

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Deepak Yadav Mahajan & Sau. Ranjana Dipak Mahajan**

Name of Owner: **Shri. Minanath Ramrao Gadhe**

Residential Duplex Row House No. 8, Ground + 1st Floor, “**Trambakraj Row Houses**”, Gat No. 197/ 2/ A, Plot No. 4/ 5, Near Shree Bhagwan Vishavkarma Udyan, Shramik Nagar, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 012, State – Maharashtra, Country – India.

Latitude Longitude: 19°59'54.5"N 73°42'11.2"E

Valuation Done for:

**Bank of Baroda
Regional Office**




BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 422 101, State - Maharashtra, Country - India



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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Valuation Report Prepared For: BOB / Regional Office / Shri. Deepak Yadav Mahajan (2358/2301437) Page 2 of 26

Vastu/Nashik/07/2023/2358/2301437
06/08-62-RYV
Date: 06.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Row House No. 8, Ground + 1st Floor, “**Trambakraj Row Houses**”, Gat No. 197/ 2/ A, Plot No. 4/ 5, Near Shree Bhagwan Vishavkarma Udyan, Shramik Nagar, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 012, State – Maharashtra, Country – India belongs to **Shri. Minanath Ramrao Gadhe**. Name of Proposed Purchaser: **Shri. Deepak Yadav Mahajan & Sau. Ranjana Dipak Mahajan**.

Boundaries of the property.

Boundaries	Plot	Row House
North	Plot	Duplex Row House No. 7
South	Road	Duplex Row House No. 9 & 10
East	Plot	Marginal Space
West	Road	Porch & Road

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 for this particular purpose at ₹ **30,63,600.00 (Rupees Thirty Lakh Sixty Three Thousand Six Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

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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



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Nashik : 4, 1st 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

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Bank of Baroda****Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose. (R)
2.	a)	Date of inspection : 22.06.2023
	b)	Date on which the valuation is made : 06.07.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Notarized Agreement dated. 26.06.2023 between Shri. Minanath Ramrao Gadhe (Seller) and Shri. Deepak Yadav Mahajan & Sau. Ranjana Dipak Mahajan (Proposed Purchaser) ii. Copy of Commencement Certificate No. LND/ BP/ Sat/ B2 / 202 / 2261 dated 29.09.2014 issued by Nashik Municipal Corporation. iii. Copy of Occupancy Certificate No. Javak Number / NRV / Satpur / 20525/ 12522 dated 06.01.2018 issued by Nashik Municipal Corporation. iv. Copy of Approved Building Plan Accompanying Commencement Certificate No. B2 / 202 / 2261 dated 29.09.2014, issued by Executive Engineer Town Planning Nashik Municipal Corporation. v. Copy of Electricity Bill Consumer No. 049064233709 dated 11.06.2023 Name of Shri. Minanath Ramrao Gadhe (Seller) issued by M.S.E.D.C.L. 	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <u>Name of Proposed Purchaser:</u> Shri. Deepak Yadav Mahajan & Sau. Ranjana Dipak Mahajan. <u>Name of Owner:</u> Shri. Minanath Ramrao Gadhe. <u>Address:</u> Residential Duplex Row House No. 8, Ground + 1 st Floor, “ Trambakraj Row Houses ”, Gat No. 197/ 2/ A, Plot No. 4/ 5, Near Shree Bhagwan Vishvakarma Udyan, Shramik Nagar, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 012, State – Maharashtra, Country – India. <u>Contact Person:</u> Shri. Minanath Ramrao Gadhe (Seller) Contact No. +91 9404589928 Joint Ownership (Proposed Buyer)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row House of Ground floor. As per site inspection, the composition of Row House is:

