

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Dinanath Ramkrishna Bhavsar**

Residential Flat No. D - 6, Third Floor, D- Wing "Icon Status", Survey No. 232/ 1/ 1+2+3/ 2, Behind Nayara Petrol Pump, Vaiduwadi, Dindori Road, Village - Mhasrul, Taluka & District - Nashik, PIN Code – 422004, State – Maharashtra, Country – India.

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Latitude Longitude: 20°02'29.9"N 73°48'23.0"E

### Valuation Prepared for:

**Bank of Baroda**



**Regional Office Nashik Road Branch**

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





**Nashik** : 4, 1<sup>st</sup> Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : [nashik@vastukala.org](mailto: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

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

To,

**The Chief Manager,****Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik -422 101, 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   | : 12.07.2023  |
|    | b) Date on which the valuation is made  | : 23.08.2023  |
| 3. | List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Agreement For Sale Vide No. 3497/2017 Dated 28.06.2017</li> <li>ii. Copy of Correction Deed Vide No. 9967/ 2023 Dated. 28.07.2023</li> <li>iii. Copy of Occupancy Certificate Javak No. NNV / C2 / 23774 / 2019 dated 23.07.2019 issued by Nashik Municipal Corporation, Nashik.</li> <li>iv. Copy of Approved Building Plan Accompanying Commencement Certificate No. Panch / C-2 / 587 / 3345 dated 26.09.2012 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.</li> <li>v. Copy of Commencement Certificate No. LND/ BP/ Panch / C-2 / 587 / 3345 dated 26.09.2012 issued by Nashik Municipal Corporation.</li> <li>vi. Copy of Rera Certificate No. P51600010566 dated 17.06.2020 issued by Maharashtra Real Estate Regulatory Authority</li> </ul> |   |
| 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. Dinanath Ramkrishna Bhavsar</b><br><b>Address:</b> Residential Flat No. D - 6, Third Floor, D-Wing "Icon Status", Survey No. 232 / 1 / 1+2+3 / 2, Behind Nayara Petrol Pump, Vaiduwadi, Dindori Road, Village - Mhasrul, Taluka & District - Nashik, PIN Code - 422004, State - Maharashtra, Country - India.<br><b>Contact Person:</b><br>Smt. Bhavsar (Owner's Mother)<br>Contact No. +91 9421562347<br>Sole Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.)   | : The property is a Residential Flat No. D-6 is located on Third Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Kitchen + Toilet + Balcony (i.e. 1BHK).<br><br>The property is at 14.1 Km. distance from nearest railway station Nashik Road.<br><br><b>Landmark:</b> Behind Nayara Petrol Pump   |



