

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Dnyaneshwar N Jadhav &
Mrs. Asha Dnyaneshwar Jadhav**

Residential Flat No. 19, Fifth Floor, C - Wing, Building No. B, "Arrpan Housing", Survey No. 79/ 6/ 1 & 2/ 1 & 2/ 2 & 79/ 7/ 1 to 7, Opp. to Water tank & Talathi office, Lam Road, Village - Vihitgaon, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude: 19°56'15.4"N 73°49'58.4"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.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 19, Fifth Floor, C - Wing, Building No. B, "Arrpan Housing", Survey No. 79/ 6/ 1 & 2/ 1 & 2/ 2 & 79/ 7/ 1 to 7, Opp. to Water tank & Talathi office, Lam Road, Village - Vihitgaon, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India belongs to **Mr. Dnyaneshwar N Jadhav & Mrs. Asha Dnyaneshwar Jadhav**.

Boundaries of the property.

Boundaries	Building	Flat
North	C - Building	Flat No. 20
South	Road	Duck / Building B - B Wing
East	Garden/ Road	Passage
West	Building	Side Margin

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **28,72,800.00 (Rupees Twenty Eight Lakh Seventy Two Thousand Eight Hundred Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941
Encl: Valuation report.



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Our Pan India Presence at :

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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	: 21 .06.2023
	b) Date on which the valuation is made	: 26.06.2023
3.	List of documents produced for perusal: i. Copy of Conveyance Deed No. 10154/2022 Dated.12.10.2022 ii. Copy of Digital Sanctioned Plan dated. 26-05-2019 issued by Suresh D Nikumbhe Assianst Town Planning, Nashik Municipal Corporation. iii. Copy of Commencement Certificate No. LND/ BP/ Vihitgaon - Part/ DCR/ 1259/ 2019 dated 26.06.2019 issued by Nashik Municipal Corporation. iv. Copy of Part Occupancy Certificate Javak No. NNV/ Nashik Road/ 28325/ 2021 dated 22.12.2021 issued by Nashik Municipal Corporation, Nashik. v. Copy of RERA Registration Certificate No. P51600022627 dated 09.10.2019 issued by Maharashtra Real Estate Regulatory Authority. vi. Copy of Electricity Bill vide Consumer No. 049081867487 dated 07.06.2023 in the name of Shri. Pradeep Ramdas Wanarase 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. Dnyaneshwar N Jadhav & Mrs. Asha Dnyaneshwar Jadhav. Address: Residential Flat No. 19, Fifth Floor, C - Wing, Building No. B, "Arrpan Housing", Survey No. 79/ 6/ 1 & 2/ 1 & 2/ 2 & 79/ 7/ 1 to 7, Opp. to Water tank & Talathi office, Lam Road, Village - Vihitgaon, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India. Contact Person: Dnyaneshwar Jadhav (Owner) Contact No. +918275369166 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. C - 19 is located on Fifth Floor. As per Approved Plan the composition of flat is Living + 2 Bedrooms + Kitchen + Toilett + Attached Toilett + Balcony + (i.e. 2 BHK).

			The property is at 1.9 Km. distance from nearest railway station Nashik Road. Landmark: Opp. to Water tank & Talathi Office.	
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	79/ 6/ 1 & 2/ 1 & 2/ 2 & 79/ 7/ 1 to 7	
	b) Door No.	:	Residential Flat No. C - 19	
	c) T.S. No. / Village	:	Village – Vihitgaon	
	d) Ward / Taluka	:	Taluka – Nashik	
	e) Mandal / District	:	District – Nashik	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Digital Sanctioned Plan dated. 26-05-2019 issued by Suresh D Nikumbhe Assianst Town Planning, Nashik Municipal Corporation.	
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7.	Postal address of the property	:	Residential Flat No. 19, Fifth Floor, C - Wing, Building No. B, “ Arrpan Housing ”, Survey No. 79/ 6/ 1 & 2/ 1 & 2/ 2 & 79/ 7/ 1 to 7, Opp. to Water tank & Talathi office, Lam Road, Village - Vihitgaon, Taluka & District - Nashik, PIN Code – 422101, 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 PanChhayat / Municipality	:	Village – Vihitgaon 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	:	C - Building	Gaothan
	South	:	Road	15 Mtr. DP Road

