ft.

Address
 Anmol Nayantara Gold
 Pathardi Phata, Nasik

Floor Number
 1st of 11 Floors

Property Age
 10+ Year Old

Photos (1/14)

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1459 sq.ft

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3 BHK Flat For Sale in Hari Vishwa, **Pathardi Phata, Nashik**

3 Beds 3 Baths 1 Balcony Unfurnished

Super Built-Up Area **1459 sqft** ₹4,524/sqft

Floor **8 (Out of 12 Floors)**

Furnished Status **Unfurnished**

Developer **Karda Constructions Ltd.**

Project **Hari Vishwa**

Transaction Type **Resale**

Status **Ready to Move**

Age Of Construction **Less than 5 years**

HOUSING.COM Buy in Nashik Pathardi Phata X Add Download App List Property Save

Home / Nashik / Pathardi Phata / Apartment for Sale in Pathardi Phata / 3 BHK Apartment

₹54.0 L [EMI starts at ₹28,604](#)

By **DAI KHANER REAL ESTATE**

Dalumbi Parkside Residences, Pandav Nagar, Pathardi Phata, Nashik

[Contact Owner](#)

Hall

1150 sq ft Build Up Area

₹4.70 K/sq ft Avg. Price

5 Year Old Age of property

Ready to move Possession status

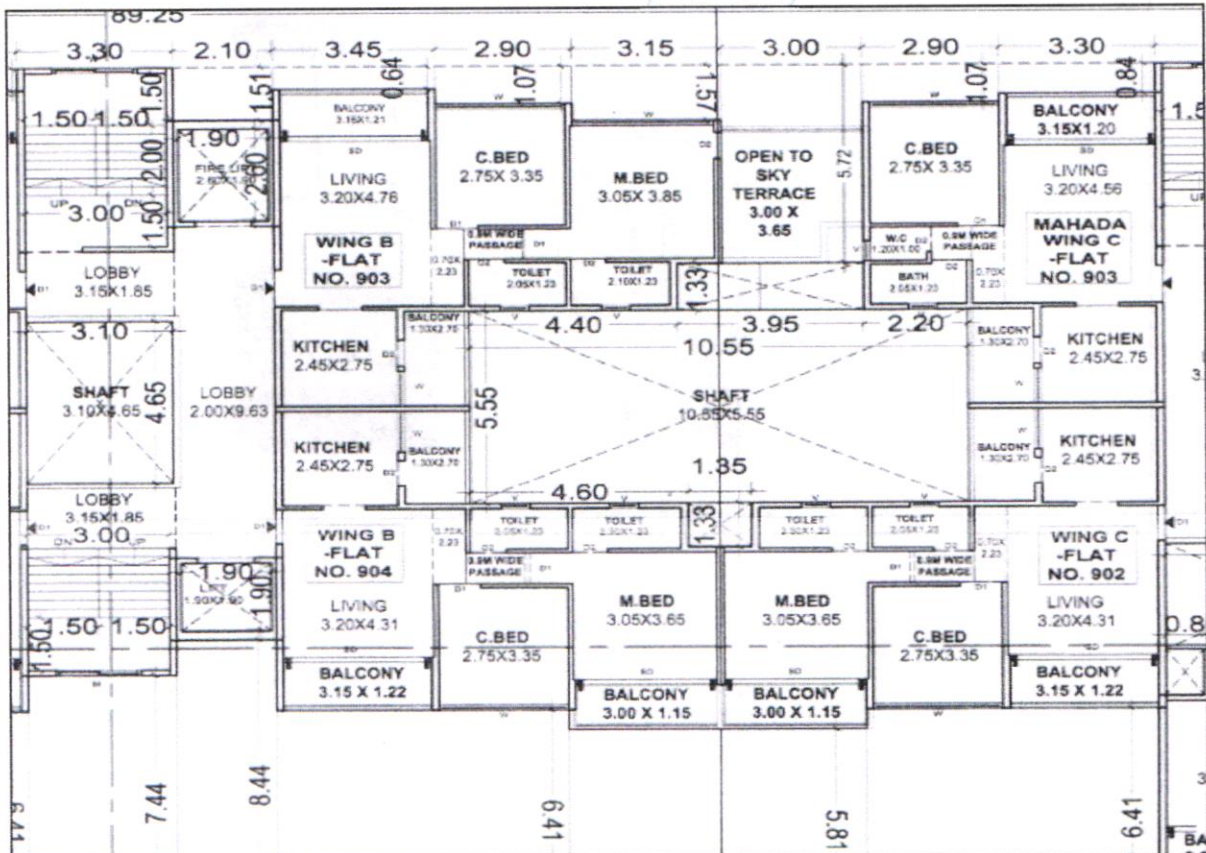
Higher 0 of 12 floors

Semi Furnished Furnishing

35 more

Approved Plan

DRAWING SHEET NO.	8/12
<p>PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON S. NO.328/1/3, AT PATHARDI SHIWAR DISTRICT- NASHIK FOR :- VIJAY BEDMUTHA & OTHER ONE THROUGH G.P.A. HOLDER YOGESHWAR REALTY PARTNERSHIP FIRM THROUGH PARTNERS 1) MR.MADHUBHAI BABUBHAI KOTHIYA & 2) MR.KAUSHIK MADHUBHAI KOTHIYA</p>	
<p>APPROVED</p> <p>The Plans amended in As per the conditions Mentioned in the accompanying commencement Certificate No. dated <u>31/12/2024</u> <i>(Signature)</i></p> <p>Executive Engineer TOWN PLANNING Nashik Municipal Corporation Nashik <i>DL</i></p>	



Commencement Certificate



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ 82/419/2021

