

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Makarand Mukund Dorle**

Residential Flat No. B-4, Stilt Floor, "**Vishwanath Park-C Apartment**", Survey No. 704/2B/12+704/2B/13/1(P),
TP Scheme No. II, Near Mates Green Fields Lawns, Pramod Nagar, Gangapur Link Road, Village - Nashik,
Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India.

Latitude Longitude: 20°01'13.4"N 73°45'26.9"E

Valuation Prepared for:

Bank of Baroda

Narsing Nagar Branch

1, Sukshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013,
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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Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-4, Stilt Floor, "Vishwanath Park-C Apartment", Survey No. 704/2B/12+704/2B/13/1(P), TP Scheme No. II, Near Mates Green Fields Lawns, Pramod Nagar, Gangapur Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India belongs to **Mr. Makarand Mukund Dorle**.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Open Space/ Side Margin
South	Building	Flat No. B-1
East	Building	Open Space
West	Building	Flat No. B-3

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 **₹ 37,06,000.00 (Rupees Thirty Seven Lakh Six Thousand 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.**



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



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- 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****Narsing Nagar Branch**

1, Sukhshanti Heights, Narsing Nagar,

Gangapur Road, Nashik- 422013,

State- Maharashtra, Country-India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 05.07.2023
	b) Date on which the valuation is made	: 07.07.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale Vide No.1521/2004 Dated.17.02.2004 2) Copy of Occupancy Certificate No. Javak Number / NRV / Nashik / 003299 dated 06.07.2005 issued by Nashik Municipal Corporation, Nashik 3) Copy of Approved Building Plan Accompanying Commencement Certificate No. Nashik / 529 dated 29.11.2003 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik 4) Copy of Commencement Certificate No. LND / BP / Nashik / 2551 / 529/ 1497 dated 29.11.2003 issued by Nashik Municipal Corporation 5) Previous Valuation Report Dated 20.06.2016 issued by S.A. Dhamne & Associates	
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)	: Mr. Makarand Mukund Dorle Address: Residential Flat No. B-4, Stilt Floor, "Vishwanath Park-C Apartment", Survey No. 704 / 2B / 12 + 704 / 2B / 13 / 1(P), TP Scheme No. II, Near Mates Green Fields Lawns, Pramod Nagar, Gangapur Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India. Contact Person: Mr. Makarand Mukund Dorle (Owner) Contact No. +91 9011062490 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential Flat is located on Stilt Floor. The composition of Flat is 2 Bedrooms + Living Room + Kitchen + WC+ Bath + Passage + Balcony. (i.e. 2BHK) The property is at 13.9 Km. distance from nearest railway station Nashik Road.

			Landmark: Near Mates Green Fields Lawns.	
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 704/2B/12+704/2B/1 3/1(P), TP Scheme No. II	
	b) Door No.	:	Residential Flat No. B-4	
	c) T.S. No. / Village	:	Village – Nashik	
	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. Nashik / 529 dated 29.11.2003 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik	
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation	
	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 Flat No. B-4, Stilt Floor, " Vishwanath Park-C Apartment ", Survey No. 704 / 2B / 12 + 704 / 2B / 13 / 1(P), TP Scheme No. II, Near Mates Green Fields Lawns, Pramod Nagar, Gangapur Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 013, 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 PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site (Agreement)	As per the Plan
	North	:	Road	Road
	South	:	Building	Building

	East	:	Building	Building
	West	:	Building	Building
13.1	Flat		As per Actual Site (Agreement)	As per the Agreement
	North		Open Space/ Side Margin	Open Space/ Side Margin
	South		Flat No. B-1	Flat No. B-1
	East		Open Space	Open Space
	West		Flat No. B-3	Flat No. B-3
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'13.4"N 73°45'26.9"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. =692.00 (Area as per Site Measurement) Built up in Sq. Ft. = 850.00 (Area as per Agreement)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up in Sq. Ft. = 850.00 (Area as per Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.704/2B/12+704/2B/1 3/1(P), TP Scheme No. II	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. B-4, Stilt Floor, " Vishwanath Park-C Apartment ", Survey No. 704 / 2B / 12 + 704 / 2B / 13 / 1(P), TP Scheme No. II, Near Mates Green Fields Lawns, Pramod Nagar, Gangapur Link Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2005 (As per Occupancy Certificate)	
5.	Number of Floors	:	Lower Ground (Parking) + Upper Ground + 2 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	2 Flats on Stilt Floor	
8.	Quality of Construction	:	Normal	
9.	Appearance of the Building	:	Normal	