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|            |  |   |   |                  |
|------------|--|---|---|------------------|
|            | North  |   | Side Margin   | Side Margin      |
|            | South  |   | Staircase & Lift  | Staircase & Lift |
|            | East   |   | Side Margin   | Side Margin      |
|            | West   |   | Side Margin   | Side Margin      |
| 13.2       | Whether Boundaries Matching with Actual  |   | Yes   |                  |
| 13.3       | Latitude, Longitude & Co-ordinates of the site   | : | 20°02'29.9"N 73°48'23.0"E   |                  |
| 14.        | Extent of the site   | : | Carpet Area in Sq. Ft. = 557.00<br>(Area as per site Measurement)<br><br><b>Built up in Sq. Ft. = 726.00</b><br><b>(Area as per Agreement For Sale)</b>   |                  |
| 15.        | Extent of the site considered for Valuation (least of 13A& 13B)  | : | <b>Built up in Sq. Ft. = 726.00</b><br><b>(Area as per Agreement For Sale)</b>  |                  |
| 16         | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied  |                  |
| <b>II</b>  | <b>APARTMENT BUILDING</b>  |   |   |                  |
| 1.         | Nature of the Apartment  | : | Residential   |                  |
| 2.         | Location   | : |   |                  |
|            | C.T.S. No.   | : | Survey No. 232 / 1 / 1+2+3 / 2  |                  |
|            | Block No.  | : | -   |                  |
|            | Ward No.   | : | -   |                  |
|            | Village / Municipality / Corporation   | : | Village – Mhasrul<br>Nashik Municipal Corporation   |                  |
|            | Door No., Street or Road (Pin Code)  | : | Residential Flat No. D - 6, Third Floor, D- Wing “ <b>Icon Status</b> ”, Survey No. 232 / 1 / 1+2+3 / 2, Behind Nayara Petrol Pump, Vaiduwadi, Dindori Road, Village - Mhasrul, Taluka & District - Nashik, PIN Code – 422004, State – Maharashtra, Country – India |                  |
| 3.         | Description of the locality Residential / Commercial / Mixed   | : | Residential   |                  |
| 4.         | Year of Construction   | : | 2019 (As per Occupancy Certificate)   |                  |
| 5.         | Number of Floors   | : | Ground (Parking) + 5 Upper Floors   |                  |
| 6.         | Type of Structure  | : | R.C.C. Framed Structure   |                  |
| 7.         | Number of Dwelling units in the building   | : | 2 Flat on Third Floor   |                  |
| 8.         | Quality of Construction  | : | Good  |                  |
| 9.         | Appearance of the Building   | : | Good  |                  |
| 10.        | Maintenance of the Building  | : | Good  |                  |
| 11.        | Facilities Available   | : |   |                  |
|            | Lift   | : | 1 Lifts   |                  |
| s          | Protected Water Supply   | : | Municipal Water supply  |                  |
|            | Underground Sewerage   | : | Connected to Municipal Sewerage System  |                  |
|            | Car parking - Open / Covered   | : | Stilt Car Parking   |                  |
|            | Is Compound wall existing?   | : | Yes   |                  |
|            | Is pavement laid around the building   | : | Yes   |                  |
| <b>III</b> | <b>FLAT</b>  |   |   |                  |
| 1          | The floor in which the Flat is situated  | : | Third Floor   |                  |

|           |  |   |   |
|-----------|--|---|---|
| 2         | Door No. of the Flat   | : | Residential Flat No. D - 6  |
| 3         | Specifications of the Flat   | : |   |
|           | Roof   | : | R.C.C. Slab   |
|           | Flooring   | : | Vitrified tile Flooring   |
|           | Doors  | : | Door framed with flush doors  |
|           | Windows  | : | Aluminum sliding window with M.S. Grills                                |
|           | Fittings   | : | Concealed Plumbing, Concealed 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?  | : | Good  |
| 7         | Sale Deed executed in the name of  | : | <b>Shri. Dinanath Ramkrishna Bhavsar</b>                                |
| 8         | What is the undivided area of land as per Sale Deed?   | : | Details not available   |
| 9         | What is the plinth area of the Flat?   | : | <b>Built up in Sq. Ft. = 726.00<br/>(Area as per Deed of Apartment)</b> |
| 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. = 557.00<br>(Area as per site Measurement)       |
| 12        | Is it Posh / I Class / Medium / Ordinary?  | : |   |
| 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?   | : | ₹ 6,000.00 Expected rental income per month                             |
| <b>IV</b> | <b>MARKETABILITY</b>   | : |   |
| 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  |
| <b>V</b>  | <b>Rate</b>  | : |   |
| 1         | After analyzing the comparable sale instances, what is the composite rate for a similar Flat 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 Build up Area                   |
| 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).   | : | ₹ 4,000.00 per Sq. Ft. on Build up Area                                 |
| 3         | Break – up for the rate  | : |   |
|           | i) Building + Services   | : | ₹ 2,000.00 per Sq. Ft.  |
|           | ii) Land + others  | : | ₹ 2,000.00 per Sq. Ft.  |
| 4         | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)   | : | ₹ 35,000.00 per Sq. M.<br>₹ 3,252.00per Sq. Ft                          |



|           |   |   |   |
|-----------|---|---|---|
|           | Guideline rate obtained (after Depreciation)              | : | N.A.  |
| 5         | Registered Value (if available)                           | : | Reg. No. 3497 / 2017<br>₹ 18,15,000.00  |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>          |   |   |
| <b>a</b>  | Depreciated building rate                                 | : | N.A. as the age of the property is below 5 years                                  |
|           | Replacement cost of Flat with Services (v(3)i)            | : | ₹ 2,000.00 per Sq. Ft.  |
|           | Age of the building                                       | : | 04 Years  |
|           | Life of the building estimated                            | : | 56 years Subject to proper, preventive periodic maintenance & structural repairs. |
|           | Depreciation percentage assuming the salvage value as 10% | : | N.A. as the age of the property is below 5 years                                  |
|           | Depreciated Ratio of the building                         | : |   |
| <b>b</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                            | : | ₹ 2,000.00 per Sq. Ft.  |
|           | <b>Total Composite Rate</b>                               | : | <b>₹ 4,000.00 per Sq. Ft.</b>   |

