

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Pankaj Uttam Thombare &  
Miss. Anita Sahebrao Shinde (after Marriage)  
Sau. Anita Pankaj Thombare**

Residential Land and Proposed Bungalow on Plot No. 53, Ground + First Floor, Survey No. 293/ 294,  
Near Telephone Ex-Change Tower, Lasalgaon Road, Takali, At – Lasalgaon, Taluka – Niphad,  
District – Nashik, Pin Code – 422306, State - Maharashtra, Country – India.

Longitude Latitude: 20°08'53.5"N 74°13'48.2"E

### Valuation Done for:

**Bank of Baroda,  
Takali (Lasalgaon)**  
Near Realway station, station Road Takali,  
Tal: Niphad, Dist: Nashik.



**Nashik** : 4, 1<sup>st</sup> 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



Vastu/Nashik/07/2023/2286/2301425

05/17-50-RYV

Date: 05.07.2023

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on Plot No. 53, Ground + First Floor, Survey No. 293/ 294, Near Telephone Ex-Change Tower, Lasalgaon Road, Takali, At – Lasalgaon, Taluka – Niphad, District – Nashik, Pin Code – 422306, State - Maharashtra, Country – India belongs **Shri. Pankaj Uttam Thombare & Miss. Anita Sahebrao Shinde (after Marriage) Sau. Anita Pankaj Thombare.**

Boundaries of the property.

North : Road  
South : Plot  
East : Plot  
West : Plot

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 Fair Market Value for this particular purpose at **₹ 41,10,350.00 (Rupees Forty One Lakh Ten Thousand Three Hundred Fifty Only)**. At the time of Site Visit Excavation work is Complete.

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.

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Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBB/ RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation Report



[www.vastukala.org](http://www.vastukala.org)

**Nashik** : 4, 1<sup>st</sup> Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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TeleFax : +91 22 28371325/24  
✉ [mumbai@vastukala.org](mailto: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 Baroda,**  
**Takali (Lasalgaon)**  
 Near Realway station, station Road Takali,  
 Tal:Niphad, Dist: Nashik.

**2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)**

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Bank of Baroda, Takali (Lasalgaon) Branch to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	:	30.06.2023
	b) Date on which the valuation is made	:	04.07.2023
3.	List of documents produced for perusal		
	1. Copy of Sale Deed Vide No. 1256/ 2022 Dated. 23.08.2022		
	2. Copy of Approved for Residential Purpose only as amended in Subject to the Condition mentioned in this office Letter No. 608 Dated.27.03.2023 issued by Assistant Director Town Planning Department.		
	3. Copy of Commencement Certificate No. 608 Dated.27.03.2023 issued by Assistant Director Town Planning Department		
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)	:	<p><b>Shri. Pankaj Uttam Thombare &amp; Miss. Anita Sahebrao Shinde (after Marriage) Sau. Anita Pankaj Thombare</b></p> <p><b>Address:</b>                      Residential Land and Proposed Bungalow on Plot No. 53, Ground + First Floor, Survey No. 293/ 294, Near Telephone Ex-Change Tower, Lasalgaon Road, Takali, At – Lasalgaon, Taluka – Niphad, District – Nashik, Pin Code – 422306, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b>                      Shri. Pankaj Uttam Thombare (Owner)                      Mb. No.: +91 9422918480.</p>
5.	Brief description of the property (Including Freehold / freehold etc.):		

The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 57.9 km. travelling distance from Railway Station, Lasalgaon.

**At the time of inspection, the property was under construction. Extent of completion are as under:**

Excavation Work	At the time of Site visit excavation work is complete.
<b>Total</b>	<b>0% work completed</b>

**Plot:**

The plot under valuation is Freehold residential plot. **As per Sale Deed and Approved Plan Plot area is 138.00 Sq. M., which is considered for valuation.**

**Structure:**

**As per Plan structure are as under:**

Composition (As per Plan)
RCC Framed Structure
Proposed Ground Floor- Porch, Living, Kitchen, 2 Bedrooms, W.C, Bath, Staircase, Passage,
Proposed First Floor- 2 Bedrooms, 1 Attached Terrace, Staircase, W.C, Bath

**As per Approved Plan Built Up area is 122.50 Sq. M., which is considered for valuation.**

Floors	Area (Sq. M.)
Ground Floor	76.22
First Floor	46.28
<b>Total Built up area</b>	<b>122.50</b>