		<p>Ground Floor – Living Room + Kitchen + Bath + W. C. + Passage + Open Space (i.e. 1 RK)</p> <p>First Floor - 2 Bedrooms + W.C. + Passage + Balcony (i.e. 2 BHK)</p> <p>The property is at 20.4 Km. travelling distance from nearest railway station Nashik Road.</p> <p>Landmark: Near Shree Bhagwan Vishavkarma Udyan</p>
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
	a) Plot No. / Survey No.	: Gat No. 197/ 2/ A, Plot No. 4/ 5
	b) Door No.	: Duplex Row House No. 8
	c) T.S. No. / Village	: Village – Pimpalgaon Bahula
	d) Ward / Taluka	: Taluka – Nashik
	e) Mandal / District	: District – Nashik
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Building Plan Accompanying Commencement Certificate No. B2 / 202 / 2261 dated 29.09.2014, issued by Executive Engineer Town Planning Nashik Municipal Corporation.
	g) Approved map / plan issuing authority	: Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	: Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	: No
7.	Postal address of the property	: Residential Duplex Row House No. 8, Ground + 1 st Floor, “ Trambakraj Row Houses ”, Gat No. 197/ 2/ A, Plot No. 4/ 5, Near Shree Bhagwan Vishavkarma Udyan, Shramik Nagar, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 012, State – Maharashtra, Country – India
8.	City / Town	: Nashik
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Village – Pimpalgaon Bahula Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled	: No

area / cantonment area			
13.	Dimensions / Boundaries of the Property / Plot		Actual As per Agreement
	North	:	Plot Plot No. 6
	South	:	Road 9.00 Mtr. Wide Road
	East	:	Plot Plot No. 8 & 9
	West	:	Road 9.00 Mtr. Wide Road
13.1	Dimensions / Boundaries of the property / Row House		Actual As per Agreement
	North		Duplex Row House No.7 Duplex Row House No.7
	South		Duplex Row House No.9 & 10 [®] Duplex Row House No.9 & 10
	East		Marginal Space Garden & Marginal Space
	West		Road Porch & Road
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°59'54.5"N 73°42'11.2"E
13.3	Whether Boundaries Matching with Actual		Yes
14.	Extent of the site	:	Total Carpet Area in Sq. Ft. = 616.00 (Area as per Approved plan) Built Up Area in Sq. Ft. = 828.00 Area as per Sale Deed & Notarized Agreement)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 828.00 (Area as per Sale Deed & Notarized Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Gat No. 197/ 2/ A, Plot No. 4/ 5
	Block No.	:	
	Ward No.	:	
	Village / Municipality / Corporation	:	Village – Pimpalgaon Bahula Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Duplex Row House No. 8, Ground + 1 st Floor, "Trambakraj Row Houses", Gat No. 197/ 2/ A, Plot No. 4/ 5, Near Shree Bhagwan Vishavkarma Udyan, Shramik Nagar, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code – 422 012, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2018 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 1 st Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	10 Row Houses

8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	N. A.
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	ROW House		
1	The floor in which the Row House is situated	:	Ground + 1 st Floor
2	Door No. of the Row House	:	Residential Duplex Row House No. 8
3	Specifications of the Row House	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing, Concealed C.P. Fitting Wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details Not Available
	Tax paid in the name of:	:	Details Not Available
	Tax amount:	:	Details Not Available
5	Electricity Service connection No.:	:	049064233709
	Meter Card is in the name of:	:	Shri. Minanath Ramrao Gadhe (Seller)
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: Shri. Deepak Yadav Mahajan & Sau. Ranjana Dipak Mahajan. Name of Owner: Shri. Minanath Ramrao Gadhe
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built Up Area in Sq. Ft. = 828.00 Area as per Sale Deed & Notarized Agreement)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Total Carpet Area in Sq. Ft. = 616.00 (Area as per Approved plan)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Seller Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good

2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	3,700.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 1,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 27,500.00 per Sq. M. ₹ 2,555.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	-
5	Registered Value (if available)	:	-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	05 years
	Life of the building estimated	:	55 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building age is below 5 years.
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 3,700.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	828.00 Sq. Ft.	3,700.00	30,63,600.00
2	Wardrobes			
3	Showcases			

4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	As per current stage of work completion the value of the Row House (if Row House is under construction)			
12	After 100% completion final value of Row House			
	Total Value of the property			30,63,600.00

