

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Kiran Ashok Jondhale & Sau. Poonam Kiran Jondhale**

Residential Flat No. 04, Second Floor, "Athashree Apartment", Survey No. 92/ 1A + 92/ 2 - 1, Plot No. 1, Near Motiwala College, Shivaji Nagar, Gangapur - Satpur link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code - 422007, State - Maharashtra, Country - India.

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Latitude Longitude: 20°00'51.3"N 73°42'57.4"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.)
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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	: 24 .06.2023
	b) Date on which the valuation is made	: 28.06.2023
3.	List of documents produced for perusal: i. Copy of Deed of Apartment Vide No. 7177/ 2019 Dated 22.10.2019 ii. Copy of Occupancy Certificate Javak No. NNV/ B1/ 24408/ 2019 dated 21.08.2019 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Occupancy Certificate No. B1/ 24408/ 2019 dated 21.08.2019 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. iv. Copy of Commencement Certificate No. LND/ BP/ SAT / B1/ 221/ 2743 dated 30.09.2013 issued by Nashik Municipal Corporation. v. Copy of RERA Registration Certificate No. P51600005309 dated 11.08.2017 issued by Maharashtra Real Estate Regulatory Authority.	
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)	: Shri. Kiran Ashok Jondhale & Sau. Poonam Kiran Jondhale Address: Residential Flat No. 04, Second Floor, "Athashree Apartment", Survey No. 92/ 1A + 92/ 2 - 1, Plot No. 1, Near Motiwala College, Shivaji Nagar, Gangapur - Satpur link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422007, State – Maharashtra, Country – India. Contact Person: Mr. Kiran Ashok Jondhale (Owner) Contact No. +91 8087485562 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 04 is located on Second Floor. As per side inspection, the composition of flat is Living + + Kitchen + Dinning (Converted to 1 Bedroom) + Bathroom + WC + Balcony + (i.e. 1BHK). The property is at 6.9 Km. distance from nearest railway station Nashik Road.

			Landmark: Near Motiwala College.	
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. 92/ 1A + 92/ 2 - 1, Plot No. 1	
	b) Door No.	:	Residential Flat No. 04	
	c) T.S. No. / Village	:	Village – Gangapur	
	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 Occupancy Certificate No. B1/ 24408/ 2019 dated 21.08.2019 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7.	Postal address of the property	:	Residential Flat No. 04, Second Floor, “ Athashree Apartment ”, Survey No. 92/ 1A + 92/ 2 - 1, Plot No. 1, Near Motiwala College, Shivaji Nagar, Gangapur - Satpur link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422007, State – Maharashtra, Country – India.	
8.	City / Town	:	Nashik	
	Residential area	:	Yes	
	Commercial area	:	Yes	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village PanChayat / Municipality	:	Village – Chunchale 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	:	Plot	Plot No. 2
	South	:	Open Plot	Adj. S. No. 92/ 2/ 2
	East	:	Road	D.P Road
	West	:	Building	Pot No. 3 & 5



13.1	Flat		As per Actual Site	As per the Deed
	North		Marginal Space	Marginal Space
	South		Marginal Space	Marginal Space
	East		Marginal Space	Marginal Space
	West		Staircase & Flat No. 05	Staircase & Flat No. 05
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'51.3"N 73°42'57.4"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 489.00 Balcony Area in Sq. Ft. = 55.00 (Area as per site Measurement) Built up in Sq. Ft. = 730.00 (Area as per Deed of Apartment)	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Built up in Sq. Ft. = 730.00 (Area as per Deed of Apartment)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 92/ 1A + 92/ 2 - 1, Plot No. 1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Gangapur Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 04, Second Floor, “ Athashree Apartment ”, Survey No. 92/ 1A + 92/ 2 - 1, Plot No. 1, Near Motiwala College, Shivaji Nagar, Gangapur - Satpur link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422007, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2019 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground (part) + Stilt (part) + 4 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	3 Flat on Second Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	1 Lift	
s	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	

