An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Smt. Rohini Kautik Ahire

Commercial Shop No. 4, Ground Floor, "Pandurang Krupa", Plot No. 13, Survey No. 707 / 1 / 13, Near Akashwani Tower, Savarkar Nagar, Gangapur Road, Taluka & District - Nashik, PIN Code - 422 005, State - Maharashtra, Country - India

Longitude Latitude: 20°00'51.0"N 73°45'26.3"E

Valuation Done for: Bank of India Zonal Office, Nashik

1st Floor, Plot No G-1, MIDC, Satpur Colony, Main Trimbak Road, Nashik - 422007, State - Maharashtra, Country - India



Nashik: 4, 1st Floor, Madhusha 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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Valuation Report Prepared For: BOI/ Zonal OfficeBranch / Smt. Rohini Kautik Ahire (02255/2301378)

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Date: 01.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 4, Ground Floor, "Pandurang Krupa", Plot No. 13, Survey No. 707 / 1 / 13, Near Akashwani Tower, Savarkar Nagar, Gangapur Road, Taluka & District -Nashik, PIN Code - 422 005, State - Maharashtra, Country - India belongs to Smt. Rohini Kautik Ahire.

Boundaries of the property		Building	Shop	
North	(- 1:	Road	Road	
South	1:	Building	Parking	
East	1:	Bungalow	Shop No. 3	
West	161:0	Road	Shop No. 5	

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 and valued for this particular purpose at ₹ 37,65,650.00 (Rupees Thirty Seven Lakh Sixty Five Thousand Six Hundred Fifty 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.

Sharadkumar B. Chalikwar

Vastukala Consultants (I) Pvt. Ltd. ou=CMD, email=crnd@vastukala.org, c=ll Date: 2023.07.01 11:03:37 +05'30'

n. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.





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TeleFax: +91 22 28371325/24 mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To. The Branch Manager, Bank of India Zonal Office, Nashik

1st Floor, Plot No G-1, MIDC, Satpur Colony,

Main Trimbak Road, Nashik - 422007, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF SHOP)

1	General				
1.	Purpo	Purpose for which the valuation is made		To assess fair market value of the property for Housing Loan Purpose.	
2.	a)	Date of inspection	:	22.06.2023	
	b)	Date on which the valuation is Made		01.07.2023	
	List of documents produced for perusal		:	 i) Copy of Agreement Dated.15.12.2001 between M/s. S.G. Enterprises (Seller) AND Smt. Rohin Kautik Ahire (Owner). ii) True Copy Building Plan Accompaining Commencement Certificate No. LND / BP Nashik / 2010 dated 20.01.2001 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. iii) Copy of Previous valuation report date 08.03.2023 issued by Ashay Kantilal RACCA 	
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)		V (Smt. Rohini Kautik Ahire Address - Commercial Shop No. 4, Ground Floor "Pandurang Krupa", Plot No. 13, Survey No. 707 / 1 13, Near Akashwani Tower, Savarkar Nagar, Gangapu Road, Taluka & District - Nashik, PIN Code - 422 005 State - Maharashtra, Country - India. Contact Person: Mr. Amit Ahire (Tenant) Mob No. +91 9822834621 Sole Ownership	
5.	Brief description of the property (Including Leasehold / freehold etc.)		:	The property is a Commercial Shop located on Ground Floor. The composition of shop is single area. The property is at 13.6 KM, distances from neares relively station Nashik.	
			-	railway station Nashik.	
6.	Loca	ation of property	:		





DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 01.07.2023 is true and correct to the best of my knowledge and belief and I have made and impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 22.06.2023 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, Standard 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 Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rated indicated are based on current market condition & these may vary with time.
- Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charged etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- I. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency whit reference to the subject property unless prior arrangements and consent have been made.
- n. Further, I hereby provide the following information





Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Smt. Rohini Kautik Ahire from M/s. S.G. Enterprises vide Agreement dated 15.12.2001.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Zonal Office, Nashik Branch to assess value of the property for Bank Loan purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer 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 – 22.06.2023 Valuation Date – 01.07.2023 Date of Report – 01.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.06.2023
7.	nature and sources of the information used or relied upon;	 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; Think.Inno	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 Commercial application in the locality etc.
11.	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