5a	Total Lease Period & remaining period (if Freehold)	:	N.A., the land is Freehold
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 293/ 294, Plot No. 53
	b) Door No.	:	Residential Land and Proposed Bungalow on Plot No. 53
	c) C.T.S. No. / Village	:	Village – Lasalgaon
	d) Ward / Taluka	:	Taluka – Niphad
	e) Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential Land and Proposed Bungalow on Plot No. 53, Ground + First Floor, Survey No. 293/ 294, Near Telephone Ex-Change Tower, Lasalgaon Road, Takali, At – Lasalgaon, Taluka – Niphad, District – Nashik, Pin Code – 422306, State - Maharashtra, Country – India
8.	City / Town	:	Village – Lasalgaon
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Lasalgaon Nashik Municipal Corporation.
11.	Whether covered under any State /	:	No

	Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area																			
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	: N.A.																		
13.	Dimensions / Boundaries of the property	<table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> </tr> <tr> <th></th> <th>As per the Deed</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>Road</td> <td>Colony Road</td> </tr> <tr> <td>South</td> <td>Plot</td> <td>Plot No.62</td> </tr> <tr> <td>East</td> <td>Plot</td> <td>Plot No.54</td> </tr> <tr> <td>West</td> <td>Plot</td> <td>Plot No.52</td> </tr> </tbody> </table>		A	B		As per the Deed	Actuals	North	Road	Colony Road	South	Plot	Plot No.62	East	Plot	Plot No.54	West	Plot	Plot No.52
	A	B																		
	As per the Deed	Actuals																		
North	Road	Colony Road																		
South	Plot	Plot No.62																		
East	Plot	Plot No.54																		
West	Plot	Plot No.52																		
13. 2	Latitude, Longitude & Co-ordinates of the site	: 20°08'53.5"N 74°13'48.2"E																		
14.	Extent of the site	: Plot Area = 138.00																		
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: (As per Sale Deed and Approved Plan)  Structure Area = As per table Attached (As per Approved Plan)																		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Bungalow is Under Construction																		
<b>II CHARACTERISTICS OF THE SITE</b>																				
1.	Classification of locality	: Middle Class																		
2.	Development of surrounding areas	: Developing																		
3.	Possibility of frequent flooding/ submerging	: No																		
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by																		
5.	Level of land with topographical conditions	: Plain																		
6.	Shape of land	: Square																		
7.	Type of use to which it can be put	: Residential purpose																		
8.	Any usage restriction	: Residential																		
9.	Is plot in town planning approved layout?	: Layout Plan Not Provided																		
10.	Corner plot or intermittent plot?	: Intermittent																		
11.	Road facilities	: Yes																		
12.	Type of road available at present	: Mud Road																		
13.	Width of road – is it below 20 ft. or more than 20 ft.	: Below 20 Ft																		
14.	Is it a Land – Locked land?	: No																		
15.	Water potentiality	: Proposed Connected to Municipal Supply Line																		
16.	Underground sewerage system	: Proposed Connected to Septic Tank																		
17.	Is Power supply is available in the site	: Proposed - Yes																		
18.	Advantages of the site	: Located in developing area																		
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	: No																		
<b>Part – A (Valuation of land)</b>																				

1	Size of plot	:	Plot Area = 138.00 (As per Sale Deed and Approved Plan)
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 10,000.00 to ₹ 13,000.00 per Sq. M. Last two transaction are not available; we have made the online search but could not find out any ready reference for the surrounding locality. Value derived and adopted above is the outcome of local inquiry, searching on Internet, application of personal experience, keeping in mind, the area on which property is falling, its size, shape, surrounding development, nature of surrounding locality, nature of holding of plot, facilities available, civic amenities for communication, permissible and restriction in development, future potentiality etc.
4	Guideline rate obtained from the Registrar's Office	:	₹ 10,700.00 per Sq. M
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 10,700.00 per Sq. M.
6	<b>Estimated value of land</b>	:	<b>₹ 14,76,600.00</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Residential)	:	Proposed for residential purpose
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	Bungalow is Under Construction
	d) Age of the building	:	Bungalow is Under Construction
	e) Life of the building estimated	:	60 Years after Completion (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	As per Brief Description
	g) Plinth area floor-wise	:	As per valuation table
	h) Condition of the building	:	Bungalow is Under Construction
	i) Exterior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
	ii) Interior – Excellent, Good, Normal, Poor	:	Bungalow is Under Construction
	i) Date of issue and validity of layout of approved map	:	Copy of Approved for Residential Purpose only as amended in Subject to the Condition mentioned in this office Letter No. 608 Dated.27.03.2023 issued by Assistant Director Town Planning Department.
	j) Approved map / plan issuing authority	:	
	k) Whether genuineness or authenticity	:	
		:	Yes

	of approved map / plan is verified		
	l) Any other comments by our empanelled valuers on authentic of approved plan	:	No