10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Lower Ground (Parking) Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Stilt Floor
2	Door No. of the Flat	:	Residential Flat No. B-4
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic / Vitrified tiles flooring
	Doors	:	Teak Wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed Plumbing with C.P. fittings & Proposed Electrical wiring
	Finishing	:	Cement plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	Mr. Makarand Mukund Dorle
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up in Sq. Ft. = 850.00 (Area as per Agreement)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq.Ft. = 692.00 (Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 7,000.00 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 developing 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 Flat with same specifications in the adjoining	:	₹ 4,000.00 to ₹ 5,200.00 per Sq. Ft. on Built Up Area

	locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 4,900.00 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	: ₹ 2,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 58,000.00 per Sq. M. ₹ 5,388.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: ₹ 55,048.00 per Sq. M. ₹ 5,114.00 per Sq. Ft.
5	Registered Value (if available)	: -
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: ₹ 1,460.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,900.00 per Sq. Ft.
	Age of the building	: 18 Years
	Life of the building estimated	: 42 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 27.00%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,460.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 2,900.00 per Sq. Ft.
	Total Composite Rate	: ₹ 4,360.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including Parking)	850.00 Sq. Ft.	4,360.00	37,06,000.00
2	Kitchen arrangements			
3	Superfine finish			
4	Interior Decorations			
5	Electricity deposits / electrical fittings, etc.			
6	Extra collapsible gates / grill works etc.			
7	Potential value, if any			
8	Others			
9	Parking			
10	As per current stage of work completion the value of the Flat (if Flat is under construction)			
11	After 100% completion final value of Flat			
	Total			37,06,000.00

Value of Flat

Fair Market Value	37,06,000.00
Realizable value	35,20,700.00
Distress Value	29,64,800.00
Insurable value of the property (850.00 Sq. Ft. X ₹ 2,000.00)	17,00,000.00
Guideline value of the property (850.00 Sq. Ft. X ₹ 5,144.00)	43,72,400.00

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.

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 Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, 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 ₹ 4,000.00 to ₹ 5,200.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,360.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation.