	East	:	Garden/ Road	Survey No. 80 Part
	West	:	Building	Survey No. 79/ 5
13.1	Flat		As per Actual Site	As per the Deed
	North		Flat No. 20	Flat No. B/ C/ 20
	South		Duck / Building B - B Wing	Flat No. B/ B/ 18
	East		Passage	Lift & Lobby
	West		Side Margin	Side Margin
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°56'15.4"N 73°49'58.4"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 426.00 Balcony Area in Sq. Ft. = 106.00 (Area as per Approved Plan)</p> <p>Carpet Area in Sq. Ft. = 426.00 Balcony Area in Sq. Ft. =106.00 Total Carpet Area in Sq. Ft. = 532.00 (Area as per Conveyance Deed)</p> <p>Built up in Sq. Ft. = 585.00 (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. = 426.00 Balcony Area in Sq. Ft. =106.00 Total Carpet Area in Sq. Ft. = 532.00 (Area as per Conveyance Deed)</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. 79/ 6/ 1 & 2/ 1 & 2/ 2 & 79/ 7/ 1 to 7	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Vihitgaon Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 19, Fifth Floor, C - Wing, Building No. B, “ Arrpan Housing ”, Survey No. 79/ 6/ 1 & 2/ 1 & 2/ 2 & 79/ 7/ 1 to 7, Opp. to Water tank & Talathi office, Lam Road, Village - Vihitgaon, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per Part 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	:	4 Flat on Fifth 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	:	Fifth Floor
2	Door No. of the Flat	:	Residential Flat No. C - 19
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. Dnyaneshwar N Jadhav & Mrs. Asha Dnyaneshwar Jadhav
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. = 585.00 (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. = 426.00 Balcony Area in Sq. Ft. = 106.00 (Area as per Approved Plan) Carpet Area in Sq. Ft. = 426.00 Balcony Area in Sq. Ft. =106.00 Total Carpet Area in Sq. Ft. = 532.00 (Area as per Conveyance Deed)
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?	:	₹ 6,000.00 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).	:	₹ 5,200.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 31,300.00 per Sq. M. ₹ 2,908.00 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	:	02 Years
	Life of the building estimated	:	58 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	:	₹ 3,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,400.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	532.00 Sq. Ft.	5,200.00	28,72,800.00
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			28,72,800.00

Value of Flat

Fair Market Value	28,72,800.00
Realizable value	27,29,160.00
Distress Value	22,98,240.00
Insurable value of the property (585.00 Sq. Ft. X ₹ 2,000.00)	11,70,000.00
Guideline value of the property (585.00 Sq. Ft. X ₹ 2,908.00)	17,01,180.00

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.

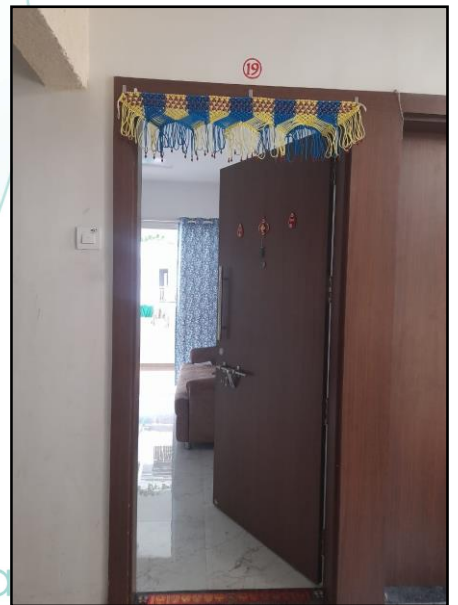
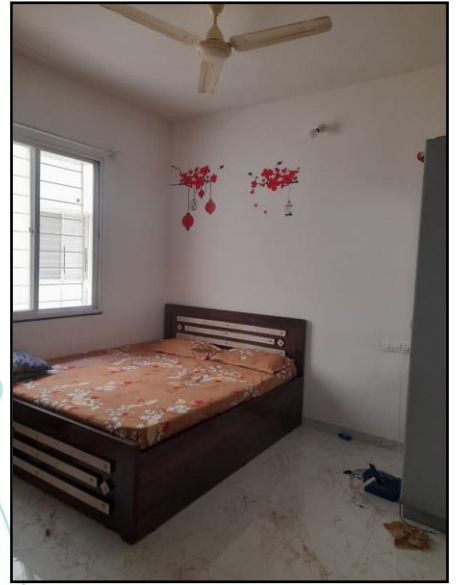
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 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 ₹ 5,200.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