## Details of Valuation:

| Sr. No. | Description   | Qty.           | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|----------------|-------------------|---------------------|
| 1       | Present value of the Flat   | 726.00 Sq. Ft. | 4,000.00          | 29,04,000.00        |
| 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      | Parking   |                |                   |                     |
| 12      | As per current stage of work completion the value of the Flat (if Flat is under construction) |                |                   |                     |
| 13      | After 100% completion final value of Flat   |                |                   |                     |
|         | <b>Total Value of the property</b>  |                |                   | <b>29,04,000.00</b> |

## Value of Flat

|  |                     |
|--|---------------------|
| <b>Fair Market Value</b>   | <b>29,04,000.00</b> |
| <b>Realizable value</b>  | <b>27,58,800.00</b> |
| <b>Distress Value</b>  | <b>23,23,200.00</b> |
| <b>Insurable value of the property (726.00 Sq. Ft. X ₹ 2,000.00)</b> | <b>14,52,000.00</b> |
| <b>Guideline value of the property (726.00 Sq. Ft. X ₹ 3252.00)</b>  | <b>23,60,952.00</b> |



### 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

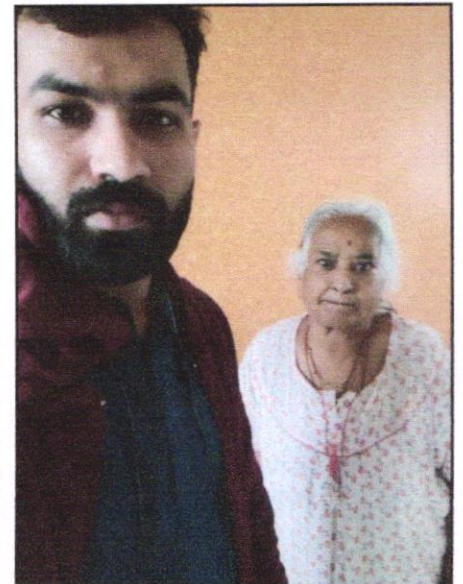
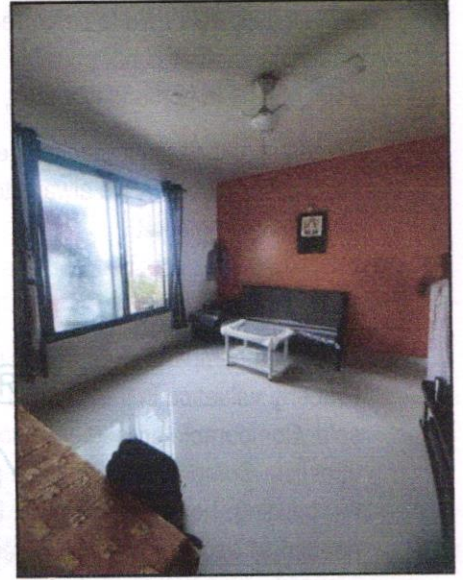
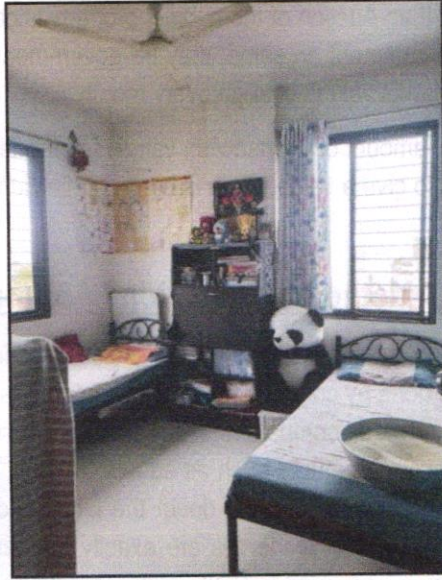
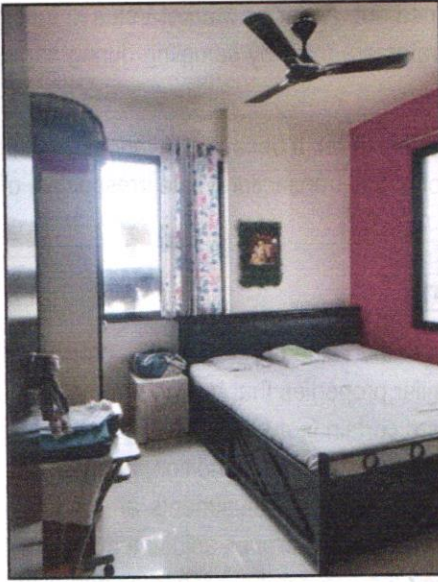
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 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, 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 ₹ 4,000.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