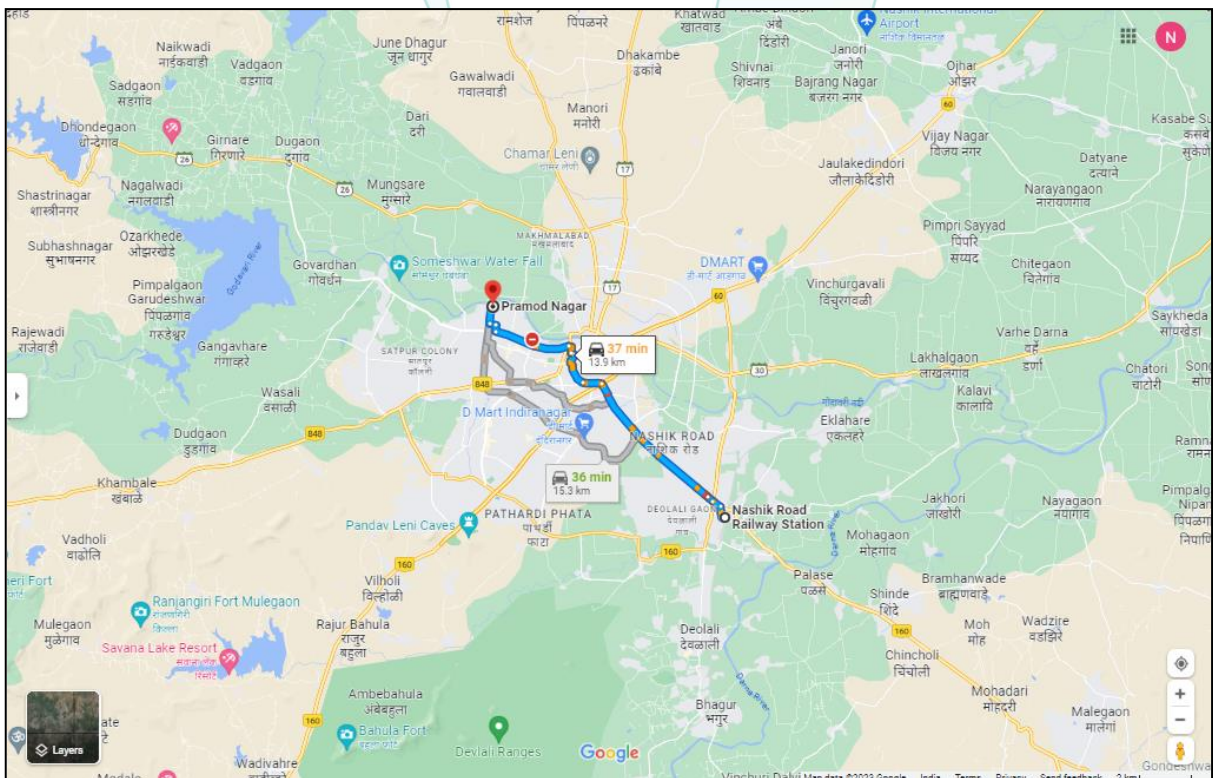
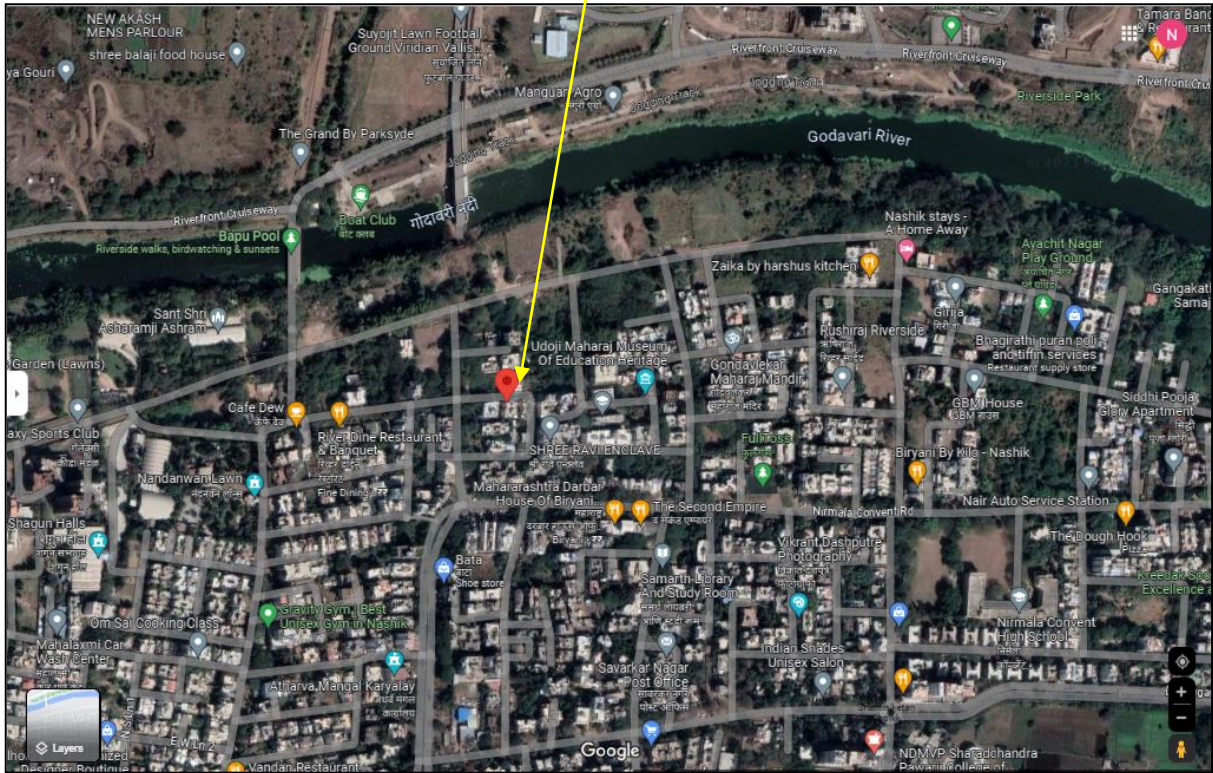
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 7,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°01'13.4"N 73°45'26.9"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 13.9 Km.)