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description		
1.	Foundation	:	As per Brief Description
2.	Basement	:	No
3.	Superstructure	:	Proposed Teak wood door framed with flush doors
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	
5.		:	
6.		:	
7.		:	
8.		RCC Works	
9.	Plastering	:	Proposed Cement Plastering
10.	Flooring, Skirting, dado	:	Proposed Vitrified tiles flooring
11.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Granite
12.			
13.	Roofing including weatherproof course	:	As per Brief Description
14.	Drainage	:	Proposed Connected to Municipal Sewerage System
15.	Compound Wall	:	Proposed 5'6" BBM Masonry
	Height	:	Not Applicable
	Length	:	
	Type of construction	:	
16.	Electrical installation	:	
	Type of wiring	:	Proposed Concealed Fitting
	Class of fittings (superior / ordinary / poor)	:	Proposed Ordinary
	Number of light points	:	Proposed Provided as per requirement
	Fan points	:	Proposed Provided as per requirement
	Spare plug points	:	Proposed Provided as per requirement
	Any other item	:	Proposed Provided as per requirement
17.	Plumbing installation		
	a) No. of water closets and their type	:	Proposed Provided as per requirement
	b) No. of wash basins	:	Proposed Provided as per requirement
	c) No. of urinals	:	Proposed Provided as per requirement
	d) No. of bath tubs	:	Proposed Provided as per requirement
	e) Water meters, taps etc.	:	Proposed Provided as per requirement
	f) Any other fixtures	:	Proposed Provided as per requirement

**Details of Valuation: -**

Items	Area in Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build	Rate to be considered	Value to be considered	Value / Full Value
Ground +	122.50		60	21,500.00	60	21,500.00	26,33,750.00	26,33,750.00

First Floor		Bungalow is Under Construction			After Completion			
						<b>TOTAL</b>	<b>26,33,750.00</b>	<b>26,33,750.00</b>

<b>Part – C (Extra Items)</b>		:	<b>Amount in ₹</b>
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	<b>Total</b>		
<b>Part – D (Amenities)</b>		:	<b>Amount in ₹</b>
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
	<b>Total</b>		
<b>Part – E (Miscellaneous)</b>		:	<b>Amount in ₹</b>
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	<b>Total</b>		
<b>Part – F (Services)</b>		:	<b>Amount in ₹</b>
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	<b>Total</b>		

**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	138.00	4050.00	5,58,900.00
Structure	As per valuation table		26,33,750.00
<b>Total</b>			<b>31,92,650.00</b>



### 3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 14,76,600.00
Part – B	Building	:	₹ 26,33,750.00
Part – C	Extra Items	:	
Part – D	Amenities	:	
Part – E	Miscellaneous	:	
Part – F	Services	:	
	<b>Total</b>	:	<b>₹ 41,10,350.00</b>

Fair Market Value	:	₹ 41,10,350.00
Realizable Value	:	₹ 39,04,833.00
Distress Value	:	₹ 32,88,280.00
Value as per Circle Rate	:	₹ 31,92,650.00
Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))	:	₹ 22,38,687.00

**Remark:**

1) For the purpose of valuation, we have considered the Land and Built Up Area as per Approved Plan

#### **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 cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

As the property is an Residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,000.00 to ₹ 13,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 10,700.00 per Sq. M. for Land with appropriate cost of construction for valuation.