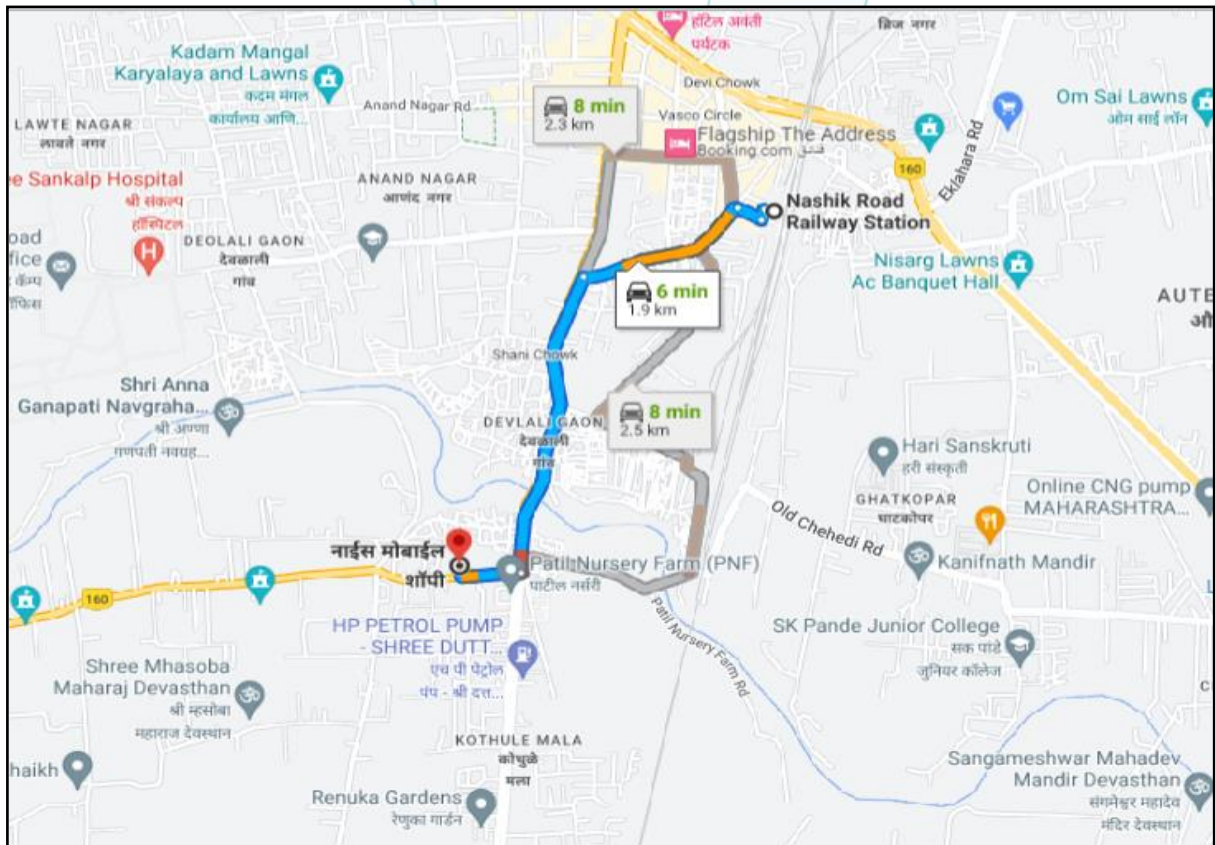
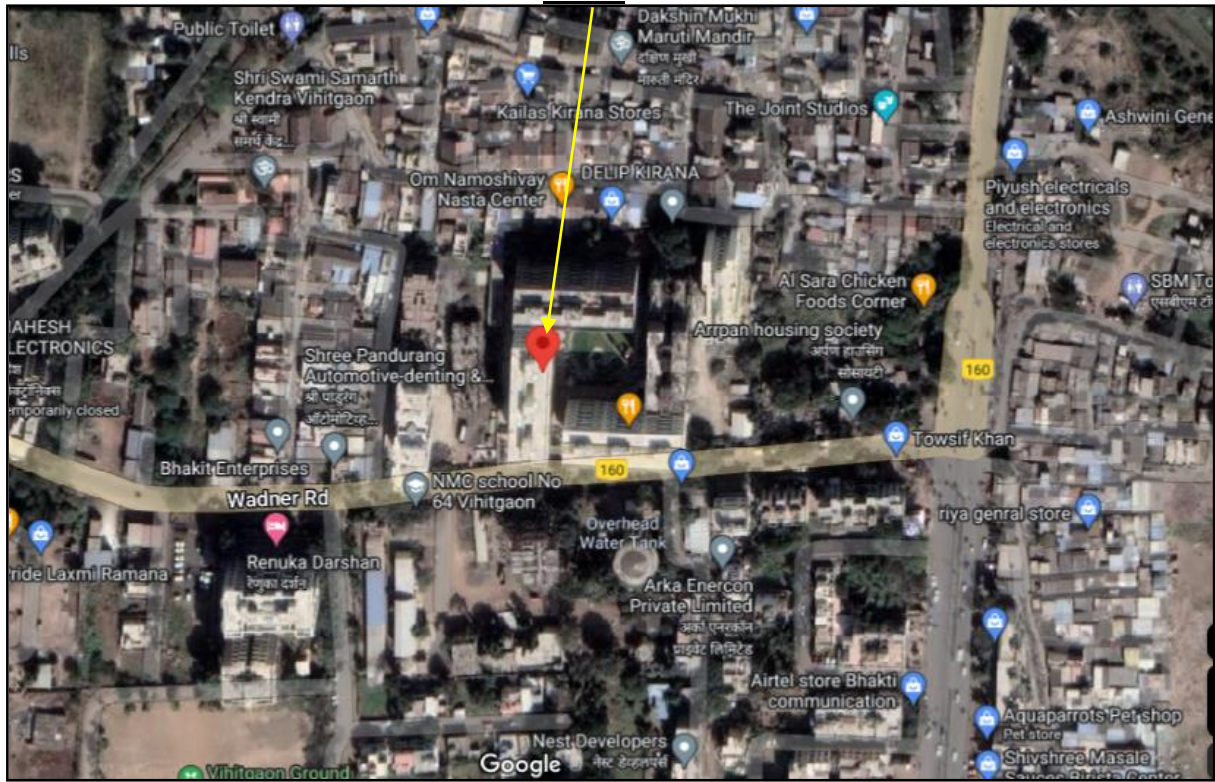
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 6,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°56'15.4"N 73°49'58.4"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 1.9 Km.)