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Annual Statement of Rates

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Select	उपविभाग	पुणे जमीन	विषावी सदनिका	बॉडीस डुपाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.2.5-रस्ता-कॉलेज रस्ता ते गंगापूर रस्ता या मधील व विभाग क्र 1.2.4 च्या पश्चिमेकडील सर्वे पुर्वे पश्चिम व दक्षिणेत्तर वि.पो. रस्त्यावरील मिळकती 1- भोसला स्कुलच्या पुर्वेकडील दक्षिणेत्तर रस्ता 2- आकाशवाणीच्या पुर्वेकडील दक्षिणेत्तर रस्ता.3- मराठा शोर्टींगच्या पश्चिमेकडील दक्षिणेत्तर रस्ता 4- एच.पी.टी कॉलेजच्या पुर्वेकडील दक्षिणेत्तर रस्ता 5- शॉर्टींगटाउन स्कुलच्या पश्चिमेकडील दक्षिणेत्तर रस्ता 6- कॉलेज रस्त्यास समांतर पुर्वे पश्चिम रस्ता - रहिवास व तत्सम विभागातील मिळकती	45000	59000	67850 78000	0	चौ. मीटर
SurveyNo	1.2.6.1-गंगापूर रोडवरील विद्याविकास सर्कल पासून उत्तरेकडे जाणारा रस्ता - रहिवास विभाग	41600	58000	66700 72500	0	चौ. मीटर
SurveyNo	1.2.6-रस्ता- गंगापूर रस्त्याच्या उत्तरेकडील सर्वे पुर्वे पश्चिम व दक्षिणेत्तर वि.पो. रस्त्यावरील मिळकती 1. पश्चिम शिवे वरील दक्षिणेत्तर रस्ता (आसाराम श्रावु आश्रमाकडे जाणारा रस्ता) 2. महात्मा नगर कळुत येणारा दक्षिणेत्तर रस्ता 3. आकाशवाणीच्या पुर्वेकडील दक्षिणेत्तर रस्ता 4. मराठा शोर्टींगच्या पश्चिमेकडील दक्षिणेत्तर रस्ता 5. मराठा शोर्टींगच्या पुर्वेकडील दक्षिणेत्तर रस्ता 6. मामासुंगी मंगल कार्यालयापासून पॅरींग स्टेशन जाणारा दक्षिणेत्तर रस्ता 7. विद्या विकास सर्कलपासून दक्षिणेकडे जाणारा रस्ता 8. जुना गंगापूर नाक्यापासून (कॅनरा कॉर्नर कडील) जुलाकडे जाणारा रस्ता 9. मराठा शोर्टींगच्या दक्षिणेकडील पुर्वे पश्चिम रस्ता 10.निर्मला कॉन्व्हेंट दक्षिणेकडील रस्ता (पुर्वेस गंगापूर रस्त्यास मिळणारा) 11.निर्मला कॉन्व्हेंटच्या उत्तरेकडील पुर्वे पश्चिम रस्ता 12. ग्रीन ब्रेल लगतचा पुर्वे पश्चिम रस्ता - रहिवास व तत्सम विभागातील मिळकती	40000	56000	64400 70000	0	चौ. मीटर
SurveyNo	1.2.7-रस्ता - अश्रक रस्त्यावरील रहिवास व तत्सम विभागातील मिळकती.	58500	72500	83500 98000	0	चौ. मीटर
SurveyNo	1.2.8 - रस्ता - कॉलेज रस्ता सी.डी.एस ते कॅनरा कॉर्नर पुर्वे पश्चिम रस्ता व घवर रस्त्यावर स्थित शरंगपूर गावठाणातील रहिवास व तत्सम विभागातील मिळकती	57000	72000	83400 97900	0	चौ. मीटर