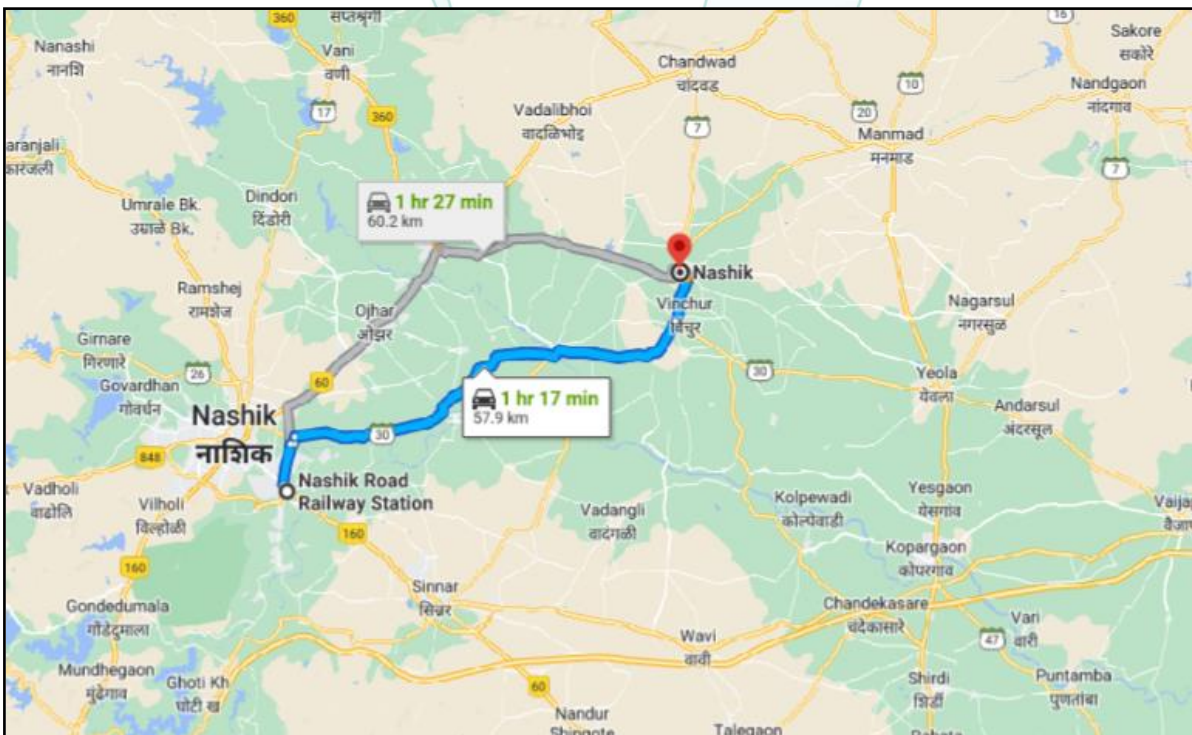
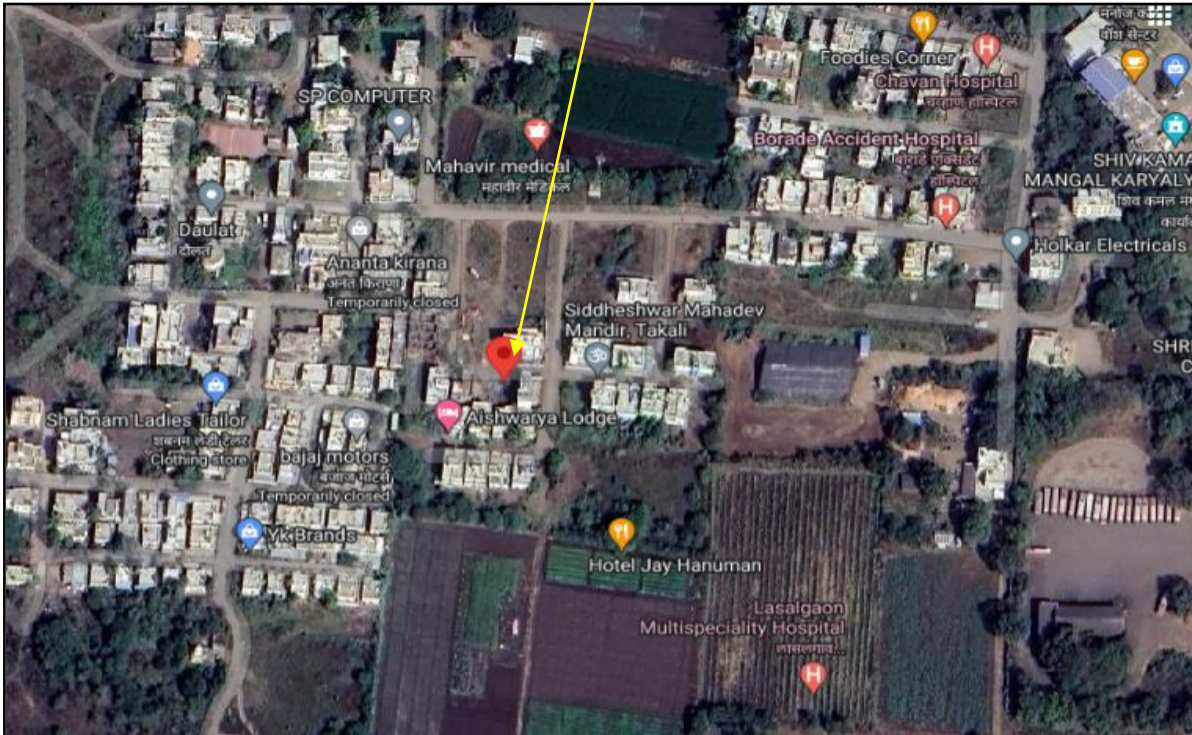
i)	Saleability	Good
ii)	Likely rental values in future in and	-
iii)	Any likely income it may generate	-