	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 04
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	:	Shri. Kiran Ashok Jondhale & Sau. Poonam Kiran Jondhale
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. = 730.00 (Area as per Deed of Apartment)
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. = 489.00 Balcony Area in Sq. Ft. = 55.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 5,500.00 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)	:	₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Build Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the	:	₹ 3,700.00 per Sq. Ft. on Build Up Area



	specifications and other factors with the Flat under comparison (give details).	
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 1,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 34,500.00 per Sq. M. ₹ 3,205.00per 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	: 04 Years
	Life of the building estimated	: 56 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	: ₹ 1,700.00 per Sq. Ft.
	Total Composite Rate	: ₹ 3,700.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	730.00 Sq. Ft.	3,700.00	27,01,000.00
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			27,01,000.00

Value of Flat

Fair Market Value	27,01,000.00
Realizable value	25,65,950.00
Distress Value	21,60,800.00
Insurable value of the property (730.00 Sq. Ft. X ₹ 2,000.00)	14,60,000.00
Guideline value of the property (730.00 Sq. Ft. X ₹ 3205.00)	23,39,650.00

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.

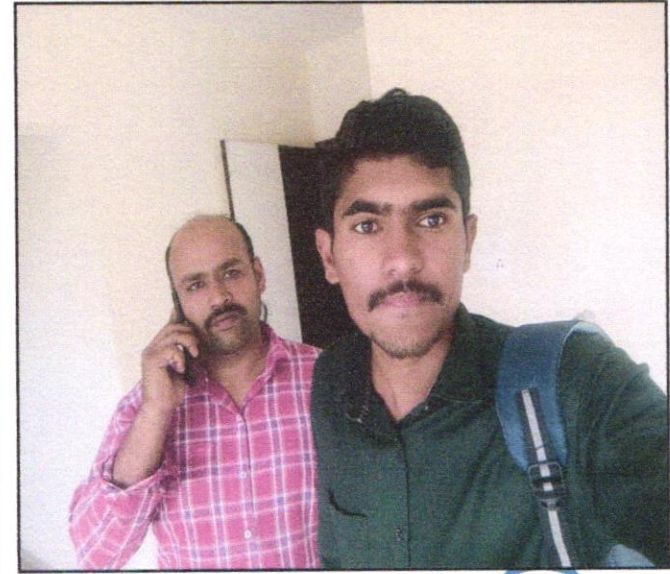
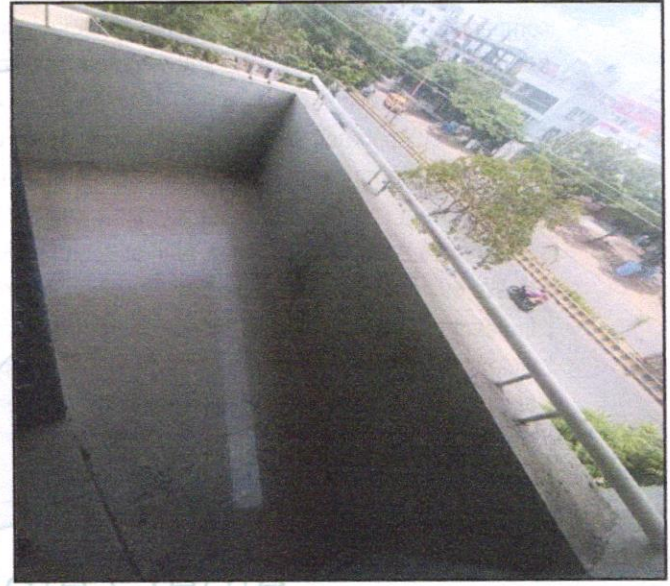
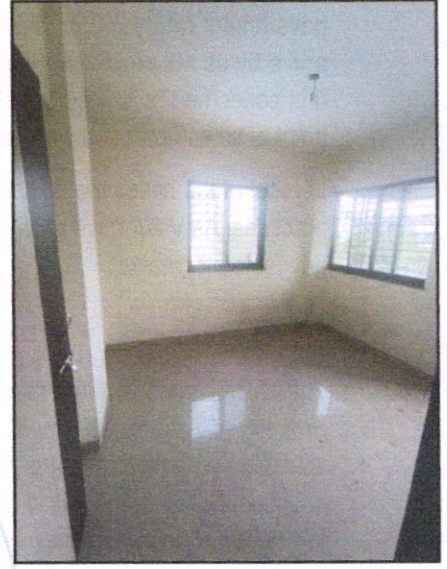
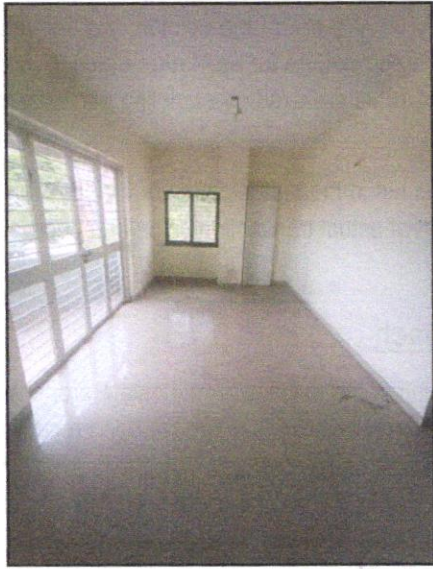
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 ₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,700.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