DATE :- 3/12/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

**TO: Mr. Vijay Nathmal Bedmutha & Mr. Jitendra Suhas Kher Throug GPA
Holder Yogeshwar Realty Partnership Firm Through Partner
Mr. Madhubhai Babubhai Kothiya & Mr. Kaushik Madhubhai Kothiya .
C/o. Ar. Sumit Kumath & Stru.Engg. Shailesh P. Dhumne Of Nashik.**

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No:---
S.No.J.G.No. 328/1/3 of Pathrdi Shiwar Nashik.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/
Extension of Structure Plan/ Dated:- 13/01/2021 Inward No. B2/BP/178.
2) Previously Approved Building permission No. LND/BP/CD/188,
Dt 18/08/2021

Sanction of building permission & commencement certificate is hereby granted under 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 64)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) 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. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) 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.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) 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 1966.]
- 7) 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.
- 8) 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.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.



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Agreement

नमन-७

सं. क्र. ६५६०/२०२३

२ - ७

विभाग क्रमांक :	११२२
सरकारी दर रूपरेखा :	३०,५००/-
फ्लॉट कापेट क्षेत्र :	५३.३३ चौ.मी.
प्लॉटची रूंद :	१०.६० चौ.मी.
फ्लॉट क्षेत्रफळ :	२३,७२.५०००/२
प्लॉटची मूल्यमापन :	१,९३,०००/-
सरकारी मूल्यमापन :	२५,६५,०००/-
अंदाजी किंमत रूपरेखा :	३०,२९,०००/-
मुद्रांक शुल्क रूपरेखा :	१,६१,०००/-
नोदणी फी रूपरेखा :	३०,०००/-

॥ श्री ॥

फ्लॉट विक्री करारनामा

फ्लॉट विक्री करारनामा रक्त आज दि. १२ मार्च २०२३ रोज सोमवार ते दिवशी नाशिक मुक्कामाचे २०२३ रोज सोमवार ते दिवशी नाशिक मुक्कामाचे