### ACTUAL SITE PHOTOGRAPHS



## ROUTE MAP OF THE PROPERTY


Site u/r



**Longitude Latitude: 20°08'53.5"N 74°13'48.2"E**

**Note: The Blue line shows the route to site from nearest Railway Station (Lasalgaon – 57.9 Km)**

## 1. READY RECKONER RATE

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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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Year  
20232024Annual Statement of RatesLanguage  
English

Selected District

Select Taluka

Select Village

Search By  Survey No  Location

Enter Survey No

विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs.)	Attribute
9/9.6	विनशेती झालेल्या जमिनी	गावठाण परिघस्त क्षेत्राबाहेरील विनशेती झालेल्या इतर मुख्य रस्त्यास सन्मुख जमिनी	4050	चौ. मीटर	गट नंबर

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## Sale Deed

**॥ जय मातादी ॥**

( फरोखत खरेदीखत ) ( मूद्रांक शुल्क रु. 35,000/- )  
गोदणी फी रुपये - 5,000/-

मीजे साततगंज - विभाग क्र. - प्रथम  
शासन बाजार भुय वसनुवार किंमत रुपये 5,50,000/- मात्र  
अपघात खरेदीची स्थलिक बाजार भावने किंमत रुपये 5,00,000/- मात्र

मीजे **लासलगांव** येथील विनरोती प्लॉटचे फरोखत खरेदीखत किंमत रुपये 5,00,000/- मात्र अहरी रुपये सात लाख मात्र आज धार वंगळवार तारीख 23 माहे जुन सन 2022 या दिवशी लासलगांव मुक्कामी. ....

१. श्री. पंकज उत्तम टोंबरे, वय 39  
धंदा- नोकरी राहाणार पिंपळद,  
तालुका चांदवड जिल्हा नासिक.  
Aadhar No - 5984 7793 8205  
PAN NO - AOCPT3725R  
Mobile No - 94229 18480

२. कु. अनिता साहेबराव शिंदे विवाह झालेले  
सौ. अनिता पंकज टोंबरे, वय 38  
धंदा- नोकरी राहाणार पिंपळद,  
तालुका चांदवड जिल्हा नासिक.  
Aadhar No - 5119 4929 7823  
PAN NO - FZDPS7806D  
Mobile No - 91728 81726

= ( यांसी ) =

१. श्री. दत्तात्रय ऊर्फ दत्तु काशिनाथ ठाकरे.  
वय 62 धंदा- शेती राहाणार बासाणी नगर,  
लासलगांव तालुका निफाड जिल्हा नासिक.  
Aadhar No - 3153 9097 0315  
PAN NO - AAUPT1651L  
Mobile No - 98225 14169

२. श्री. संजय मधुकर पाटील. वय 40  
धंदा- शेती व व्यापार राहाणार पाटील गल्ली,  
लासलगांव तालुका निफाड जिल्हा नासिक.  
Aadhar No - 8395 0306 4485  
PAN NO - AAZPP7704P  
Mobile No - 98223 91066

**॥ जय मातादी ॥**

( फरोखत खरेदीखत ) ( मूद्रांक शुल्क रु. 35,000/- )  
गोदणी फी रुपये - 5,000/-

मीजे साततगंज - विभाग क्र. - प्रथम  
शासन बाजार भुय वसनुवार किंमत रुपये 5,50,000/- मात्र  
अपघात खरेदीची स्थलिक बाजार भावने किंमत रुपये 5,00,000/- मात्र

मीजे **लासलगांव** येथील गट नंबर 293 + 294 पैकी गेट जमिनी गोदल ले आऊट प्लेन हा सहा. संचालक नगर रचना नासिक यांचे कडिल पत्र क्र. विरो/ अमि / मीजे लासलगांव ता. निफाड / ग.नं. 293 पै. + 294 पै. /ससंनं- 1309 दि. 29 /4 /2008 अन्वये मंजूर झालेला असून गट नंबर 293 + 294 पैकी हि गेट जमिन निवासी कारणासाठी मा. उपविभागीय अधिकारी सौ. निफाड भाग निफाड यांचे कडिल आदेश क्र. जगवंदी / वी. रो. प. क्रं /80/2008 उप विभागीय अधिकारी निफाड भाग निफाड यांचे कार्यालयात निफाड दि. 19/8/2008 अन्वये विनरोती म्हणून मंजूर करणेत आलेली आहे.

