

## 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

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Valuation Report Prepared For: BOB/ Takali (Lasalgaon)/ Shri. Pankaj Uttam Thombare (2286/2301425) Page 2 of 24

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.

MANOJ BABURAO  
CHALIKWAR

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  
Encl: Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
serial=1,  
2.5.4.20=982286c4ad35d0330e79e4d06971394903324133  
1115279b17a18b5652.pptstaf@code40000, sn=Manoj Baburao,  
email=manoj@vastukala.org, postalCode=422306,  
#946082929a27562356f, cn=MANOJ BABURAO CHALIKWAR,  
Date: 2023.07.25 17:20:14 +05'30'

Auth. Sign.



**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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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 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)	: <b>Shri. Pankaj Uttam Thombare &amp; Miss. Anita Sahebrao Shinde (after Marriage) Sau. Anita Pankaj Thombare</b>  <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.  <b>Contact Person:</b> Shri. Pankaj Uttam Thombare (Owner) Mb. No.: +91 9422918480.
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



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	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.	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	:	Proposed RCC Framed Structure
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>



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### 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.

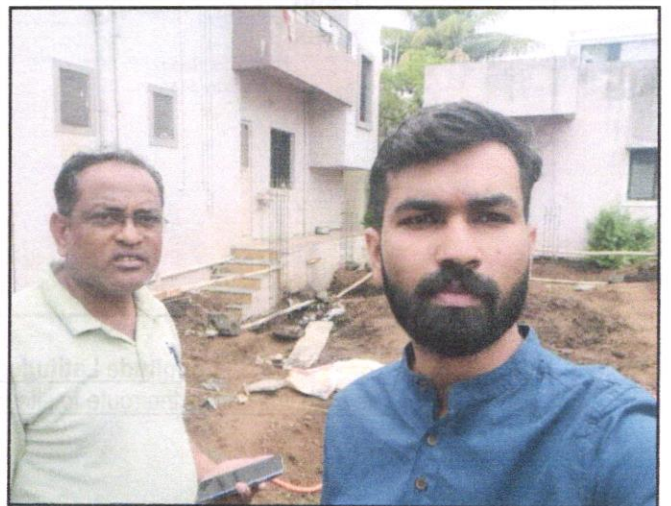
There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned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

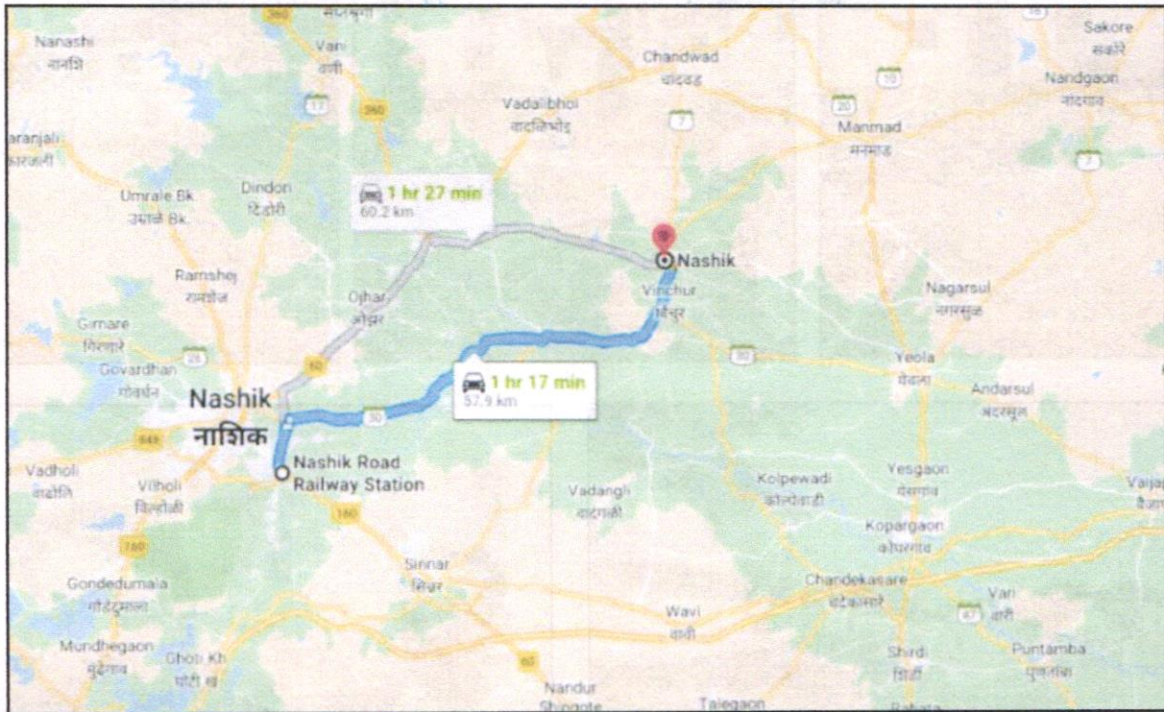
i)	Saleability	Good
ii)	Likely rental values in future in and	-
iii)	Any likely income it may generate	-