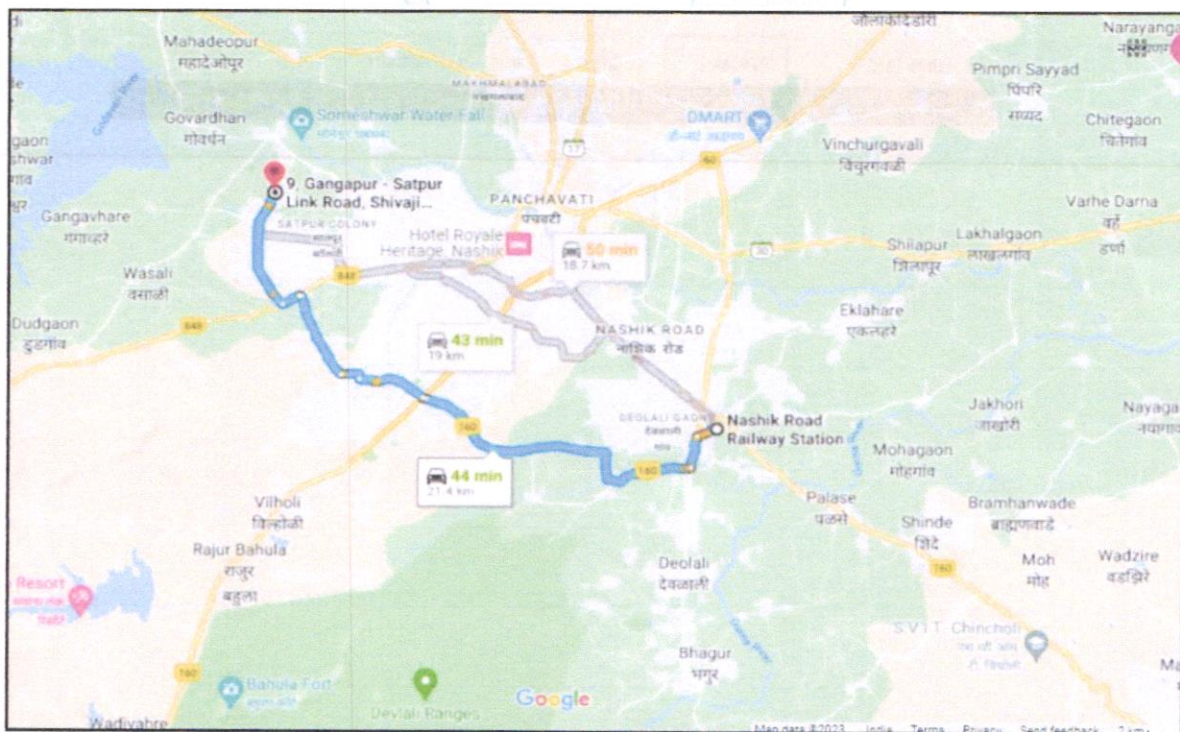
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 5,500.00 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: 20°00'51.3"N 73°42'57.4"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 21.4 Km.)