|  |   |
|--|---|
| 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  | ₹ 4,000.00 Expected rental income per month |
| iii) Any likely income it may generate   | Rental Income                               |



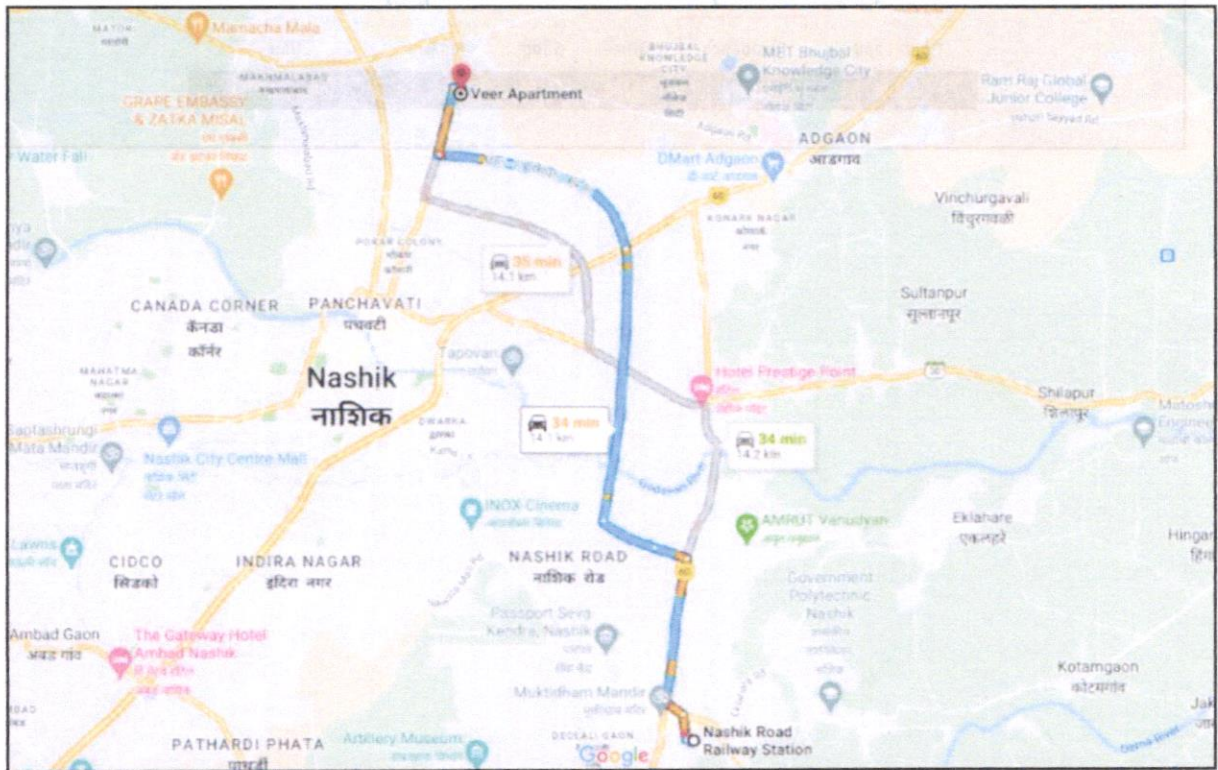
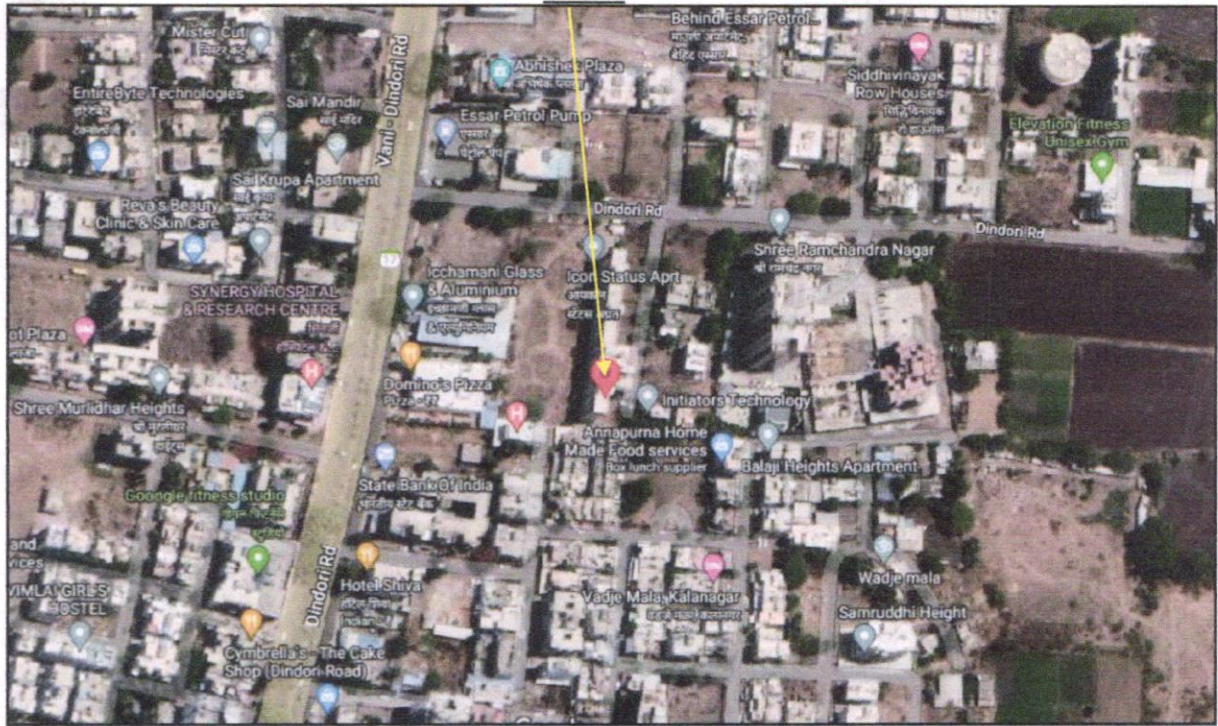