### 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  
2023/2024

### Annual Statement of Rates

Language  
English

Selected District: नाशिक

Select Taluka: निफाड

Select Village: मौजे : लामलगाव

Search By:  Survey No  Location

Enter Survey No: 293

विषय नं.	विषय	उपविषय	दर	एकक (Rs.)	Attribute
9/9.6	विनभेती झालेल्या जमिनी	गावठाण परिसर भेतावाहेरील विनभेती झालेल्या इतर मुख्य रक्यास सम्युख जमिनी	4050	चौ. मीटर	राट नंबर

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**Sale Deed**



११५६/२०२३  
५ - २२

**॥ जय माताजी ॥**

**[ फरोका खरेदीसत ]** ( मूद्रांक शुल्क रु. ३५,०००/- )  
 कोटणीची रकमे - १,०००/-

श्री. संजय गणेश - विधान क्र. - ५५५  
 शासन शासन शुल्क दस्तऐवज किंमत रुपये ५,५०,०००/- मात्र  
 आपल्या खरेदीची स्थिती काढता आम्हाचे किंमत रुपये १,००,०००/- मात्र

श्री. सासलगांव येथील विनशेती प्लॉटचे फरोका खरेदीसत किंमत रुपये १,००,०००/- मात्र  
 खरेदी रुपये सहा लाख मात्र आता वार घेऊनवत करीत २३ मार्चे पुन सन २०२३ या दिवशी  
 सासलगांव मुळगाणी


१. श्री. पंकज उत्तम ठोबरे. वय ३९  
 पंदा- 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 ठोबरे. वय ३४  
 पंदा- नोकरी राहाणार पिंपळद,  
 तालुका चांदवड जिल्हा नासिक.  
 Aadhar No - 5119 4929 7823  
 PAN NO - FZDPS7806D  
 Mobile No - 91728 81726

**=( यांसी )=**

१. श्री. दत्तात्रय ऊर्फ दत्त काशिनाथ ठाकरे.  
 वय ६२ पंदा- शेती राहाणार भासाजी नगर,  
 लखलगाव तालुका निफाड जिल्हा नासिक.  
 Aadhar No - 3153 9097 0315  
 PAN NO - AAUPT1651L  
 Mobile No - 98225 14169

२. श्री. संजय मधुकर पाटील. वय ५८  
 पंदा- शेती व व्यापार राहाणार पाटील गल्ली,  
 सासलगांव तालुका निफाड जिल्हा नासिक.  
 Aadhar No - 8395 0306 4485  
 PAN NO - AAZPP7704P  
 Mobile No - 98223 91066



११५६/२०२३  
६ - २२

३. श्री. सुमित सातकुण ठोबरे. वय ५९  
 पंदा- शेती व व्यापार राहाणार कोटगाव रोड,  
 लखलगाव तालुका निफाड जिल्हा नासिक.  
 Aadhar No - 6808 2040 0011  
 PAN NO - ACGPT854RJ  
 Mobile No - 98225 11880