Ready Reckoner Rate




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

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guidelines
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: भोळे गंगापूर

Attribute: सकू नंबर ३८ SubZone Name: 12.2-गंगापूर रस्त्यापासून

Mahapalika Area: Nashik Municipal Cor

Open Land	Residence	Office	Shop	Industry	Unit
13500	34500	39670	43120	0	Square Meter

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Price Indicators

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Home > Property for Sale in Nashik > Builder Floor for Sale in Nashik > Builder Floor for Sale in Shivaji Nagar > 750 Sq-Ft
Posted on: Jun 10 📅 Property ID: 22432043

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

22.0 Lac Get ₹ 6,600 cashback on Home Loan ONLY ON MAGICBRICKS

2 BHK Builder Floor For Sale in [Shivaji Nagar, Nashik](#)

🛏️ 2 Beds
🚿 1 Bath
🏠 Unfurnished

Super Built-Up Area	Floor	Transaction Type
750 sqft + ± 1,933 sqft	2 (Out of 3 Floors)	Resale
Status	Furnished Status	Car Parking
Ready to Move	Unfurnished	1 Open
Type Of Ownership	Age Of Construction	
Freehold	Less than 5 years	

Contact Owner
Get Phone No.

Contact Owner

Shiom +91-7100000000

Get Phone No.

👤 Last contact made 16 days ago

More Details

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Shivaji Nagar > 2 BHK Flats for Sale in Shivaji Nagar > 1100 Sq-Ft

41.0 Lac Get ₹ 12,300 cashback on Home Loan

2 BHK 1100 Sq-ft Flat For Sale in [Shivaji Nagar, Nashik](#)

🛏️ 2 Beds
🚿 2 Baths
🏡 2 Balconies
🏠 Unfurnished

Carpet Area	Floor	Transaction Type
825 sqft + ± 970 sqft	4 (Out of 8 Floors)	Resale
Status	Facing	Furnished Status
Ready to Move	East	Unfurnished
Type Of Ownership	Age Of Construction	
Freehold	5 to 10 years	

Contact Agent
Get Phone No.

Price Indicators

99acres

Post property FREE

Home / Property in Nashik / 2220 in Nashik / Jondhale Shivaji Nagar / 1BHK 1 Bath in Shivaji Nagar

Posted on Jun 26, 2023 | Ready to move

₹ 26.5 Lac @ 4,076 per sq.ft.

Estimated BHK 221,186

1BHK 1Bath

Real Apartment for Sale

Shivaji Nagar, Shivaji Nagar, Nashik, Maharashtra

REAR STATUS NOT AVAILABLE Website: <https://maharegistrar.gov.in/>

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

Area

Super built up area: 650 sq.ft. (60.34 sq.m)

Built up area: 600 sq.ft. (55.72 sq.m)

Carpet area: 550 sq.ft. (50.93 sq.m)

Configuration

1 Bedroom, 1 Bathroom, 2 Balconies

Price

₹ 26.5 Lac + Govt Charges & Tax @ 4,076 per sq.ft. (Negotiable) [View Price Details](#)

Address

Ship Kala Shivaji Nagar, Nashik

Floor Number

4th of 4 Floors

Facing


North

Overlooking

Park/Garden, Main Road

Property Age

1 to 5 Year Old



Photos (1/4)

Why should you consider this property?