1 2 3 4 5 6 7

Price Indicators

HOUSING.COM Buy In Nashik

Configuration Residential Plots Interested →

Configuration 1,2 BHK Apartments Interested →

Home / Nashik / Satpur / Samraat Samraat Apna Ghar Phase I

Last updated: Dec 19, 2020

₹25.0 L - 35.0 L | 4.96 K/sq.ft
EMI starts at 13,24 K
All inclusive

By SAMRAAT GROUP
S No 49/1/2, Anandwalli Gaon, Nashik

Contact Developer

Project Images

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2, 3 BHK Apartments Configurations

Jun, 2022 Possession Starts

4.96 K/sq.ft Avg. Price

428.00 sq.ft. - 616.00 sq.ft. (Carpet Area) Sizes

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Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 2 BHK Flats for Sale in Gangapur Road > 700 Sq-ft

₹25.8 Lac Get ₹7,740 cashback on Home Loan

2 BHK 700 Sq-ft Flat For Sale Gangapur Road, Nashik

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Super Built-Up Area
700 sqft
₹3,686/sqft

Developer
Samraat Group

Project
Samraat Apna Ghar

Transaction Type
New Property


Status
Ready to Move

Furnished Status
Unfurnished

Car Parking
1 Covered

+20 Photos




Price Indicators



Samraat Apna Ghar ₹ 24.36 Lakh* ⓘ

By **Samraat Group** 700 - 985 SQ. FT. ⓘ

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All Photos 14

Outdoors 4

Indoors 4

Home > Projects in Nasik > Gangapur > Samraat Apna Ghar


 **Samraat Apna Ghar** ☆
Gangapur, Nasik

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✓ RERA ⓘ No Brokerage 30 Floor Plans Available +30 Top Facilities