Value of Row House

Fair Market Value of the property	30,63,600.00
Realizable value of the property	29,10,420.00
Distress Value of the property	24,50,880.00
Insurable value of the property (828.00 Sq. Ft. X ₹ 2,000.00)	16,56,000.00
Guideline value of the property (828.00 Sq. Ft. X ₹ 2,555.00)	21,15,540.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

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Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, we have

adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,700.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 6,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

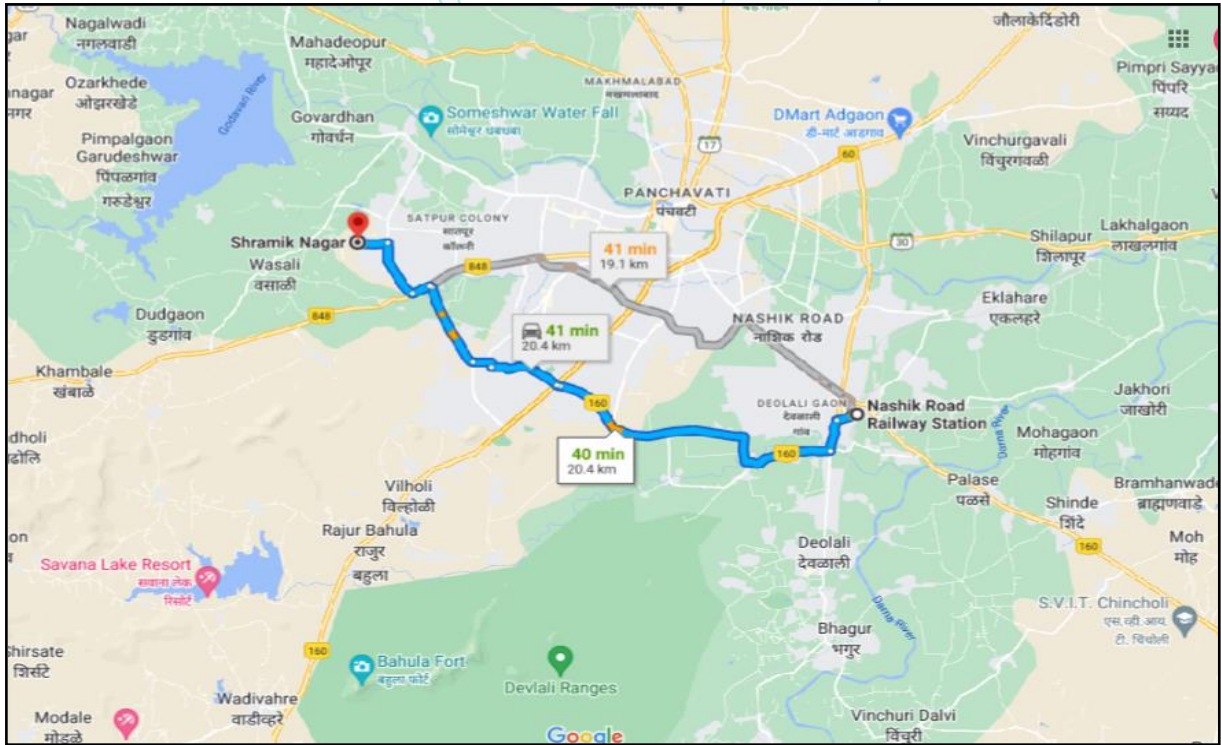
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Actual site photographs



Route Map of the property


Site u/r




Latitude Longitude: 19°59'54.5"N 73°42'11.2"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 20.4 Km.)