मीजे **लासलगांव** येथील गट नंबर 293 + 294 पैकी निवासी प्लॉट नंबर 43 क्षेत्रफळ 932.00 चौ.मी. आमचे खरेदी मालकीचा व कायदेशीर पूर्ण मालकीचा असून आमचेच ताब्यात व कब्जात मालकी हक्काने धरिवाटीस आहे. त्यावर आमचे शिवाय अन्य कोणाचीही दावा, हक्क, हितसंबंध, सत्ता, मालकी नाही. सदर निवासी विनरोती प्लॉट विक्री करणेचा व मानमालेख त्याप्रमाणे विलेवाट लावणेचा आर्हसं कायदेशीर पूर्ण हक्क व अधिकार आहे. सदर निवासी विनरोती प्लॉट जाह्लास गैर सोयीचा असून आम्हांस शेती मांडवलासाठी व प्रांथीक अडथळीमुळे रवकनेची जरूरी लागलेने विक्रीस कावला. तुम्हांस सदर निवासी विनरोती प्लॉट तुमचे निवास व्यवस्थेसाठी सोयीचा वाटलेना तुम्ही तो विकत घेणेची इच्छा व्यक्त केली. गांधी तुमचे व आमचे दरम्यान योलणी व बेटकां झाल्यात व त्यात सदर विनरोती प्लॉट तुम्हांस रक्कम रुपये 5,00,000/- मात्र अहरी रुपये सात लाख मात्र ऐवजी खरेदी फरोखत करून देणेचे ठरवून प्रस्तुत फरोखत खरेदीखताचा दस्त आम्ही तुमचे लागत लिहून व गोंदवून दिला आहे.

तुम्हांस प्रस्तुत फरोखत खरेदीखताचे दस्तान्ये खरेदी दिलेले निवासी विनरोती प्लॉटचे वर्णन खालील प्रमाणे /-

**गिळकतीचे वर्णन /-**

तुम्ही जिल्हा नासिक पोट तुकडी तालुका निफाड पैकी मीजे **लासलगांव** हद्दीतील निवासी विनरोती प्लॉट.


जिल्हा परिषद नासिक पंचायत समिती निफाड पैकी ग्रामपंचायत **लासलगांव** हद्दीतील निवासी विनरोती प्लॉट.

गट नंबर	प्लॉट नंबर	क्षेत्रफळ चौ.मी.	चतुःशिखा पु. प. द. ऊ.
293/294	43	932.00	प्लॉट नंबर 43 प्लॉट नंबर 42 प्लॉट नंबर 42 कोलनी रस्ता.

( सदर निवासी विनरोती प्लॉटला ग्रामपंचायत अनुक्रम नंबर 6032 मालमत्ता क्रमांक 3064 असा आहे. )

एकुण 2	43	932.00	
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## Commencement Certificate

  
**महाराष्ट्र शासन**  
**नगररचनाआणिमूल्यनिर्धारणविभाग,**  
**नाशिकशाखा.**

कृषी भवन, दुसरा मजला, जिल्हा कृषी औद्योगिक सहकारी संघ लि. नाशिक, एन.डी.सी.सी. बँकेच्या शेजारी,  
झारफत चौक, नाशिक - १, Email:- adtp\_nashik@rediffmail.com , दूरध्वनी / फॅक्स क्र. ०२५३-२५१९८३४

जा.क्र.बांघ/मौ.लासलगाव ता.निफाड/ग.नं.२९३/२९४/ससंनरना/६०८ दिनांक: 26/03/2023

प्रति,  
उपविभागीय अधिकारी,  
निफाड उपविभाग निफाड

**विषय :-मौजे लासलगाव ता.निफाड जि.नाशिक**  
येथील ग.नं.२९३/२९४ मधील, भू.क्र. ५३ (Semi Detached), क्षेत्र १३८ चौ.मी. मधील  
रहिवास याप्रयोजनासाठी बांधकामनकाशे मंजूरीबाबत.

**संदर्भ :-** अफलेखक्र. जमा बांधकाम परवानगी/३९/२०२२, दि.२७.१२.२०२२

विषयवस्तु जागा मंजूर प्रादेशिक योजना नाशिक अंतर्गत लासलगाव, कोटमगाव, टाकळीविंचूर,  
पिपळगाव (न) विकास केंद्र नकाशांनुसार रहिवास विभागात समाविष्ट आहे. विषयवस्तु भूखंड हा.मौ.  
लासलगाव ता.निफाड येथील ग.नं.२९३/२९४ मधील क्षेत्रात या कार्यालयाने पत्र क्र.१३०९ दि.२१.५.२००४  
अन्वये मंजूरीस्तव शिफारस केलेल्या अभिन्यासातील असून, त्यास उपविभागीय अधिकारी निफाड यांनी त्यांचे  
पत्र क्र.जमाबांध/विशेषक्र/७०/२००४, दि.११.६.२००४ अन्वये बिनशेती आदेश दिलेले आहेत.