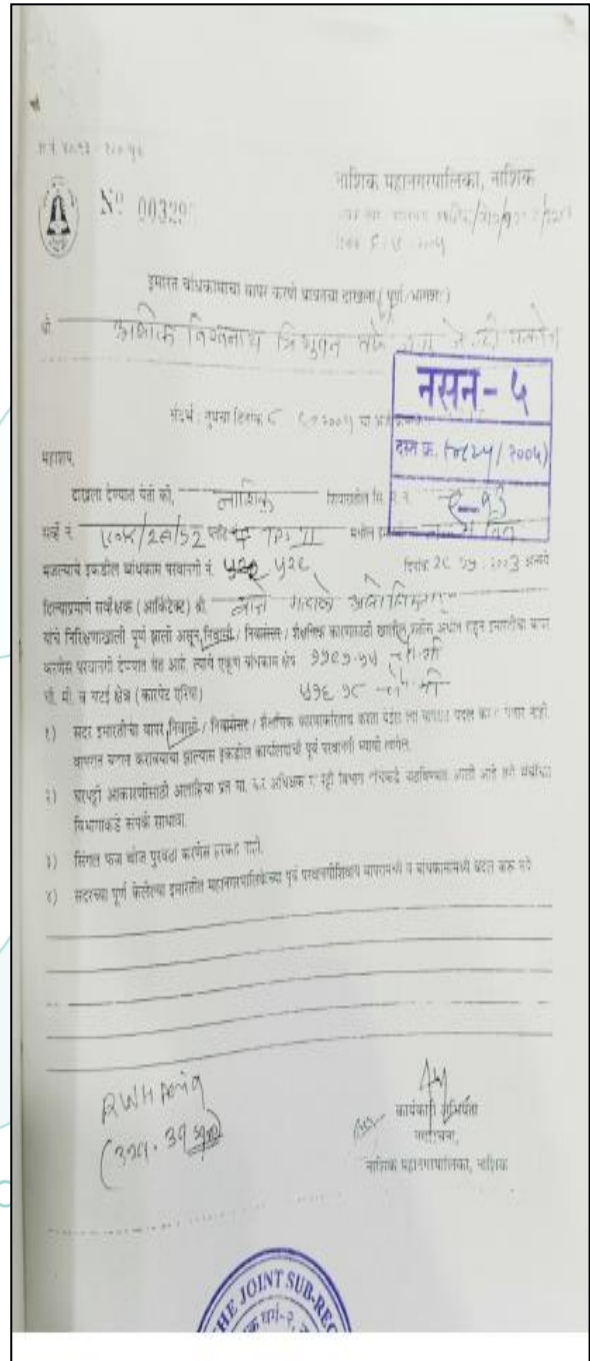
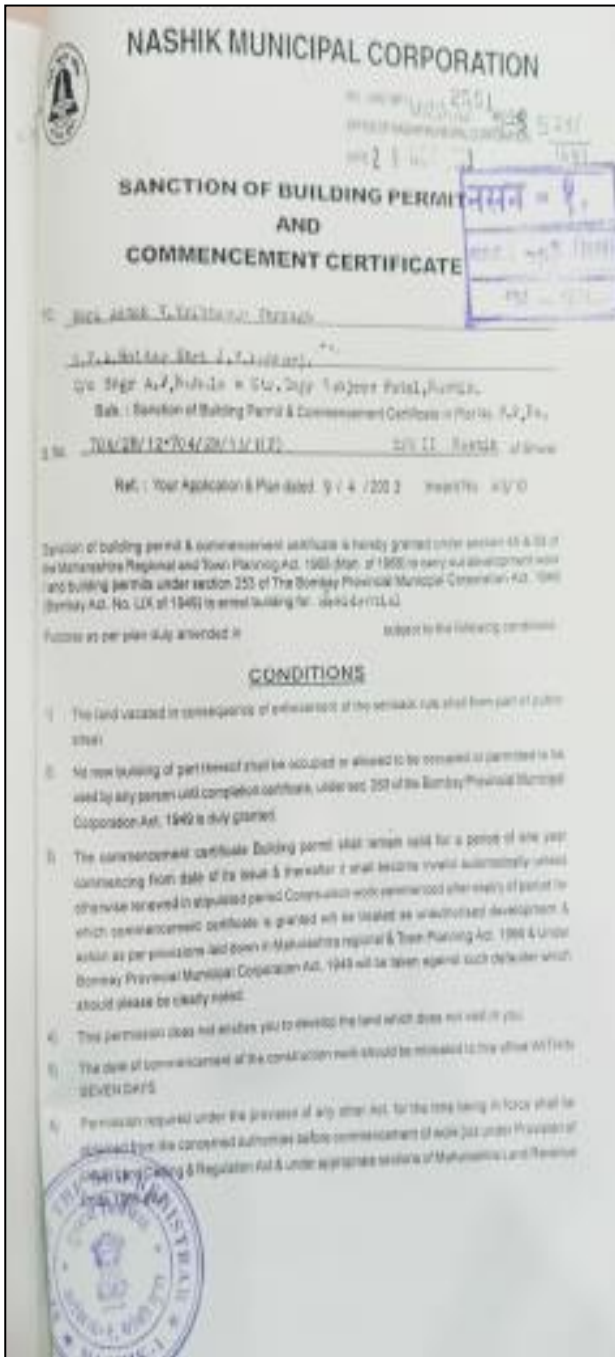
CONSTRUCTION STATUS

Under Construction ✓
Completion in Jun, 2023

 **24.32 - 33.29 L + Govt. Charges**
PRICE RANGE

2, 3 BHK Apartment

Commencement Certificate and Occupancy Certificate



Agreement For Sale

Handwritten: नसिन

Handwritten: 2363/2301443

Handwritten: 2004

RECEIPT FOR PAYMENT TO GOVERNMENT

RECEIPT FOR PAYMENT TO GOVERNMENT

Date/Date: *20/12/2004*

Particulars: *वसुधा नगराजी शिंदे यांच्या वतीने*

No. *344002*

Amount: *16,670/-*

Collector/Authorised: *पुणे जिल्हाधिकारी कार्यालय, मुंबई*

Collector/Authorised: *पुणे जिल्हाधिकारी कार्यालय, मुंबई*

वसुधा नगराजी शिंदे यांच्या वतीने (for/In favour of)

Collector/Authorised: *पुणे जिल्हाधिकारी कार्यालय, मुंबई* (Collector/Authorised)

नाम: *श्री. वसुधा नगराजी शिंदे*

पत्ता: *कोरेवाडे इंग्लिश मिशन*

व्यवसाय: *सोळा हजार सहास्री मंडळ मंडळ*

वाणी क्रमांक: *221024*

खात: *910001*

PROPER OFFICER
Collector of Stamps
Nashik

नसिन - १.