Ready Reckoner Rate

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

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महाराष्ट्र शासन



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Location Details

Select Type Development Agreement Tenant Occupied Other Division Name [Help on Division](#)

District Name	<input type="text" value="नाशिक"/>	Taluka Name	<input type="text" value="नाशिक"/>	Village/Zone Name	<input type="text" value="मीजे पिंपळगाव बहला"/>
Attribute	<input type="text" value="सव्हे नंबर"/>	<input type="text" value="197"/>	SubZone Name		<input type="text" value="20.2 - राहेवास क्षेत्रतील 1"/>
Mahapalika Area	<input type="text" value="Nashik Muncipal Cor"/>				

Open Land	Residence	Office	Shop	Industry	Unit
5500	27500	31620	34370	0	Square Meter

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Price Indicators

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Home / Nashik / Shramik Nagar / House for Sale in Shramik Nagar / 1 RK Independent House Last updated: Dec 2, 2022

1 RK Independent House ₹12.0 L EMI starts at 6.35 K
 Jaswant Nagar, Shramik Nagar, Nashik 4.80 K/sq.ft

[Contact Seller](#)

No Property Images Available
[Request Photos](#)

250 sq.ft Build Up Area	4.80 K/sq.ft Avg. Price	20 Year Old Age of property	Ready to move Possession status	Unfurnished Furnishing
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1 BHK Owner Residential House For Sale **Satpur Colony, Nashik**

1 Bed | 1 Bath | Unfurnished

Super Built-Up Area: **600 sqft** (4,167/sqft)
 Transaction Type: **Resale**
 Status: **Ready to Move**

Furnished Status: **Unfurnished**

[+7 Photos](#)

Price Indicators

HOUSING.COM Buy In Nashik

Home / Nashik / Satpur / House for Sale in Satpur / 2 BHK Independent House Last updated: Dec 9, 2022

2 BHK Independent House **₹30.0 L** EMI starts at 15.89 K

Ashoknagar, Satpur, Nashik 3.75 K/sq.ft

No Property Images Available

800 sq.ft Build Up Area	3.75 K/sq.ft Avg. Price	28 Year Old Age of property	Ready to move Possession status	Unfurnished Furnishing
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HOUSING.COM Buy In Nashik

Home / Nashik / Satpur / House for Sale in Satpur / 2 BHK Independent House Last updated: Dec 30, 2022

2 BHK Independent House **₹35.0 L** EMI starts at 18.53 K

Prabudha Nagar, Satpur, Nashik 3.89 K/sq.ft

No Property Images Available

900 sq.ft Build Up Area	3.89 K/sq.ft Avg. Price	25 Year Old Age of property	Ready to move Possession status	Unfurnished Furnishing
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Draft Agreement

महाराष्ट्र MAHARASHTRA 2023
 क्र. 13246 दि. 21 JUN 2023
 नाम: दिपक यादव महाजन
 पत्ता: राजी रोजी नाशिक जिल्हा
 हस्त: स्वतः
 सही: [Signature]

TREASURY OFFICE
 16 JUN 2023
 STPDC, ATO

NOTARY
 NOTED & REGISTERED
 at Serial No. 1236123
 DATE 26/06/2023
 This Document Contains
 Total 12 Pages

ADV. D. S. PAWAR
 Advocate & Notary Govt. of India

विक्री करानामा
 विक्री करानामा आज दिनांक २६ माहे - जून, इसवी सन २०२३
 रोजी बुधवार ते दिवशी नाशिक मुकामा...

ADV. D. S. PAWAR
 Advocate & Notary Govt. of India

दक्षिणेस : १.०० मी. रुंद रस्ता,
 उत्तरेस : प्लॉट नं. ६,

ADV. D. S. PAWAR
 Advocate & Notary Govt. of India

==

१) श्री. दिपक यादव महाजन,
 वय: ४२ वर्ष, धंदा: व्यवसाय,
 पॅन: ASWPM 7631 D,
 आधार: 5556 8866 2517,

२) सौ. रंजना दिपक महाजन,
 वय: ३१ वर्ष, धंदा: व्यवसाय,
 पॅन: GYAPM 4022 G,
 आधार: 5810 4735 6795,
 दोघे रा- एन-४२/जे.ए.-१/५/५,
 अक्षय चौक, सिडको, नाशिक-४२२००९

-यांसी-

श्री. मिननाथ रामराव गाढे,
 वय: ३२ वर्ष, धंदा: नोकरी,
 पॅन: AXIPG 1056 F,
 आधार: 7961 8626 0405,
 रा.- मु.अंजनापुर, पो. रंजणगांव दे.,
 ता. कोपरगांव, जि. अहमदनगर-४२३६०५
 आज रोजी नाशिक मुकामा.