## Actual site photographs



## Route Map of the property


Site u/r



**Latitude Longitude: 20°02'29.9"N 73°48'23.0"E**


**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 14.1 Km.)

# Ready Reckoner Rate



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Registration & Stamps**  
Government Of Maharashtra

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विभाग**  
महाराष्ट्र शासन



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Valuation
Home
Rate Guidelines
LOGOUT

### Location Details

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Nashik Help on Division

---

District Name नाशिक Taluka Name नाशिक Village/Zone Name माजे म्हसळ

Attribute सव्हे नंबर 000 SubZone Name 16.1 - टिडोरो रस्ता रोडवा

Mahapalika Area Nashik Municipal Corp

---

| Open Land | Residence | Office | Shop  | Industry | Unit         |
|-----------|-----------|--------|-------|----------|--------------|
| 13500     | 35000     | 40250  | 43750 | 0        | Square Meter |

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## Price Indicators

**HOUSING.COM** Buy In Nashik

Mhasrul Gaon X + Add

Download App List Property Free Saved

### Anil Shree Murlidhar Heights

By ANIL INFRA TECH  
Mhasrul Gaon, Nashik

₹37.2 L | 4.32 K/sq.ft  
EMI starts at 19.70 K

Price excludes maintenance, floor rise e... See More

Contact Developer

No Property Images Available  
Request Photos

2 BHK Apartment Configuration      Dec, 2024 Possession Starts      4.32 K/sq.ft Avg. Price      861.00 sq.ft (Carpet Area) Size