१. सौ. वंदना अनिल चव्हाण

वय : ७२ वर्षे, धंदा : व्यापार

पिन : AXPPC 6285 M

गा : 4745 8255 1248

लिहून घेणार

२. श्री. अनिल प्रकाश चव्हाण

वय : ३९ वर्षे, धंदा : व्यापार

पिन : AETPC 6464 J

गा : 2577 8879 1869

ग. फ्लॉट नं. ४, गुळकूप अपार्टमेंट,

गुळकूप नगर, देवळाली-पावडी रोड,

नाशिक - ४२२०१०

नमन-७

सं. क्र. ६५६०/२०२३

२ - ७

१. मिळविलेले वर्णन :

अ. मुंबई विलका जालिम भंडा मुक्कामाचे तालुका नाशिक फ्लॉट नमन-७ मधील सरकारी/पब्लिक इस्टेटचे प्लॉट नं. १२४० / १ / ३ प्लॉट क्षेत्र ५३.३३ चौ.मी. रूंद १०.६० चौ.मी. प्लॉटची मूल्यमापन १,९३,०००/- आणि सरकारी मूल्यमापन २५,६५,०००/- अंदाजी किंमत रूपरेखा ३०,२९,०००/- मुद्रांक शुल्क रूपरेखा १,६१,०००/- नोदणी फी रूपरेखा ३०,०००/-

पुर्वीक	प्लॉट नं. १२४० / १ / ३
पश्चिमीक	प्लॉट नं. १२४० / १ / ३
दक्षिणीक	प्लॉट नं. १२४० / १ / ३
उत्तरीक	प्लॉट नं. १२४० / १ / ३

प्लॉट प्रमाणे मूल्यांकन करताना प्लॉट क्षेत्रफळ २३,७२.५० चौ.मी. आणि सरकारी मूल्यमापन २५,६५,०००/- अंदाजी किंमत रूपरेखा ३०,२९,०००/- मुद्रांक शुल्क रूपरेखा १,६१,०००/- नोदणी फी रूपरेखा ३०,०००/-

अ. मुंबई विलका जालिम भंडा मुक्कामाचे तालुका नाशिक फ्लॉट नमन-७ मधील सरकारी/पब्लिक इस्टेटचे प्लॉट नं. १२४० / १ / ३ प्लॉट क्षेत्र ५३.३३ चौ.मी. रूंद १०.६० चौ.मी. प्लॉटची मूल्यमापन १,९३,०००/- आणि सरकारी मूल्यमापन २५,६५,०००/- अंदाजी किंमत रूपरेखा ३०,२९,०००/- मुद्रांक शुल्क रूपरेखा १,६१,०००/- नोदणी फी रूपरेखा ३०,०००/-

Scanned by CamScanner

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 ₹ **41,40,000.00 (Rupees Forty One Lakh Forty Thousand Only)**. The **Realizable Value** of the above property ₹ **39,33,000.00 (Rupees Thirty Nine Lakh Thirty Three Thousand Only)** and the **Distress Value** ₹ **33,12,000.00 (Rupees Thirty Three Lakh Twelve Thousand Only)**.

Place: Nashik

Date: 23.06.2023

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b6c4fbc15dcd33edcf73a26865913490cf3e33e41
333115279b17a18b5652, postalCode=400069,
st=Maharashtra,
serialNumber=+1a56a56ab9cc800b2a55a8fccc3d5b3178
d2e394a2f2a29a3278e259c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.06.23 17:38:11 +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 21.06.2023. 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 was purchased by Sau. Vandana Anil Chavhan & Shri. Anil Prakash Chavan from M/s. Yogeshwar Realty Partnership Firm vided Deed of Apartment dated 12.06.2023
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 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 – 21.06.2023 Valuation Date - 23.06.2023 Date of Report - 23.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.06.2023
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 **23th 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 **690.00 Sq. Ft. Total Carpet Area** in the Name of **Sau. Vandana Anil Chavhan & Shri. Anil Prakash Chavan**. 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 purchased by **Sau. Vandana Anil Chavhan & Shri. Anil Prakash Chavan**. 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 **690.00 Sq. Ft. Total 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 **690.00 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.



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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