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule 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		साजे विहेतगाव	
Attribute	सर्के नंबर <input style="width: 50px;" type="text" value="79"/>	SubZone Name 24.2 - अभाग- विभाग कं.	
Mahapalika Area	Nashik Municipal Cor.		

Open Land	Residence	Office	Shop	Industry	Unit
7100	31300	35990	39120	0	Square Meter

Next

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Price Indicators

HOUSING.COM Buy in Nashik

Deolali Camp X Add

Download App List Properties Saved

Home / Nashik / Deolali Camp / Apartment for Sale in Deolali Camp / 2 BHK Apartment

Last updated: Jun 30, 2023

2 BHK Apartment ₹71.0 L EMI starts at ₹37,00 K

Deolali Camp, Nashik ₹4.70 K/sq.ft

Offers Zero brokerage Know More Contact Seller

1510 sq.ft Build Up Area ₹4.70 K/sq.ft Avg. Price Ready to move Possession status Higher of 3 floors East facing Facing Unfurnished Furnishing

5 of 12

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Nashik > Flats for sale in Nashik > Flats for sale in Deolali Camp > 2 BHK Flats for sale in Deolali Camp > 1200 sq.ft

Get full support from Relationship Manager MB Prime Shortlists Properties Communicates with Owners Live Video Call Join Prime 50% OFF

₹40.0 Lac Get ₹12,000 cashback on Home Loan ONLY ON MAGICBRICKS

1200 Sq-ft 2 BHK Flat For Sale in Deolali Camp, Nashik

2 Beds 2 Baths 1 Balcony Unfurnished

Photo not uploaded by advertiser Request Photos

Carpet Area: 840 sqft ₹4,762/sqft Floor: 2 (Out of 2 Floors) Transaction Type: Resale

Status: Ready to Move Facing: North Lift: NaN

Furnished Status: Unfurnished Car Parking: 1 Open Type Of Ownership: Co-operative Society

2 of 12

99acres Buy ▾ Enter Locality / Project / Society / Landmark Post property 🔍 🔔 ☰

Home > Property in Nashik > Flats in Nashik > 2 BHK Flats in Devali Camp Posted on Oct 12, 2022 Ready to move

₹27 Lac @ 4,909 per sq.ft.
Estimated EMR ₹21,565

2BHK 2Baths
Residential Apartment for Sale
In Satnam Society, Devali Camp, Nashik, Maharashtra.

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

[Overview](#) [Owner Details](#) [Price Trends](#) [Recommendations](#)

Property (1)

Area
Carpet area: 550 sq.ft. (51.1 sq.m)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Price
₹27 Lac @ 4,909 per sq.ft. (all inclusive)

Address
Satnam Society
Devali Camp, Nashik

Floor Number
1st of 2 Floors

Facing
East

Overlooking
Park/Garden

Property Age
10+ Year Old

3 of 12

99acres Buy ▾ Enter Locality / Project / Society / Landmark Post property 🔍 🔔 ☰

Home > Property in Nashik > Flats in Nashik > Flats in Devali Camp > 2 BHK Flats in Devali Camp Posted on Jan 21, 2022 Ready to move

₹32 Lac @ 4,266 per sq.ft.
Estimated EMR ₹25,029

2BHK 1Bath
Residential Apartment for Sale
In Deepak New Panchratna Society, Devali Camp, Nashik, Maharashtra.

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

[Overview](#) [Owner Details](#) [Price Trends](#) [Recommendations](#)

Property (1)

Area
Carpet area: 750 sq.ft. (69.68 sq.m)

Configuration
2 Bedrooms, 1 Bathroom, 1 Balcony

Price
₹32 Lac @ 4,266 per sq.ft.


Address
Deepak New Panchratna Society
Devali Camp, Nashik

Floor Number
Ground of 2 Floors

Property Age
5 to 10 Year Old

4 of 12

Agreement to Sale



4 / 12

ZONE NO. 24.2

Reg. Agreement to Sale No. **10040**,
 Reg. Dt. **11/10/2022**, Nashik-2
 Stamp Duty Paid **Rs.1,39,100/-**
 Registration Fee Paid **Rs. 23,200/-**
 Stamp **Rs. 100/-**

CONVEYANCE DEED

THIS CONVEYANCE DEED is made and executed on this 12th day of in the month **OCTOBER** year **2022** at **NASHIK ROAD**.