**HOUSING.COM** Buy In Nashik

Mhasrul Gaon X + Add

Download App List Property Free

POPULAR PROJECTS

38 L - 51.51 L

Ardo Laxmi Ramna

By Ardo Developers

Datta Gaon, Nashik

Configuration: 2.5 BHK Apartments

Interested →

41.69 L - 53.58 L

Tokumar Parkside Nest

By Tokumar Construction Ltd

Panchanani, Nashik

Configuration: 2.5 BHK Apartments

Interested →

More in Nashik / Mhasrul Gaon / Apartment / Sale in Mhasrul Gaon (2 BHK Flat) 100%

₹40.0 L EMI starts at 21.78 K

3.91 K/sq.ft

Contact Owner

No Property Images Available  
Request Photos

1050 sq.ft Build up Area      3.91 K/sq.ft Avg. Price      5 Year Old Age of property      Ready to move Possession status      Middle of 6 floors      Semi Furnished Furnishing

## Price Indicators

**HOUSING.COM** Buy in Nashik

Popular PROJECTS

**36 L - 51.51 L**  
Pride Lavini Ramina  
By Ashra Development  
Dindori, Nashik  
Configurations:  
2, 3 BHK Apartments  
[Interested →](#)

**38.79 L - 58.0 L**  
ANAND GRAM  
By Anand Infra  
Taranwar Nagar, Nashik  
Configurations:  
2, 3 BHK Apartments  
[Interested →](#)

Home / Nashik / Mhasrul Gaon / Apartment / 2 BHK Flat / 1BHK

**2 BHK Flat** 4.27 K/sq.ft

Shree Tai Park, Mhasrul Gaon, Nashik

₹36.0 L EMI starts at ₹9.06 K

[Contact Owner](#)

900 sq.ft Build Up Area | 4.00 K/sq.ft Avg. Price | Ready to move Possession status | Higher of 7 Floors | Unfurnished Furnishing

**HOUSING.COM** Buy in Nashik

Home / Nashik / Mhasrul Gaon / Rushiraj Galaxy

**Rushiraj Galaxy**  
By RUSHIRAJ REALTORS  
Opp. Reliance Petrol Pump, Ramashwar Nagar, Dindori Road, Nashik

₹30.0 L - 45.01 L | 5.30 K/sq.ft  
EMI starts at ₹5.89 K  
Basic Price Onwards

[Contact Developer](#)

Project Images

SHARE SAVE

घर और सपना में फर्निचर भी

फर्निचर प्लॉट ₹38.89


व्यापक GALAXY

2, 3 BHK Apartments Configurations | Dec. 2025 Possession Starts | 5.30 K/sq.ft Avg. Price | 566.00 sq.ft. - 888.00 sq.ft. (Carpet Area) Sizes



# Correction Deed

नस-५  
 २-१०



मुद्रक शुल्क ₹ १००/- नोंदणी फी ₹ १००/-

## चूक दुरुस्ती लेख

चूक दुरुस्ती लेख आज तारीख २८ मार्च जुलै इतयें सन २०२३ रोज  
 शुक्रवार ते दिवशी नाशिक मुद्रकांनी

श्री. दिनाथ रामकृष्ण भावसार  
 उ.प. ४८, घटा नोकरी  
 PAN: AHLPB6779K लिहून घेणार  
 आघार क्र. २७३२ ८८६२ ९७९३  
 स. सधनेका क्र. डी-१, आरवर्धन स्टेटस,  
 रामचंद्र नगर जवळ, महालक्ष्मी, नाशिक-४२२००४

यासी

श्री. केशव तुकाराम गायकवाड,  
 तर्फे विकसनकर्ते व जनरल मुखत्यारपत्र धारक  
 मे आयकॉम इन्फ्रास्ट्रक्चर्स, PAN: AADFI2606D  
 भागीदारी संस्था यासी नोंदणीकृत कार्यालयचा पत्ता  
 मुखकर्ता, मुरलीधर वझरे नगर, लिहून देणार  
 गोविंद नगर, नाशिक-४२२००५  
 या भागीदारी संस्थेतर्फे भागीदार  
 श्री. सुनिल दत्तात्रेय सावंत,  
 उ.प. ४६, घटा व्यापार  
 आघार क्र. ६४२८ १८६१ ३६२१