**खरेदी देणार.**

**कारणे साखील विनशेती प्लॉटचे फरोका खरेदीसत किंमत रुपये १,००,०००/- मात्रचे सिद्ध देतो की ,**

१) मीने सासलगांव येथील गट नंबर २२३ + २९४ पैकी गेट जमिनी मधील से अकरड प्लॉट हा सहा. सातकुण नगर सहा. नासिक यांचे वडिल पं. व. शिंदे / अमि / मीने सासलगांव हा. निफाड / प. नं. २२३ पै. + २९४ पै. / सासलगा. १३०९ दि. २५ / ५ / २००४ अन्वये मंजूर झालेला असून गट नंबर २२३ + २९४ पैकी दि. गेट जमिनी निवारी कारणासाठी मा. शासनाधीन अधिकाऱ्यांनी सौ. निफाड भाग निफाड यांचे वडिल आदेश क्र. जगवडी / वी. से. प. क्र. १००/२००४ उप दिवाणीय अधिकाऱ्यांनी निफाड भाग निफाड यांचे कार्यलयत निफाड दि. १९/६/२००४ अन्वये विनशेती प्लॉट मंजूर करून घेतले आहेत.

मीने सासलगांव येथील गट नंबर २२३ + २९४ पैकी निवारी प्लॉट नंबर ५३ क्षेत्रफळ १३८.०० चौ.मी. आम्ही खरेदी मालकीचा व जायदेदारी पूर्ण मालकीचा असून आमचेच वापरात व स्वतःच मालकी ठरवणे वहातीस आहे. त्याच आगचे शिवाय अन्य कोणाचीही दावा, हक्क, हितसंबंध, सत्ता, मालकी नाही. सदर निवारी विनशेती प्लॉट विक्री करणेचा व मालकीचे हक्क ठरवणे वहातीस आम्हांस कायदेदारी पूर्ण हक्क व अधिकार आहे. सदर निवारी विनशेती प्लॉट आम्हांस गैर खोटीस असून आम्हांस शेती नांदवतसाठी व प्रत्येक अटपटीमुळे खरेदीची खरेदी लागतेने विक्रीस काढत. तुम्हास सदर निवारी विनशेती प्लॉट तुम्हाचे किंमत मारवतेसाठी खोटीस वाटलेत तुम्ही ती विकत घेणेची इच्छा व्यक्त केली. मीने तुम्हाचे व आम्हाचे दरम्यान खोली व वेळकाळ झाल्यात व त्यात सदर विनशेती प्लॉट तुम्हास खरेदी रुपये १,००,०००/- मात्र खरेदी रुपये सहा लाख मात्र पैकी खरेदी घेतलेत करून देणेचे दस्तऐवज प्रस्तुत फरोका खरेदीसतचा दस्त आम्ही तुम्हाचे कामत सिद्ध व नोंदवत दिले आहे.

तुम्हास प्रस्तुत फरोका खरेदीसतचे दस्तावेजे खरेदी दिलेले निवारी विनशेती प्लॉटचे वर्णन खालील प्रमाणे :-

**निकळणीचे वर्णन /-**

तुम्हाची निवारी नासिक फोड तुम्हाची तालुका निफाड पैकी मीने सासलगांव हाथीतील निवारी विनशेती प्लॉट.

जिल्हा परिषद नासिक सध्यात सविती निफाड पैकी सामान्यात सासलगांव हाथीतील निवारी विनशेती प्लॉट.

गट नंबर	प्लॉट नंबर	क्षेत्रफळ चौ.मी.	चतु:शिखा		
			पू.	घ.	ऊ.
२२३/२९४	५३	१३८.००	प्लॉट नंबर ५४	प्लॉट नंबर ५२	प्लॉट नंबर ५२ कॉलनी राहात.