99acres

Post property FREE

Home / Property in Nashik / Fair in Nashik / Real in Shivaji Nagar / 1 BHK 1 Bath in Shivaji Nagar

Posted on Mar 15, 2023 | Ready to move

₹ 30 Lac @ 4,109 per sq.ft.

Estimated BHK 222,281

1BHK 1Bath

Real Apartment for Sale

Shivaji Nagar, Shivaji Nagar, Nashik, Maharashtra

REAR STATUS NOT AVAILABLE Website: <https://maharegistrar.gov.in/>

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

Area

Carpet area: 730 sq.ft. (67.32 sq.m)

Configuration

1 Bedroom, 1 Bathroom, 1 Balcony

Price

₹ 30 Lac + Govt Charges & Tax @ 4,109 per sq.ft. (Negotiable)

Address


Sairaj Park n Shivaji Nagar, Nashik

Floor Number

3rd of 3 Floors

Property Age

10+ Year Old



Photos (1/4)

Why should you consider this property?

Top Floor
Close to School
Close to Hospital
Close to Market
Gated Society
Close to Mall
Parking Available

Agreement to Sale

नसिन-३
क्र.सं. २०१७/२०११
३-००८



विभाग क्र. 12.2

रु. 31,200/- प्रति चौ.मी.

प्लॉटचे क्षेत्र 67.84 चौ.मी.

मुल्यांकन रक्कम रु. 21,17,000/-

खरेदी किंमत रक्कम रु. 19,70,000/-

स्टॅम्प रक्कम रु. 1,27,100/-

नोंदणी फी रक्कम रु. 21,170/-

डिक्लरेशन रजिस्टर नं. 6823/2019 दिनांक 09/10/2019

!! डिड ऑफ अपार्टमेंट (खरेदीखत) !!

डिड ऑफ अपार्टमेंट (खरेदीखत) आज तारीख 22 माहे ऑक्टोबर 2019

मंगळवार रोजी ते दिवशी नाशिक मुक्कामी

- 1) श्री. किरण अशोक जोधळे)
उ.व. 30, घंदा, नोकरी,)
पॅन नं. AKDPJ6315J)
आधार कार्ड क्र. 896842137817)
- 2) सौ. पूनम किरण जोधळे उर्फ)
पूनम रामनाथ क्षिरसागर)
उ.व. 27, घंदा, नोकरी,)
पॅन नं. BYNPK6872N)

लिहून घेणार

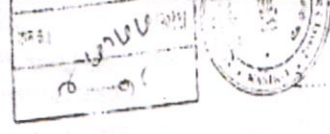
- आधार कार्ड क्र. 590540666812)
दोघही रा. पार्थ, प्लॉट नं. 58, ब्रध्दा विहार,)
वनवैभव बस स्टॉप जवळ, इंदिरा नगर,)
नाशिक-422009.)

यासी..

- मे. सापळे आगाशे असांसिएट्स नोंदणीकृत)
भागीदारी संस्था तर्फे भागीदार)
सौ. मनाली अजय आगाशे)
उ.व. 43, घंदा, ब्यादसाचीक,)
- रा. प्लॉट नं. 1, सी लॉन अपार्टमेंट,)
डिसुझा कॉलनी जवळ, कॉलेज रोड, नाशिक.)
पॅन नं. ABZFS9569G)

लिहून देणार

कारणे डिड ऑफ अपार्टमेंट (खरेदीखत) लिहून देतो ऐसा जे कि. :-



1) मिळकतीचे वर्णन :- तुकडी जिल्हा नाशिक, पोस्ट तुकडी तालुका नाशिक पेकी मोजे गांव गंगापूर गावचे शिवारातील प्लॉट मिळकत यांसी स.न. 92/13+92/2-1 यांसी प्लॉट क्र. 1 चे क्षेत्र 437.50 चौ.मी. यांसी आकार 479-40 पैसे हे मिळकत यांसी विनशेती आकार घत्.शिमा पुढीलप्रमाणे:-