कारणे चूक दुरुस्ती लेख लिहून देणार ऐसा जो की

(१) निकळतीचे वर्णन-  
 तुकडी जिल्हा नाशिक येथे तुकडी तालुका नाशिक पॅरि, नाशिक  
 महानगरपालिका, नाशिक हद्दीतील व मध्य विकसन आराखड्यातील संस्थाशी  
 विषयगत संबंधित असलेली मॉडेल फ्लॅट्स वा ताकदी विद्यारातील विक्रीची  
 विक्रीकृत घाती भूभाग क्र. २३२/१/५/२/३/३ यासी एकूण क्षेत्र ०० ई.  
 १३.१८ आर फ्लॅटचे १.३५८.०० चौ. मीटर घाती चतुःकोन खालील प्रमाणे


DESCRIPTION OF THE SAID PROJECT LAND

All that piece & parcel of immovable property being area measuring 00 H 13 R 18 sq. Meters + non-cultivable area measuring 00 H 01 R 00 sq. Meters total aggregating to 00 H 13 R 18 sq. Meters i.e., 1,318.00 sq. Meters out of Survey No. 232/1/1+2+3/2 (as per handwritten 7/12 Extract) i.e. Survey No. 232/1/1/2/3/3 (as per computerized 7/12 Extract) measuring 71 00 7 4 H + non-cultivable area measuring 11 00 01 H total aggregating to 11 00 13 R i.e. 1,500.00 sq. Meters, situated at village Nhasarai, Tal. Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik and boundaries are as under

On or towards:

|       |                          |
|-------|--------------------------|
| East  | Survey No. 232/1/1+2+3/2 |
| West  | Survey No. 232/1/1+2+3/2 |
| South | Survey No. 233           |
| North | 15.00 Meters Wide Road   |

नस-५  
 २-१०



### SCHEDULE-II

(DESCRIPTION OF THE SAID BUILDING IN WHICH THE SAID APARTMENT IS SITUATED)

From and out of the total Project Land as mentioned in the First Schedule, the said building is constructed/to be constructed in the name & style as "ICON STATUS", consisting of Ground + Five Upper Floors and boundaries are as per approved Building Plan.

### SCHEDULE-III


(DESCRIPTION OF THE SAID APARTMENT)

Upon the property mentioned in the Schedule-I herein above, constructed building structures of residential project known in the name & style as "ICON STATUS", from and out of the said building in Wing 'B' all that constructed premise having Residential Flat / Apartment No. D-6 having built-up area of 67.47 sq. Meters i.e., 726.00 sq. Foot situated on the Third Floor and Covered Parking of 50.00 sq. Foot on the Ground Floor, which is delineated and marked in red colour of the floor design of the said building and boundaries are as under:

On or towards:

|      |             |
|------|-------------|
| East | Side Margin |
| West | Side Margin |

नस-५  
 २-१०



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals this 28th day of March 2023 at Nashik.



