

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Shantusha Evershine Developers**

Residential Open Land Bearing Plot No. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305, Gat No. 93/1, 93/2, 93/3, 93/4, 93/5, 93/6, Opp. Hotel Chandradeep Regency, Shantusha Nagar, Bypass Road, Village - Mahindale, Taluka & District - Dhule, PIN - 424001, State - Maharashtra, Country - India.

Longitude Latitude: 20°53'16.8"N 74°45'09.6"E

Valuation Done for: **Janata Sahakari Bank Ltd.** **Nashik Branch**


Alpha Square, D'Souza Colony, Off Collage Road, Times of India building,
Opp. Kathiyawad Showroom, Nashik - 422 005, 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

Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

-  **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Open Land Bearing Plot No. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305, Gat No. 93/1, 93/2, 93/3, 93/4, 93/5, 93/6, Opp. Hotel Chandradeep Regency, Shantusha Nagar, Bypass Road, Village - Mahindale, Taluka & District – Dhule, PIN – 424001, State – Maharashtra, Country – India belongs to **M/s. Shantusha Evershine Developers.**

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for this particular purpose at specifications is **₹ 3,76,10,638/- (Rupees Three Crore Seventy Six Lakh Ten Thousand Six Hundred Thirty Eight Only).**

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

Hence certified

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



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

Reg. No. (N) CCIT/1-14/52/2008-010

Encl: Valuation report.

Auth. Sign.

Think.Innovate.Create



www.vastukala.org

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

Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

- Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

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

To,
The Branch Manager,
Janata Sahakari Bank Ltd.,
Nashik Branch,
 Alpha Square, D`Souza Colony, Off Collage Road,
 Times of India building, Opp. Kathiyawad Showroom,
 Nashik – 422 005, State – Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I General	
1.	Purpose for which the valuation is made : To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection : 21.07.2023
	b) Date on which the valuation is made : 29.07.2023
3.	List of documents produced for perusal
	1. Copy of Confirmation Deed Vide No. 5424/2015 Dated 09.11.2015. 2. Copy of Sale Deed Vide No. 5425/2015 Dated 09.11.2015. 3. Copy of Final Approved Layout Letter No. Javak No. Dhule Mahanagar Palika / NRV/ 86/ 201 Dated.12.01.2018 issued by Town Planning Department, Dhule Municipal Corporation, Dhule. 4. Copy of Final Approved Layout Plan No. 86 dated 12.01.2018 issued by Town Planning Department, Dhule Municipal Corporation, Dhule. 5. Copy of 7/12 Extracts (Total 34 7/12 Extract) 6. Copy of Bank Work Order
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <p>M/s. Shantusha Evershine Developers</p> <p>Address: Residential Open Land Bearing Plot No. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305, Gat No. 93/1, 93/2, 93/3, 93/4, 93/5, 93/6, Opp. Hotel Chandradeep Regency, Shantusha Nagar, Bypass Road, Village - Mahindale, Taluka & District – Dhule, PIN – 424001, State – Maharashtra, Country – India.</p> <p>Contact Person: Shri. Bharat Patil (Owner's Representative) Contact No.: +91 9767556889</p> <p>Partnership Firm Ownership</p>

5.	Brief description of the property (Including Leasehold / freehold etc.)	<p>Property: The immovable property under valuation is a Freehold Residential Open Land Bearing Plot No. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305, Gat No. 93/1, 93/2, 93/3, 93/4, 93/5, 93/6, Village - Mahindale, The property is located in a developing area having basic infrastructure, well connected by road. It is located at 3.3 KM. travelling distance from Bus Stand, Dhule.</p> <p>Land Mark: Opp. Hotel Chandradeep Regency</p> <table border="1" data-bbox="831 696 1252 2007"> <thead> <tr> <th>Sr. No.</th> <th>Plot No.</th> <th>Area as per Layout Plan in Sq. M.</th> </tr> </thead> <tbody> <tr><td>1)</td><td>84</td><td>120.00</td></tr> <tr><td>2)</td><td>85</td><td>120.00</td></tr> <tr><td>3)</td><td>86</td><td>120.00</td></tr> <tr><td>4)</td><td>87</td><td>120.00</td></tr> <tr><td>5)</td><td>88</td><td>120.00</td></tr> <tr><td>6)</td><td>89</td><td>120.00</td></tr> <tr><td>7)</td><td>90</td><td>120.00</td></tr> <tr><td>8)</td><td>91</td><td>120.00</td></tr> <tr><td>9)</td><td>92</td><td>120.00</td></tr> <tr><td>10)</td><td>93</td><td>192.00</td></tr> <tr><td>11)</td><td>94</td><td>239.33</td></tr> <tr><td>12)</td><td>95</td><td>135.00</td></tr> <tr><td>13)</td><td>96</td><td>135.00</td></tr> <tr><td>14)</td><td>230</td><td>120.00</td></tr> <tr><td>15)</td><td>231</td><td>120.00</td></tr> <tr><td>16)</td><td>232</td><td>120.00</td></tr> <tr><td>17)</td><td>233</td><td>120.00</td></tr> <tr><td>18)</td><td>234</td><td>120.00</td></tr> <tr><td>19)</td><td>235</td><td>120.00</td></tr> <tr><td>20)</td><td>236</td><td>120.00</td></tr> <tr><td>21)</td><td>237</td><td>120.00</td></tr> <tr><td>22)</td><td>238</td><td>120.00</td></tr> <tr><td>23)</td><td>239</td><td>120.00</td></tr> <tr><td>24)</td><td>240</td><td>120.00</td></tr> <tr><td>25)</td><td>241</td><td>120.00</td></tr> <tr><td>26)</td><td>242</td><td>120.00</td></tr> <tr><td>27)</td><td>243</td><td>120.00</td></tr> <tr><td>28)</td><td>244</td><td>120.00</td></tr> <tr><td>29)</td><td>245</td><td>120.00</td></tr> <tr><td>30)</td><td>246</td><td>192.00</td></tr> </tbody> </table>	Sr. No.	Plot No.	Area as per Layout Plan in Sq. M.	1)	84	120.00	2)	85	120.00	3)	86	120.00	4)	87	120.00	5)	88	120.00	6)	89	120.00	7)	90	120.00	8)	91	120.00	9)	92	120.00	10)	93	192.00	11)	94	239.33	12)	95	135.00	13)	96	135.00	14)	230	120.00	15)	231	120.00	16)	232	120.00	17)	233	120.00	18)	234	120.00	19)	235	120.00	20)	236	120.00	21)	237	120.00	22)	238	120.00	23)	239	120.00	24)	240	120.00	25)	241	120.00	26)	242	120.00	27)	243	120.00	28)	244	120.00	29)	245	120.00	30)	246	192.00
Sr. No.	Plot No.	Area as per Layout Plan in Sq. M.																																																																																													
1)	84	120.00																																																																																													
2)	85	120.00																																																																																													
3)	86	120.00																																																																																													
4)	87	120.00																																																																																													
5)	88	120.00																																																																																													
6)	89	120.00																																																																																													
7)	90	120.00																																																																																													
8)	91	120.00																																																																																													
9)	92	120.00																																																																																													
10)	93	192.00																																																																																													
11)	94	239.33																																																																																													
12)	95	135.00																																																																																													
13)	96	135.00																																																																																													
14)	230	120.00																																																																																													
15)	231	120.00																																																																																													
16)	232	120.00																																																																																													
17)	233	120.00																																																																																													
18)	234	120.00																																																																																													
19)	235	120.00																																																																																													
20)	236	120.00																																																																																													
21)	237	120.00																																																																																													
22)	238	120.00																																																																																													
23)	239	120.00																																																																																													
24)	240	120.00																																																																																													
25)	241	120.00																																																																																													
26)	242	120.00																																																																																													
27)	243	120.00																																																																																													
28)	244	120.00																																																																																													
29)	245	120.00																																																																																													
30)	246	192.00																																																																																													