पुर्वेस :- डि.पी.रॉड.
पश्चिमेस :- प्लॉट नं 3 व 5
दक्षिणेस :- लागू सर्व्हे नं. 92/2/2.
उत्तरेस :- प्लॉट नं 2

येणेप्रमाणे घत्.शिमेमध्ये वध्द असलेली प्लॉट मिळकत जाणे येण्याच्या ह्या. उजेड, पाणी वागवविवाटीच्या हक्कासह व तदंगभुत वस्तुसह प्लॉट मिळकत

व. सदर प्लॉट मिळकतीपर बांधकाम करण्यात येत असलेल्या "अथश्री" अपार्टमेंट या इमारतीमधील दुसरा मजल्यावरील प्लॉट नं. 04 (चार) यांसी विल्टअप क्षेत्र 730.00 चौ.फुट म्हणजेच 67.84 चौ.मी. (विल्टअप) 2 रुम किचन यांसी घत्.शिमा येणेप्रमाणे :-

पुर्वेस :- माजीनल स्पेस
पश्चिमेस :- स्ट्रेअर फेस व प्लॉट नं. 05
दक्षिणेस :- माजीनल स्पेस
उत्तरेस :- माजीनल स्पेस

येणेप्रमाणे घत्.शिमाकीत तुपर विल्टअप क्षेत्रासह प्लॉट मिळकत, त्यास असलेल्या सर्व प्रकारच्या सुखसुविधा, इलेक्ट्रिकोव्हन्स संडास, बाथरूमच्या सुविधासह तसेच सामाईक जिना, टेरेस व मोफती जागा पार्किंग वापरण्याच्या हक्कासह, जाण्यायेण्याचे मार्गचे, साडपाण्याचे सर्व हक्कासह अशी दरोबस्त प्लॉट मिळकत

2) सदर दस्तावेज्ये सोयीसाठी लिहून देणार याना "आम्ही", व लिहून घेणार याना "तुम्ही" तसेच वर वर्णन केलेल्या कालम नव मिळकतीस "सदानिका मिळकत" असे शब्दप्रयोग वापरलेले आहेत.

3) पर कालम 131 मध्ये वर्णन केलेली मिळकत ही लिहून देणार यांच्या मालकीची आहे. परतुनची मिळकत ही लिहून देणार यांनी कायम फारोवत खरेदीखता अन्वय घेतलेली असुन सदर मिळकतीचा 7/12 उता-चास मालक सदरी लिहून देणार यांचे नावाची नोंद झालेली आहे. प्रस्तुत खरेदीखता



