

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, 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

Our Pan India Presence at :

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 TeleFAX : +91 22 28371325/24

 mumbai@vastukala.org

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	: Road	Road
South	: Building	Parking
East	: Bungalow	Shop No. 3
West	: 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

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.01 11:03:37 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Auth. Sign.



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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 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)

I	General	
1.	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. Rohini Kautik Ahire (Owner). ii) True Copy Building Plan Accompanying 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)	: 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, Gangapur 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 nearest railway station Nashik.
6.	Location of property	:

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;	<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 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