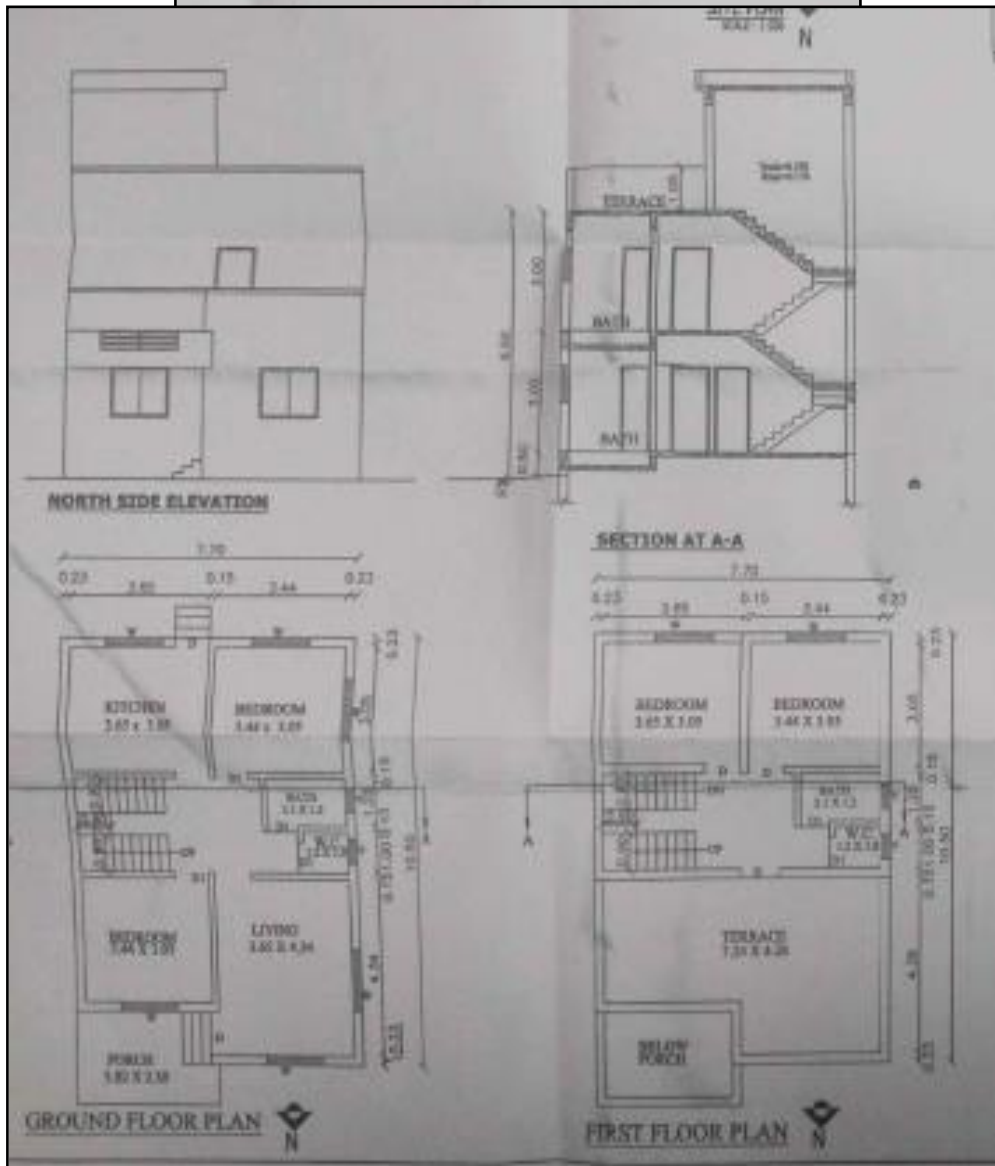
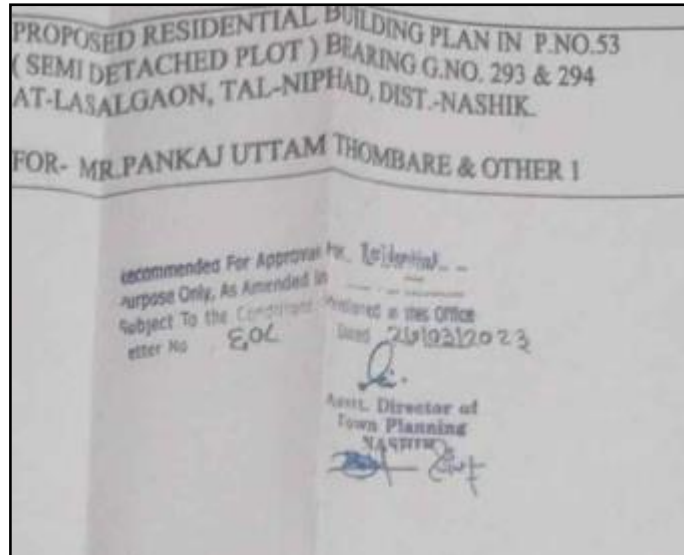
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १२४ व अंतर्गत Second  
Schedule Part-I व Part-II या तरतूदीनुसार विकास शुल्क रु.१२७२०/- इतकी रक्कम दि.२१.०३.२०२३  
रोजी चलनाद्वारे शासकीय कोषागारात जमा केलेली आहे. तसेच भविष्यात सदर रकमेबाबत काही तफावत  
निघाल्यास, नियमानुसार वाढीव रक्कम भरणे अर्जदार यांचेवर बांधकामकारक राहिल.