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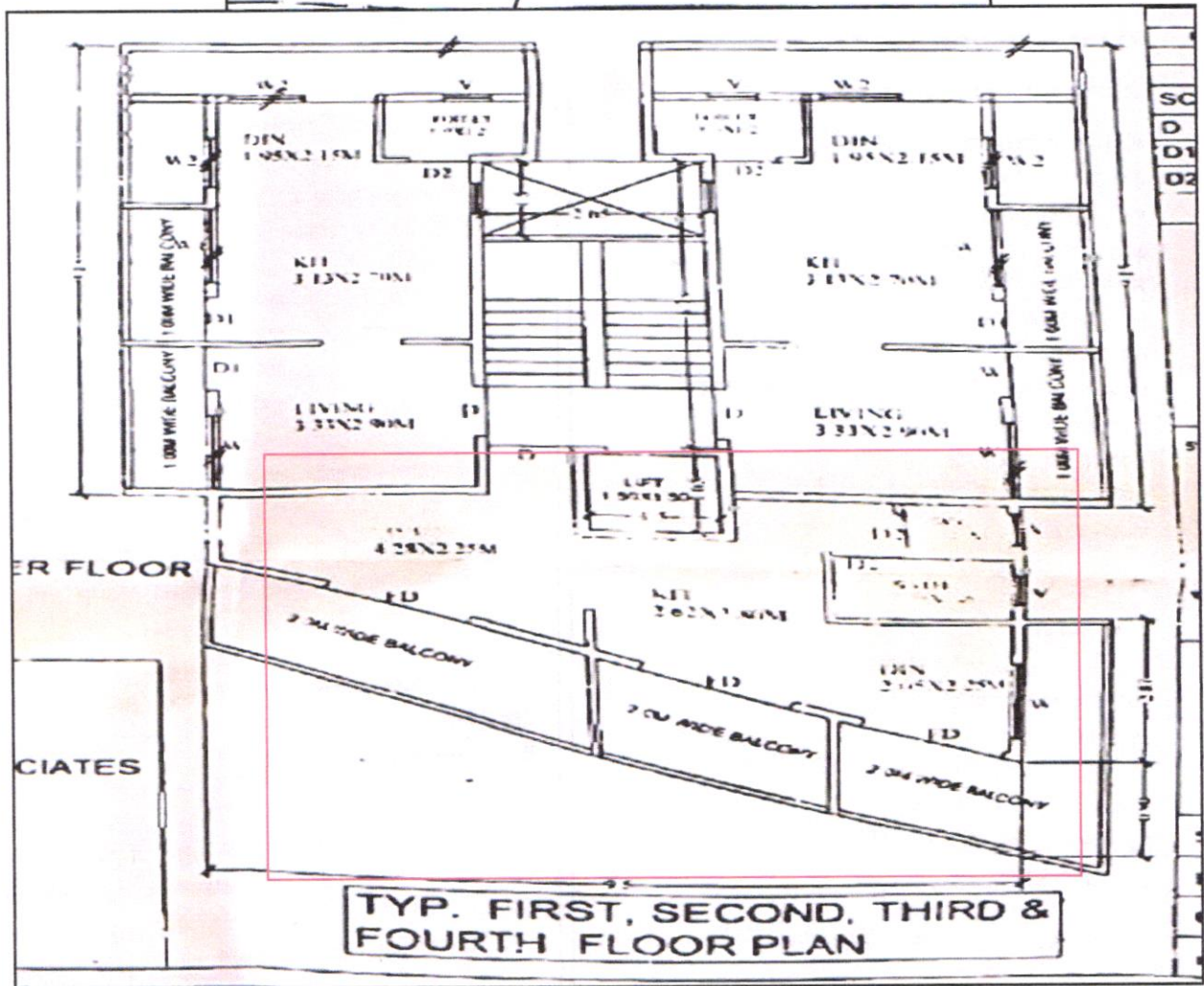
Approved Plan

APPROVED
As per the accompanying
occupancy Certificate
No. Nashik/ **B1/24408/2019**
Date: **21/08/2019**


RAB

**Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik**

WJ



Commencement Certificate & Occupancy Certificate



NASHIK MUNICIPAL CORPORATION

NO: LND/BPI/SAT/BI/221/2013
DATE: 30/9/2013

1/3

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

TO, Sapale Agase Associates.

C/o. Er. & Stru. Engg. Vivek V Kulkarni of Nashik


Sub :- Sanction of Building Permit & Commencement Certificate in Plot No.- 1 Of S.No.92/1A/92/2/1 of Gangapur Shiwar.

Ref :- Your Application & Plan dated: 26/03/2013 Inward No. B1/BP/8070

Sanction of Building permit & 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 Residential Purpose as per plan duly amended in 1/4C subject to the following conditions. **+Commercial**

CONDITIONS (1 to 37)

- 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 completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- The commencement certificate Building permit 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 Bombay Provincial 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 1966 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.