कारणे विक्री करानामा लिहून देतो ऐसा जे की,-

१. प्लॉट मिळकतीचे वर्णन: तुकडी जिल्हा नाशिक, पोत तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील व नाशिक सब रजिस्ट्रार हद्दीतील, ना.ज.क.म. हद्दीबाहेरील मौजे पिंपळगांव बहूला या गांवचे शिवारातील गट नं. १९७/२अ या मिळकतीच्या मंजूर ले-आऊटपैकी प्लॉट नं. ४ यांसी क्षेत्र ३५१.०० चौ.मी. व प्लॉट नं. ५ यांसी क्षेत्र २७०.०० चौ.मी. यांसी एकूण क्षेत्र ६२१.०० चौ.मी. यांसी नगर भुमापन कार्यालय, नाशिक यांचेकडील न.भु. क्र. १७०९ यांसी मिळकत पत्रिकेनुसारचे क्षेत्र २८१.७ चौ.मी. यांसी चतुःसिमा खालीलप्रमाणे-

७/१२ अभिलेखानुसार प्लॉट नं. ४ व ५ च्या एकत्रित चतुःसिमा:-

पुर्वेस : प्लॉट नं. ८ व ९,
 पश्चिमेस : १.०० मी. रुंद रस्ता,
 दक्षिणेस : १.०० मी. रुंद रस्ता,
 उत्तरेस : प्लॉट नं. ६,

ADV. D. S. PAWAR
 Advocate & Notary Govt. of India

NOTARY
 District - 5 PUNE
 (HEAD - NASHIK)
 MAHARASHTRA
 REGD No. 1315
 16 JUN 2023

=X=

न.भु. क्र. १, नाशिक क्र. १ यांचेकडील मिळकत पत्रिकेनुसार चतुःसिमा:-

पुर्वेस : लागू खुली जागा,
 पश्चिमेस : लागू खुली जागा,
 दक्षिणेस : लागू न.भु. क्र. १७१०
 उत्तरेस : लागू खुली जागा,

येणेप्रमाणे चतुःसिमांकीत वर्णनाच्या अंतिम मंजूर अभिन्यासातील प्लॉट मिळकती त्यातील जल, तरु, काष्ट, पाषाण, निधी-निकषांसह, तदांभुत वस्तुसह व मिळकतीत जाणेयेणेचे वागवहिवाटीचे हक्कांसह प्लॉट मिळकती दरोबस्त.

१ब) या दस्ताचा विषय असलेल्या रो-हाऊस मिळकतीचे वर्णन: वर कलम १अ यांत नमूद प्लॉट मिळकतीवर नाशिक महानगरपालिका, नाशिक यांचेकडील मंजूर बांधकाम परवानगीनुसार बांधकाम केलेल्या अंबकराज रो-हाऊसेस या रहिवासी संकुलातील ड्युप्लेक्स रो-हाऊस नं. ८ (आठ) ही तीन रुम किचन (तळ मजला १ हॉल + १ किचन + टॉयलेट बाथरूम + पोर्च व पहिला मजला २ बेडरूम + कॉम टॉयलेट बाथ + टेरेस) यांसी क्षेत्र ७६.८८ चौ.मी. (बिल्टअप) + प्लॉटचे क्षेत्र ५५.८० चौ.मी. यांसी चतुःसिमा खालीलप्रमाणे-