## Approved Plan

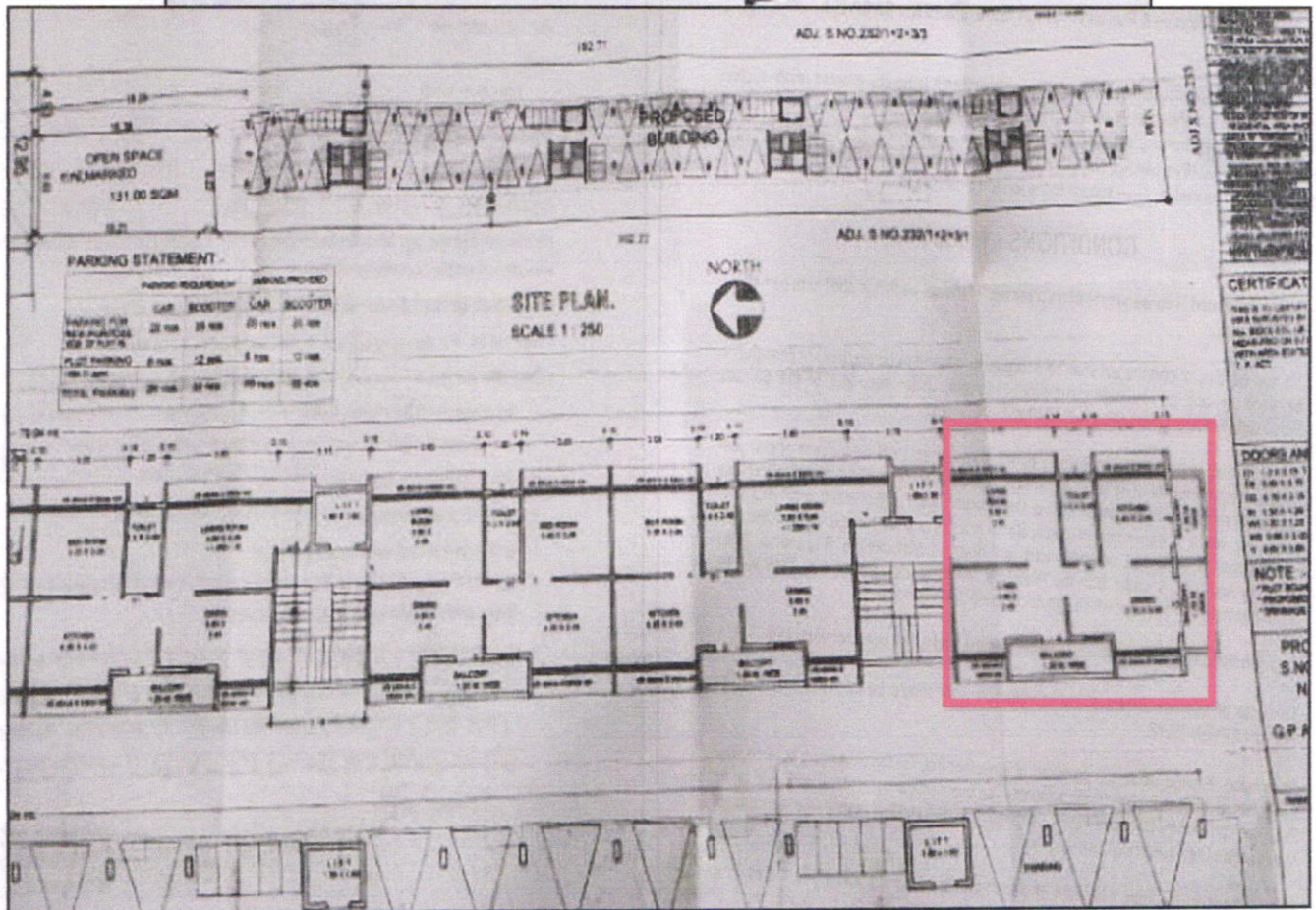
**APPROVING AUTHORITY**

**APPROVED**

The Plans amend of [unclear] [unclear]  
 As per the [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]  
 the accomp. [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]

Certificate No. panch./c-2/527/3345 dated 26/09/12.

**Engineer**  
**TOWN PLANNING**  
**Nashik Municipal Corporation**  
**Nashik**









**(Annexure – I)****DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 23.08.2023 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 12.07.2023. 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 Shri. Dinanath Ramkrishna Bhavsar from Shri. Keshav Tukaram Gaikwad & Other vide Agreement For Sale dated 28.06.2017  |
| 2.      | purpose of valuation and appointing authority   | As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.   |
| 3.      | identity of the valuer and any other experts involved in the valuation;   | Manoj B. Chalikwar – Regd. Valuer<br>Sanjay Phadol- Regional Technical Manager<br>Sachin Raundal – Site Engineer<br>Shobha Kuperkar – Technical Manager<br>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 – 12.07.2023<br>Valuation Date - 23.08.2023<br>Date of Report - 23.08.2023  |
| 6.      | inspections and/or investigations undertaken;   | Physical Inspection done on 12.07.2023  |
| 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;  | 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 **23<sup>rd</sup> August 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 **Total Built Up Area = 726.00 Sq. Ft.** in the Name of **Shri. Dinanath Ramkrishna Bhavsar**. 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 **Shri. Dinanath Ramkrishna Bhavsar**. 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 **Total Built Up Area = 726.00 Sq. Ft.**

## 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 **Total Built Up Area = 726.00 Sq. Ft.**

### **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.



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15. A valuer shall wherever necNayaray 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