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला ली०

No. 24408 (पूर्ण/प्रमाणित) जाचक क्र./नविच/27700/2009
दिनांक: 29/09/2009

श्री./श्रीमती सापळे आगसे असोसिएट्स प्राइवेट लिमिटेड
ली०/श्रीमती/ए३८ए/२३० दिनांक ३०/०३/२०१३ प्लॅन क्रमांक:

प्रकल्पाचे विभाग व पत्ता: मोतीवाडा कॉलेज रोड, एस. झान. पंचा शेजारी उंगापूर

शिवाय नाशिक
प्लॅन नं. / पारप्टी एन्ट्री नं. १०६०६१०६

महाशय,

दाखला देण्यात येतो की, गंगापूर विभागातील/सि.उ.नं., स.नं. ६२/१३१/२२१११

प्लॅन नं. १ अं.पू. क्र. गंगापूर मधील इमारतीच्या पार्किंग - २५२ मजलेरूप प्रवामजला

मजलेमध्ये इकडील बांधकाम परवानगी क्र. ली०/१/२२१/२०१३ दिनांक ३०/०९/२०१३ अन्वये


दिल्याप्रमाणे ऑफिसर/शि.सुसलक्षण, श्री. विठ्ठल कुलकर्णी एन्ट्री नं. २३

यांचे निरीक्षणाने पूर्ण झाली असून निवासी/निवासेतर/वैधगिक/ निवासी निवसेतर कारणासाठी घ्यावीत अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- एकूण बांधकाम क्षेत्र ६२९.९० चौ.मी. या पैकी निवासी ५४२.२९ चौ.मी. निवासेतर ८७.६१ चौ.मी.
- एकूण घर्द क्षेत्र ५७०.५२ चौ.मी. या पैकी निवासी ४९७.०८ चौ.मी. निवासेतर ७३.४४ चौ.मी.
- एकूण पार्किंग क्षेत्र - या पैकी निवासी - निवासेतर - चौ.मी.

- सदर इमारतीचा वापर निवासी/निवासेतर/वैधगिक/ निवासी निवसेतर कारणाकारिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करतानाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- अग्रिम विभागाचा अंतिम दाखला क्रमांक -
- पर्यावरण विभागाचा अंतिम दाखला क्रमांक -
- पारप्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.
- सदर इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.
- दाखलामे विक्रम नमुना क्र. १०३६० - पारप्टी नं. १७/६७२ दिनांक २५/१२/०९ मध्ये झालेले आहे (७) मुदतवाह देडरून ३२००००, विना परवाना दांडकाम देडरून ५००००, विना परवाना मोगवटा वापर देडरून ९०००० - वार्षिकीस तजोप फी रून ५२२०००, लिच फर्माशिन देडरून २२००००, असेल यांमते रून ८८००० - पारप्टी नं. १०१५५०९ दिनांक २५/१२/०९ मध्ये झालेले आहे.

कार्यकारी अधिकारी
नगर नियोजन विभाग
नाशिक महानगरपालिका


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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ 27,01,000.00 (Rupees Twenty Seven Lakh One Thousand Only). The **Realizable Value** of the above property ₹ 25,65,950.00 (Rupees Twenty Five Lakh Sixty Five Thousand Nine Hundred Fifty Only). and the **Distress Value** ₹ 21,60,800.00 (Rupees Twenty One Lakh Sixty Thousand Eight Hundred Only).

Place: Nashik

Date: 28.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD:

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=India, email=manoj@vastukala.com, postalCode=400004, serialNumber=41a156a566ab8cc899a6a2c5a8fca3f6b31f31, postalCode=400004, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 16:58:18 +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 28.06.2023 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 24.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Kiran Ashok Jondhale & Sau. Poonam Kiran Jondhale from M/s. Spale Agashe Associates vide Deed of Apartment dated 22.10.2019
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 – 24.06.2023 Valuation Date - 28.06.2023 Date of Report - 28.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 24.06.2023
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 **28th 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 **730.00 Sq. Ft. Build Up Area** in the Name of **Shri. Kiran Ashok Jondhale & Sau. Poonam kiran Jondhale**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is being owned by **Shri. Kiran Ashok Jondhale & Sau. Poonam kiran Jondhale**. 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 **730.00 Sq. Ft. Build Up 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 **730.00 Sq. Ft. Build Up 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).