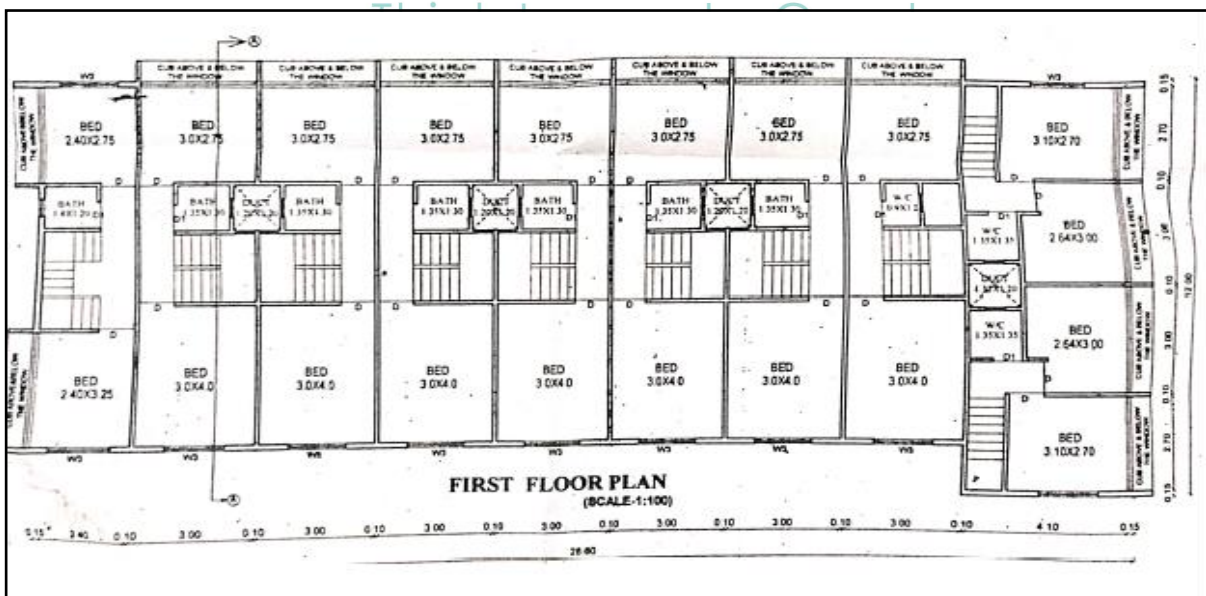
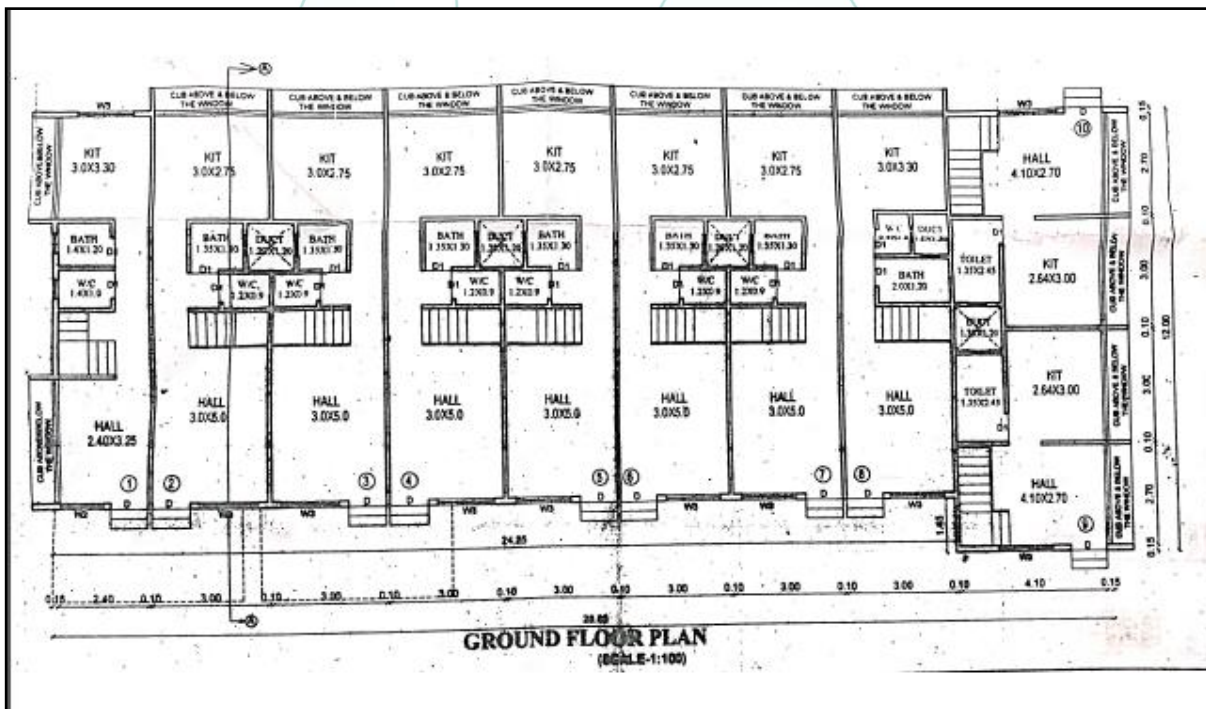
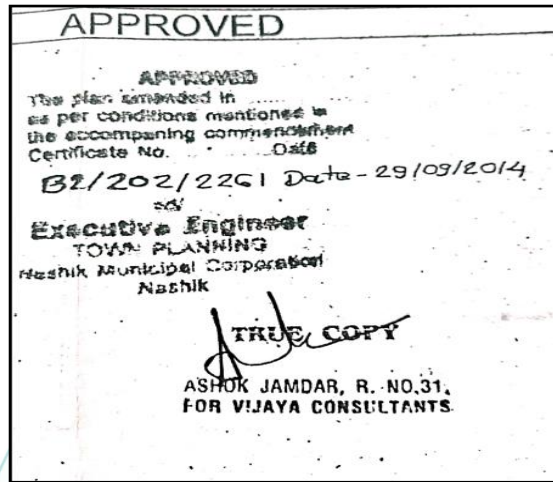
पुर्वेस : गार्डन व मार्जिनल स्पेस,
 पश्चिमेस : पोर्च व रोड,
 दक्षिणेस : ड्युप्लेक्स रो-हाऊस नं. ९ व १०,
 उत्तरेस : ड्युप्लेक्स रो-हाऊस नं. ७,