BETWEEN

- 1) **Mr. DNYANESHWAR N JADHAV**
 Age - 47 Years, Occupation - Business,
PAN - BFMPJ4619G Aadhaar - 2956 6742 5195

- 2) **Mrs. ASHA DNYANESHWAR JADHAV**
 Age - 34 Years, Occupation - Housewife,
PAN - CLNPJ2878P Aadhaar - 3317 1647 1586
 Both R/o. - Flat No 19, B - Building, C - Wing, Fifth Floor, Arrpan Housing, Vadner - Vihitgaon Road, Nasikroad - 422101.

Hereinafter referred to as the **"THE PURCHASERS"** [which expression shall unless it be repugnant to the context or meaning thereof mean and include his/their heirs, executors, administrators, assigns, legal representatives] of the **FIRST PART**.

AND

MR. DILIP KACHARDAS SANKLECHA,
 Age :- 63 years, Occupation :- Agriculturist & Business,
 R/o. Sanklecha House, Datta Mandir Road, Nashik Road,
 Tal. & Dist. Nashik 422101
PAN:- AORPS1116C Aadhaar :- 4417 9758 8580

SCHEDULE - I
FIRST SCHEDULE REFERRED HEREINAFOVE
"PROJECT LAND"

All that piece and parcel of land bearing **Survey No. 79/6/1 & 2/1 & 2/2 & 79/7/1 to 7**, admeasuring 10,788.00 Sq. Mtrs., assessed by Rs.6,472.80 Paise, lying and situated at village **VIHITGAON**, Taluka & District Nashik, within the limits of Nashik Municipal Council, bounded by four sides as under :-

On or towards East Side	: Survey No. 80 Part
On or towards West Side	: Survey No. 79/5
On or towards South Side	: 15 Mtr. DP Road
On or towards North Side	: Gathan

All the said properties together with soil, sub soil, easement, tenements etc.

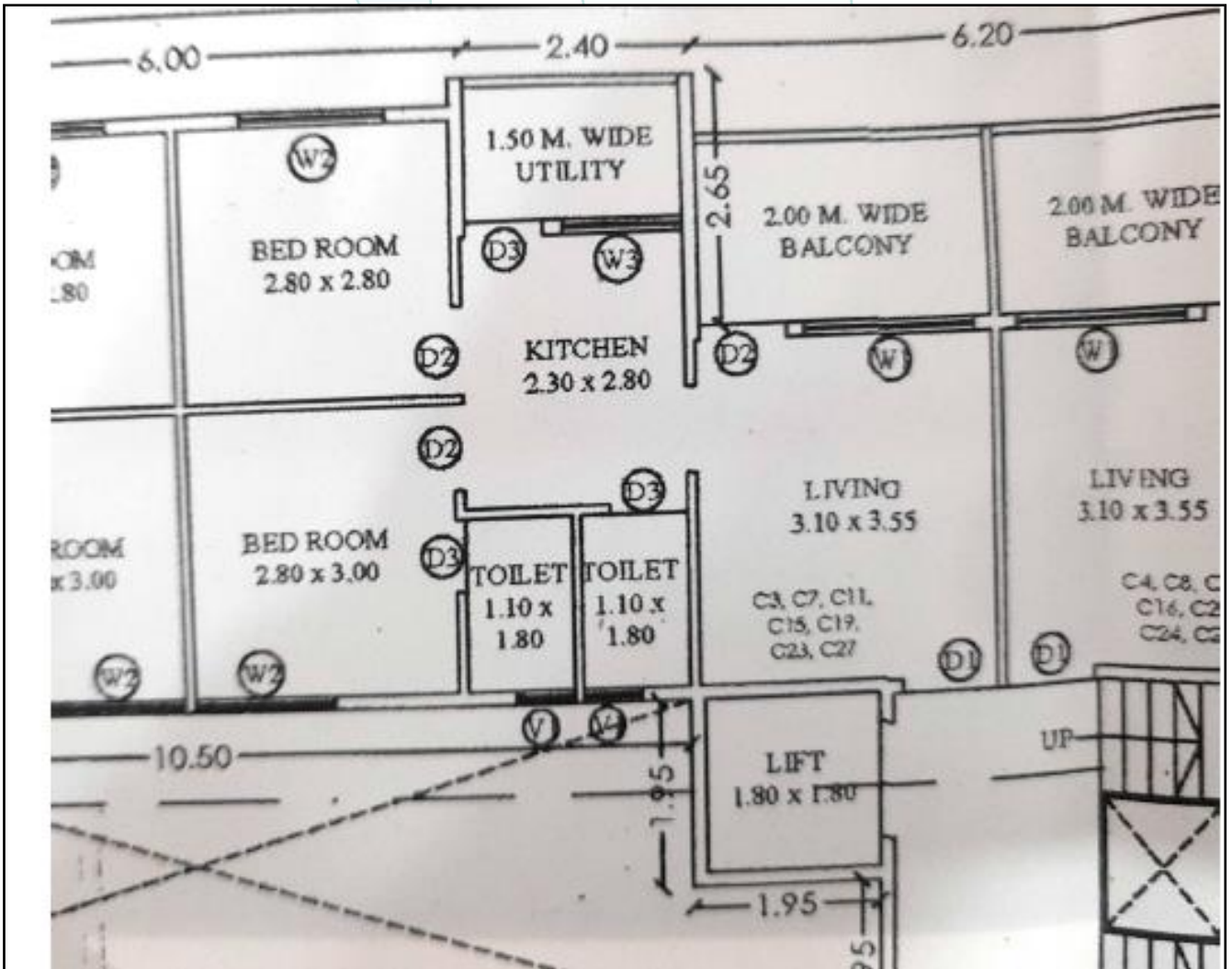
SCHEDULE-II
[DESCRIPTION OF THE SAID FLAT PREMISES]