खत क्र. (११२१ / २००४)

१ - २२

Govt. Valuation	6,32,000 Rs.
Consideration valuation	1,21,000 Rs.
Stamp Duty	16,670 Rs.

Agreement For Sale

This agreement for sale made and executed at Nashik on this *20* day of the month of *Feb* in the year Two Thousand Four *(2004)*

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SCHEDULE - I

(Description of the landed property)

All that piece and parcel of the landed property situated at Nashik Taluka & District Nashik, within the limits Nashik Urban Agglomeration bearing S. No. 7042B/12 + 7042B/13/1(PART), measuring 1005 Sq. Mtrs. assessed at Rs. 0.35 Pn. and bounded as follows:-

On or Towards East	: S. No. 7042B/12+7042B/13
On or Towards South	: S. No. 7042B/12+ 7042B/13
On or Towards West	: No.7042B/12+7042B/13/1(PART)
On or Towards North	: S. No. 705

All the said property together with all things appurtenant thereto and all rights of access and easements thereof.

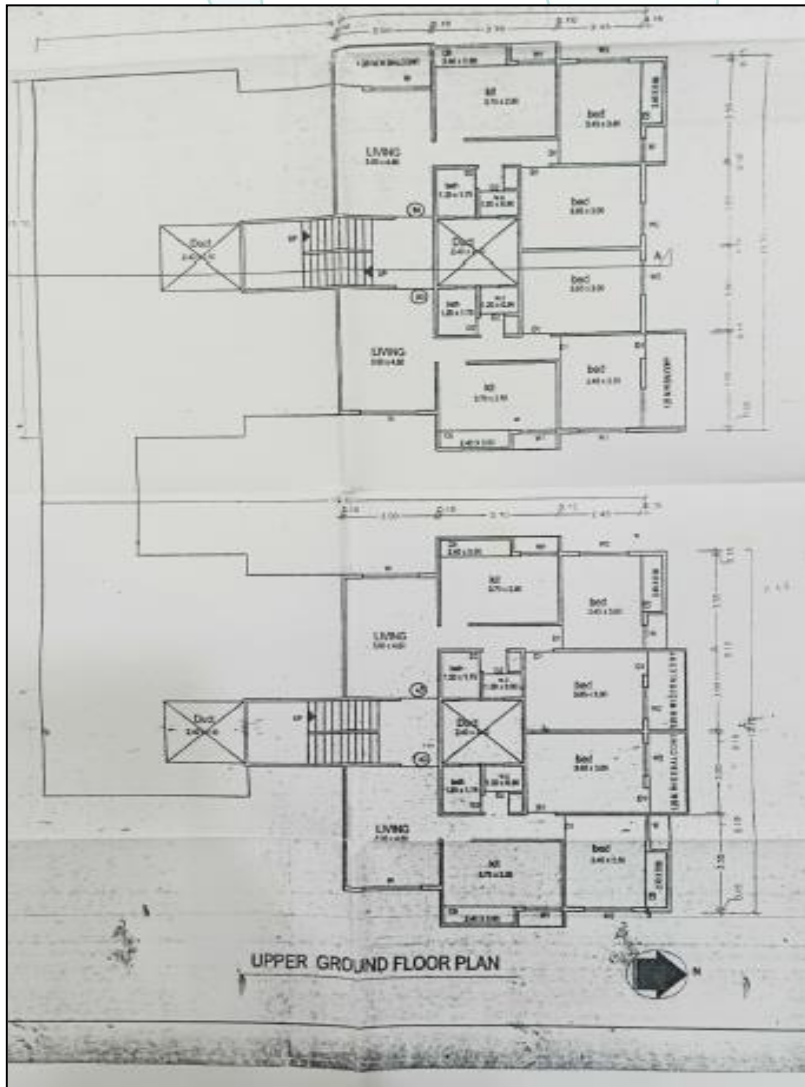
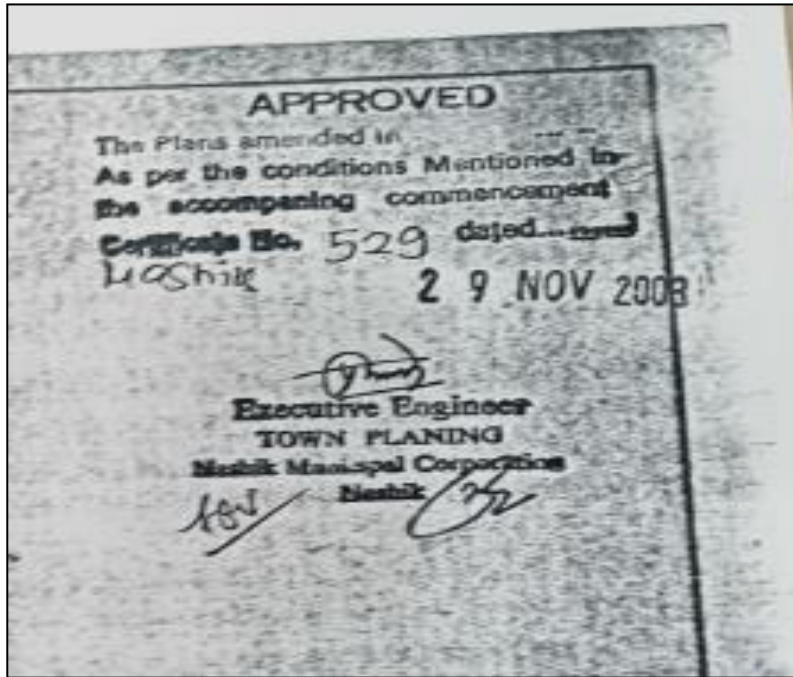
SCHEDULE - II