येणेप्रमाणे चतुःसिमांकीत वर्णनाची निवासी वापराची रो-हाऊस मिळकत, त्यातील स्वतंत्र पाणी व वीज मिटरसह व निवासी वापराचे सुखसुविधांसह रो-हाऊस मिळकत दरोबस्त.

२) वर नमूद रो-हाऊस मिळकत ही लिहून देणार यांचे मालकीची असून, त्याचेकडून सदर मिळकत लिहून देणार यांनी एकूण रक्कम रु. २४,००,०००/- (अक्षरी रुपये चौवीस लाख मात्र) चे मोबदल्यात खरेदी घेण्याचे उभयतांनी निश्चित केलेले आहे. त्यापोटी लिहून देणार यांनी लिहून देणार यांना विसारपोटी रक्कम रु. ५,०००/- (अक्षरी रुपये पाच हजार मात्र) दिनांक १७/०५/२०२३ रोजी फोन-पे क्र. T2305171 535369616387867 अन्वये दिलेली असून, मोबदल्याची उर्वरीत संपूर्ण

ADV. D. S. PAWAR

Approved Plan



Occupancy Certificate

This certificate contains: 3 Pages

NMC TOWN PLANNING DEPARTMENT
NASHIK MUNICIPAL CORPORATION

NO LND/BP/SAT/BJ/202/2261
 DATE :- 28/09/2014

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **Shri. Surendra Shivprasad Roy.**
 Cn. Er. & Stru.Engg. Ashok Jamdar of Nashik

Sub :- Sanction of Building Permit & Commencement Certificate in Plot No.- 4+5 of S.No. 197/2A of Pimpalgaon Bahula Shiwar.