On the aforesaid property a building named as **"ARRPAN HOUSING"** is completed, out of the said premises of building, out of the said Building, **Building No. "B"**, in Wing **"C"**, the Family Unit **Flat No. 19 [NINETEEN]** situated on the **Fifth Floor** area admeasuring **Carpet area 425.82 Sq. Ft. equivalent to 39.56 Sq. Mtrs.**, which excludes an area of open balcony admeasuring **9.85 Sq. Mtrs.**, bounded as under :-

On or towards East	- Lift & Lobby
On or towards West	- Side Margin
On or towards South	- Flat No A/W/1A
On or towards North	- Flat No B/C/20

All the above said premises together with right of access, common amenities, electricity connection / meter fittings and fixtures etc.

Approved Plan



Commencement Certificate & Occupancy Certificate

NASHIK MUNICIPAL CORPORATION

No : LND/BP/Vihitgaon- Part/DCR/1259/2019
Date : 26/06/2019

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

To,
Shri/Smt.
Dilip k. sanklecha and Vishwanath dagadu kothule and others through G.P.A. holder
Dilip K. sanklecha
C/o. Ar. Niteen Waman Kokane & Stru.Engg. Milind Rathi of Nasik

Sub - Sanction of Building Permission & Commencement Certificate in Plot No. - 0 of City Survey No / Gut No. 79/6/1, 2/1 and 2/2 + 79/7/1 to 7 of Shivar Vihitgaon- Part.

Ref - 1) Your Application & Plan dated: 03 January, 2019 Inward No. NMC/TPD/Vihitgaon- Part/BP/0867/2019.

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 permits under section 253 of The Bombay Provincial Municipal Corporation Act 1949 (Bombay Act, No. LIX of 1949) to erect Building for Resi + Commercial Purpose as per plan duly amended in ---- subject to the following conditions.

Permission Conditions 1 to 45

- 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. 263 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 1956 etc.].
- 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 balcony 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.