( सदर निवारी विनशेती प्लॉटला सामान्यात अनुक्रम नंबर ६७३२ मालमता क्रमांक ३८६८ असा आहे. )

एकुण २ ५३ १३८.००



## Commencement Certificate



महाराष्ट्र शासन  
नगररचना आणि मूल्यनिर्धारण विभाग,  
नाशिकशाखा.

कृती भवन, दुसरा मजला, जिल्हा कृती औद्योगिक सहकारी संघ लि. नाशिक, एन.टो.सी.सी. बेंकेच्या शेजारी,  
द्वारका चौक, नाशिक - १, Email:- adtp\_nashik@rediffmail.com, दूरध्वनी / फॅक्स क्र. ०२५३-२५९९८३४

जा.क्र.बांध/मौ.लासलगाव ता.निफाड/ग.नं.२९३/२९४/सासंनरना/६०८ दिनांक: 21/03/2023

प्रति,

उपविभागीय अधिकारी,  
निफाड उपविभाग निफाड

विषय :- मोजे 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 :- आपत्तेपत्र क्र. जमा/बांधकाम परवानग/३९/२०२२, दि.२७.१२.२०२२

विषयवस्तुतः जमा मंजूर प्रादेशिक योजना नाशिक अंतर्गत लासलगाव, कोटमगाव, टाकळीविंचूर, पिंपळगाव (न) विकास केंद्र नक्शानुसार रहिवास विभागात समाविष्ट आहे. विषयवस्तुतः 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.जमायंदे/बिरोपत्र/७०/२००४, दि.११.६.२००४ अन्वये बिनशेती आदेश दिलेले आहेत.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १२४ ब 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 विभागाच्या निर्णय क्र.बीसीए २००९/प्र.क्र.१०८/कामगार ७-अ, दि.१७.०६.२०१० नुसार इमारत व इतर बांधकाम कामगार करत्याण उपकर वसूल करणे आवश्यक राहिल.

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

- १) भूखंडाचा थापर 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 आवश्यकी कामे नियोजन प्राधिकरणांस समाधानकारक घाटतील अशा प्रकारे केली पाहिजे.