(Description of the Flat Premises)

All that piece & parcel and structure of the constructed flat premises bearing Flat No. B - 4 measuring 78.59 Sq. Mtrs. i.e. 850 Sq. Ft. situated on the 8th floor of the building known as "Vishwanath Park" apartment duly constructed on the landed property bearing S. No. 7042B/12 + 7042B/13/1(part), at Nashik, (more particularly described in schedule - I written hereinabove) along with the designs and specifications as per the approved building plan and having 3 rooms, a kitchen and a Balcony. All this bounded as follows :-

On or Towards East	: Open space
On or Towards North	: Open Space/air in ramp
On or Towards West	: Flat no B-3
On or Towards South	: Flat no. B-1

Approved Plan



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 ₹ 37,06,000.00 (Rupees Thirty Seven Lakh Six Thousand Only). The **Realizable Value** of the above property ₹ 35,20,700.00 (Rupees Thirty Five Lakh Twenty Thousand Seven Hundred Only) and the **Distress Value** ₹ 29,64,800.00 (Rupees Twenty Nine Lakh Sixty Four Thousand Eight Hundred Only).

Place: Nashik

Date: 07.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. [®]

Director

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 07.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 05.07.2023. 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 was purchased by Mr. Makarand Mukund Dorle from Mr. Jagdish Vishwanath Kankrej Vide Agreement dated 17.02.2004
2.	purpose of valuation and appointing authority	As per the request from Bank of Baroda, Narsing Nagar Branch, to assess fair market value of the property for Bank purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Vinita Surve – Technical Manager Chintamani Chaudhari – 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 – 05.07.2023 Valuation Date - 07.07.2023 Date of Report - 07.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 05.07.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and 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 Flat, admeasuring **850.00 Sq. Ft. Built Up Area** in the Name of Owner: **Mr. Makarand Mukund Dorle**. 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 being owned by **Mr. Makarand Mukund Dorle**. 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 Flat, admeasuring **850.00 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 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 Flat 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 Flat, admeasuring **850.00 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.



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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: 07.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Auth. Sign.

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