Ref :- Your Application & Plan dated: 4/8/2014 Inward No. B2/BP/2003

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permits under section 253 of The Bombay Provincial Municipal Corporation Act.1949 (Bombay Act, No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in ----- subject to the following conditions

CONDITIONS (1 to 36)

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.]
- After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
- The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.
 The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity. In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.
 The size of soak pit should be properly worked out on the basis of tenements% a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid

Page 1 of 3

नस-4
 20/2/2014
 94-29

नाशिक महानगरपालिका, नाशिक
 इमारत बांधकामाचा वापर करणे खातचा दाखला
 (पूर्ण/भागात्मक)

नाशिक नगरपालिका
 नायक क्र./मसि/20424/12424
 दिनांक: 28/09/2014

No. A/20035
 श्री/श्रीमती सुनेंद्र शिवप्रसाद रोय

संदर्भ : तुपण दिनांक 28/09/2014 चा अर्ज क्रमांक 3398/300

यदाग्रह,
 दाखला देण्यात येतो की पिंपळगाव बहुउद्देशीय शिवारातील / सि.स.नं. 920/2 अ
 प्लॉट नं. 4+5 भाषील इमारतीच्या संकमनातून पहिल्यामंजला (गोमंजला)
 मजल्याचे इकडील बांधकाम परवानगी क्र. वी-2/202/2249 दिनांक 28/09/2014 अन्वये
 दिल्याप्रमाणे आर्किटेक्ट/इंजि / सुपरवायझर, श्री. अशोक जामदार
 यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहू
 इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.
 त्याचे एकूण बांधकाम क्षेत्र 522.22 चौ.मी.
 2 चढई क्षेत्र 522.58 चौ.मी.

- सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापराने बदल करता येणार नाही. वापराने बदल करायचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिकांक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधित विभागाकडे त्वरीत संपर्क साधावा.
- सिमेंट पेंज फिज फुवटा करण्यास हरकत नाही
- सदरच्या पूर्ण वेळेच्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- फ्लोय्फ्ट क्र. 2007/1 व अन्वये/अंमलबजावणी देड रु. 5000/- व अनधिकृत कामे देड रु. 4000/- व कांश्चरिंग विक्रीस मुला. रु. 5000/- व अन्वये भाजणे रु. 99800/- पास 20/4/99 मी. 28/9/2009 अन्वये अन्वये आहेत.

कार्यकारी अभियंता
 नगर रचना विभाग
 नाशिक महानगरपालिका, नाशिक

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ 30,63,600.00 (Rupees Thirty Lakh Sixty Three Thousand Six Hundred Only). The **Realizable Value** of the above property ₹ 29,10,420.00 (Rupees Twenty Nine Lakh Ten Thousand Four Hundred Twenty Only) and the **Distress value** ₹ 24,50,880.00 (Rupees Twenty Four Lakh Fifty Thousand Eight Hundred Eighty Only).

Place: Nashik

Date: 06.07.2023

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.

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 22.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 06.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is being Proposed Purchaser by Shri. Deepak Yadav Mahajan & Sau. Ranjana Dipak Mahajan from Shri. Minanath Ramrao Gadhe vide Notarized Agreement date 26.06.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess 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– Site Engineer Vinita Surve – Technical Manager Rishidatt Yadav– Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 22.06.2023 Valuation Date - 06.07.2023 Date of Report - 06.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 22.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **07th 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 visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **828.00 Sq. Ft. Built Up Area** owned by **Shri. Minanath Ramrao Gadhe. Name of Proposed Purchaser: Shri. Deepak Yadav Mahajan & Sau. Ranjana Dipak Mahajan.** 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 subject property is owned by **Shri. Minanath Ramrao Gadhe. Name of Proposed Purchaser: Shri. Deepak Yadav Mahajan & Sau. Ranjana Dipak Mahajan.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Row House, admeasuring **828.00 Sq. Ft. Built Up Area**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what Purchasers 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 Row House and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **828.00 Sq. Ft. Built Up Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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: 06.07.2023

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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