Think.Innovate.Create

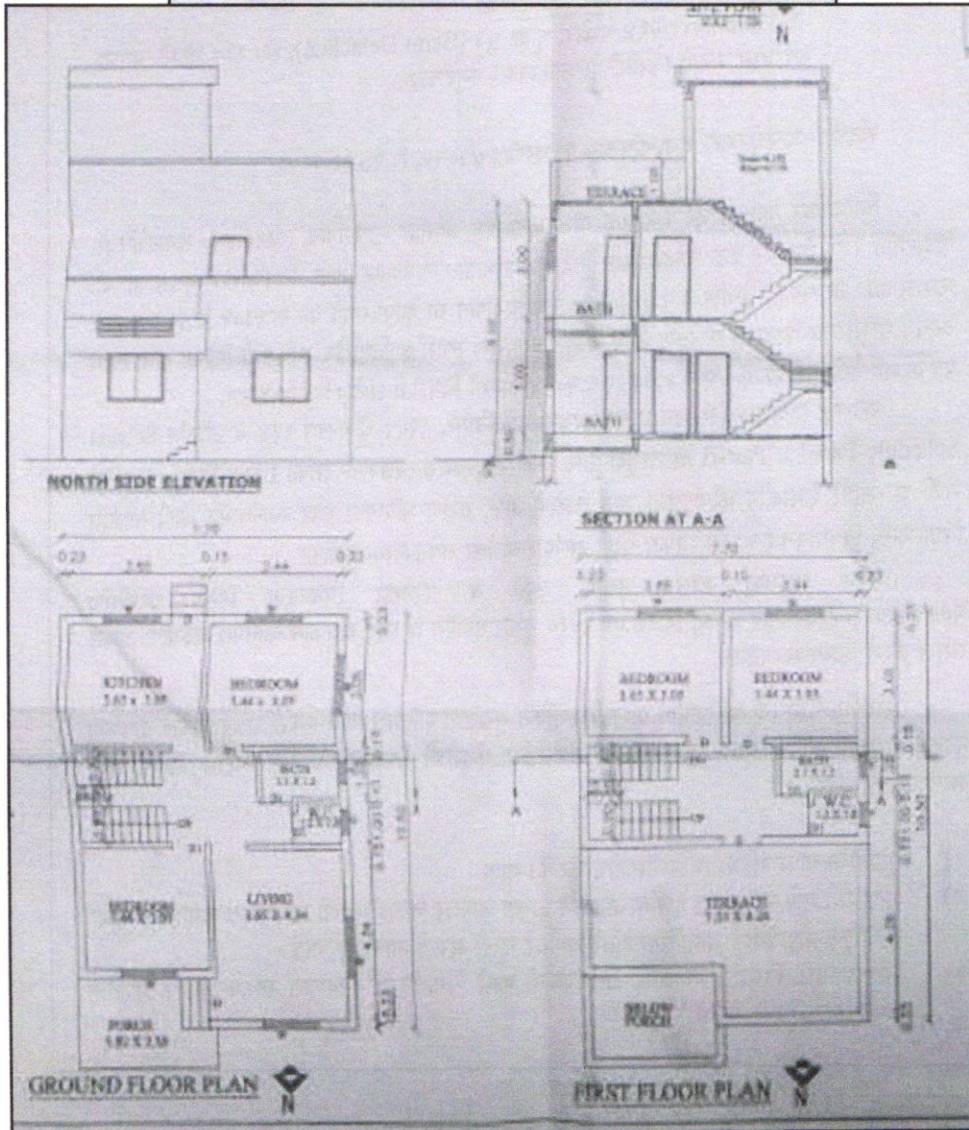
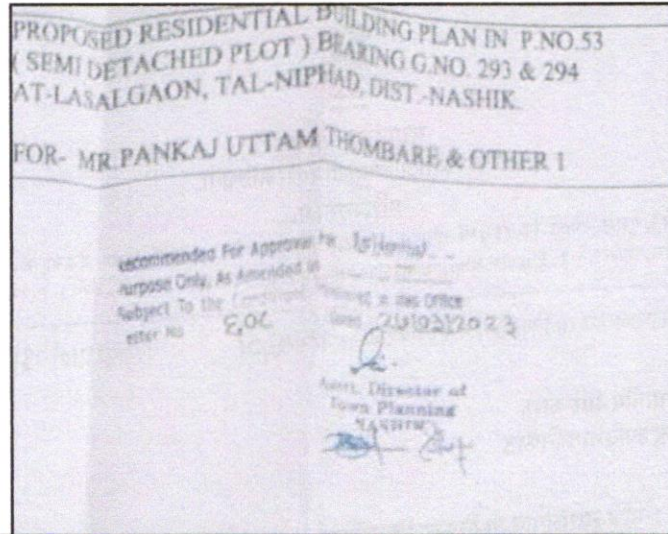
Vastukala Consultants (I) Pvt. Ltd.

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### 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.**

**MANOJ  
BABURAO  
CHALIKWAR**  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE  
LIMITED, o=VASTUKALA CONSULTANTS (I) PRIVATE  
LIMITED, ou=VASTUKALA CONSULTANTS (I) PRIVATE  
LIMITED, email=manoj@vastukala.com, c=IN,  
d=41333115279b17a18b5652, postalCode=400069,  
st=Maharashtra,  
serialNumber=1a15a565ab0cc98862e550f7e3cfe3173  
1bd2e394e282e29a327b61258e, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.07.05 17:20:42 +05'30'

Auth. Sign.

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

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





	<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

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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.

MANOJ  
BABURAO  
CHALIKWAR

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=Admin, 2.5.4.20=9827bdc4fd35dc03e0c39e26865913490c79d33d41333115279b17a18b5652, postalCode=400006, st=Maharashtra, serialNumber=41a56a556ab8cc89d6b2a55a8c7c1cf6b31f31ba2e394e28f2e29a277b623bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.05 17:20:53 +05'30'

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