Page 1 of 4

AR-C-No./010-2

नाशिक महानगरपालिका, नाशिक

इमारत वापरचा दाखला

जावक क्र./निविद 260224/2023
दिनांक : 22/12/2023

No. 28325 (सूची/भागशः)

श्री. श्रीमती सी दिलीप के. संकलेचा व विश्वनाथ दागदु कोठुले व इतरतेर्फ जे.पू. धारक
प्रकल्पचे ठिकाण व पत्ता - सी दिलीप के. संकलेचा.
पत्ता व ठिकाण - मनपा ब्राह्मणगेव, विहितगाव, नाशिकरोड.
संदर्भ : आपत्ता दिनांक 06/19/2023 चा अर्ज क्रमांक सी 8/9/2019

महाराष्ट्र,
दाखला देण्यात येतो की, विहितगाव शिवारातील/सि.स.नं., स.नं. 06/9/2019 -
प्लॉट नं. --- अं.पू.क्र. --- मधील इमारतीच्या अन्वयार्थी यांच्या वतीने तक्रार प्राप्त झाली
मजल्याचे इकडील बांधकाम परवानगी क्र. एएएनबी/001/शिध्दपरी/2019 दिनांक 26/06/2019 अन्वये
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुसमावझ, श्री. नितीन कोकणे स्ट्रु. मि. सी. डी. राठी रजिस्ट्रेशन क्र. (A) 6799552
यांचे निरीक्षणखाली पूर्ण झाली असून निवास/निवासिनर/शैक्षणिक/निवासी न वाणिज्य कारणासाठी खालील अटी
शर्तीस अधिस्तु गृहण इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.
1) एकूण बांधकाम क्षेत्र 90523.43 चौ.मी. या पैकी निवास 90094.48 चौ.मी. निवासेतर 800.95 चौ.मी. चौ.मी.
2) एकूण चर्टई क्षेत्र 2232.84 चौ.मी. या पैकी निवास 2232.84 चौ.मी. निवासेतर 0 चौ.मी. चौ.मी.
3) सदा इमारतीचा वापर निवास/निवासिनर/शैक्षणिक/निवासी न वाणिज्य कारणाकरिताच करता येईल.
4) सदा इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरत व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.
5) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. 20905445
6) अगिशासन विभागाचा अंतिम दाखला क्रमांक
7) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक
8) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.
9) तपासणीची रक्कम रुपये 25000/- व 50000/- लुके नंबर/पावती नंबर 2953/2019
उपरोक्त दि. 24/06/2019 व 29/06/2019 रोजी अर्जाबद्दल आहे. तसेच फीस
कायदा नं. 260224/2023 व मुदतवाढ फी रक्कम रुपये 2000/-
लुके नंबर/पावती नंबर 2953/20 दिनांक 06/12/2023 रोजी प्रत्येकी आहता.

कार्यकारी अभियंता
नगर नियोजन विभाग,
नाशिक महानगरपालिका, नाशिक.

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 ₹ **28,72,800.00 (Rupees Twenty Eight Lakh Seventy Two Thousand Eight Hundred Only)**. The **Realizable Value** of the above property ₹ **27,29,160.00 (Rupees Twenty Seven Lakh Twenty Nine Thousand One Hundred Sixty Only)**. and the **Distress Value** ₹ **22,98,240.00 (Rupees Twenty Two Lakh Ninety Eight Thousand Two Hundred Forty Only)**.

Place: Nashik

Date: 26.06.2023

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 26.06.2023 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 Mr. Dnyaneshwar N Jadhav & Mrs. Asha Dnyaneshwar Jadhav. from Mr. Dilip Kachardas Sanklecha Vide Rectification Deed dated 12.10.2022
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 – 21.06.2023 Valuation Date - 26.06.2023 Date of Report - 26.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.06.2023
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 **26th 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 **532.00 Sq. Ft. Carpet Area** in the Name of **Mr. Dnyaneshwar N Jadhav & Mrs. Asha Dnyaneshwar Jadhav**. 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 **Mr. Dnyaneshwar N Jadhav & Mrs. Asha Dnyaneshwar Jadhav**. 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 **532.00 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 **532.00 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: 26.06.2023

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