तसेच महाराष्ट्र शासन उद्योग, उर्जा व कामगार विभागाचा निर्णय क्र.बीसीए  
२००९/प्र.क्र.१०८/कामगार ७-अ, दि.१७.०६.२०१० नुसार इमारत व इतर बांधकाम कामगार कल्याण उपकर  
वसूल करणे आवश्यक राहिल.

संदर्भिय पत्रान्वये अभिप्रायार्थ प्राप्त विषयवस्तु भूखंडात रहिवासप्रयोजनासाठी सादर केलेले बांधकाम  
नकाशे सर्वसाधारणपणे योग्य असून, सदर नकाशांना मंजूरीची शिफारस खालील अटीस अधिन राहून  
करण्यांत येत आहे.

- १) भूखंडाचा वापर रहिवासकरणांसाठीच करणेत यावा.
- २) भूखंडाची मापे नकाशावर दर्शविल्याप्रमाणे प्रत्यक्ष जागेवर जुळत असली पाहिजेत व समोरून, मागून  
व बाजूने सोडावयाचे सामासिक अंतरे जागेवर खुली असणे आवश्यक आहे.
- ३) सांडपाण्याचा निचरा होण्यासाठी आवश्यकता कामे नियोजन प्राधिकरणांस समाधानकारक घाटतील  
अशा प्रकारे केली पाहिजे.

### Approved Plan



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is ₹ **41,10,350.00 (Rupees Forty One Lakh Ten Thousand Three Hundred Fifty Only)**. The Realizable Value ₹ **39,04,883.00 (Rupees Thirty Nine Lakh Four Thousand Eight Hundred Thirty Three Only)** and the Distress value ₹ **32,88,280.00 (Rupees Thirty Two Lakh Eighty Eight Thousand Two Hundred Eighty Only)**. At the time of Site Visit Excavation work is Complete.

Place: Nashik

Date: 04.07.2023

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.

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 & Designation of the Inspecting

Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached



(Annexure – I)

## **1. DECLARATION FROM VALUERS**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 04.07.2023 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 30.06.2023. 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by Shri. Pankaj Uttam Thombare & Miss. Anita Sahebrao Shinde (after Marriage) Sau. Anita Pankaj Thombare from Mr. Dattaray (Alias) Dattu Kashinath Thakare vide Sale Deed dated 23.08.2022
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, takali (lasalgaon) Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Swapnil Wagh - Valuation 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 – 30.06.2023 Valuation Date – 04.07.2023 Date of Report – 04.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 30.06.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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 land size, location, sustained demand for Residential and, 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

## **2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **04<sup>th</sup> July 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 visualizing the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **138.00 Sq. M.** and structures thereof. The property is owned by **Shri. Pankaj Uttam Thombare & Miss. Anita Sahebrao Shinde (after Marriage) Sau. Anita Pankaj Thombare.** 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 property is owned by **Shri. Pankaj Uttam Thombare & Miss. Anita Sahebrao Shinde (after Marriage) Sau. Anita Pankaj Thombare.** 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.

### **Town Planning**

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### **Area**

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **138.00 Sq. M.** and structure thereof.

### **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 Highest and Best Use model is used for analysing development potential.

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 land 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 currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring 138.00 Sq. M. and structure thereof.

### **3. 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

Think.Innovate.Create

(Annexure – II)

## 4. 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: 04.07.2023

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.**

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