			31)	302	120.00	
			32)	303	120.00	
			33)	304	120.00	
			34)	305	120.00	
			Total		4,373.33	
			As per Approved Layout Plan, the Land Area is 4,373.33 Sq. M. which is considered for valuation.			
6.	Location of property	:				
	a) Plot No. / Survey No.	:	Plot No. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305, Gat No. 93/1, 93/2, 93/3, 93/4, 93/5, 93/6.			
	b) Door No.	:	-			
	c) C.T.S. No. / Village	:	Village – Mahindale			
	d) Ward / Taluka	:	Taluka – Dhule			
	e) Mandal / District	:	District – Dhule			
7.	Postal address of the property	:	Residential Open Land Bearing Plot No. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305, Gat No. 93/1, 93/2, 93/3, 93/4, 93/5, 93/6, Opp. Hotel Chandradeep Regency, Shantusha Nagar, Bypass Road, Village - Mahindale, Taluka & District – Dhule, PIN – 424001, State – Maharashtra, Country – India.			
8.	City / Town	:	Dhule			
	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 - Mahindale Dhule Municipal Corporation, Dhule			
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			
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	No			
13.	Boundaries of the property	:				
Sr. No.	Particulars	North	South	East	West	
		As per Site & Layout Plan				
1	Plot No. 84	Plot No.68	9.00 Mtr. Wide Road	Plot No.83	Plot No.85	
2	Plot No. 85	Plot No.69	9.00 Mtr. Wide Road	Plot No.84	Plot No.86	
3	Plot No. 86	Plot No.70	9.00 Mtr. Wide Road	Plot No.85	Plot No.87	
4	Plot No. 87	Plot No.71	9.00 Mtr. Wide Road	Plot No.86	Plot No.88	

5	Plot No. 88	Plot No.72	9.00 Mtr. Wide Road	Plot No.87	Plot No.89
6	Plot No. 89	Plot No.73	9.00 Mtr. Wide Road	Plot No.88	Plot No.90
7	Plot No. 90	Plot No.74	9.00 Mtr. Wide Road	Plot No.89	Plot No.91
8	Plot No. 91	Plot No.75	9.00 Mtr. Wide Road	Plot No.90	Plot No.91
9	Plot No. 92	Plot No.76	9.00 Mtr. Wide Road	Plot No.91	Plot No.93
10	Plot No. 93	Plot No.77	9.00 Mtr. Wide Road	Plot No.92	9.00 Mtr. Wide Road
11	Plot No. 94	Adj. S.No.94	Plot No.95	9.00 Mtr. Wide Road	Open Space
12	Plot No. 95	Plot No.94	Plot No.96	9.00 Mtr. Wide Road	Open Space
13	Plot No. 96	Plot No.95	Plot No.97	9.00 Mtr. Wide Road	Open Space
14	Plot No. 230	Plot No.229	Plot No.231	9.00 Mtr. Wide Road	Adj. S.No.98
15	Plot No. 231	Plot No.230	Plot No.232	9.00 Mtr. Wide Road	Adj. S.No.98
16	Plot No. 232	Plot No.231	Plot No.233	9.00 Mtr. Wide Road	Adj. S.No.98
17	Plot No. 233	Plot No.232	Plot No.234	9.00 Mtr. Wide Road	Adj. S.No.98
18	Plot No. 234	Plot No.233	Plot No.235	9.00 Mtr. Wide Road	Adj. S.No.98
19	Plot No. 235	Plot No.234	Plot No.236	9.00 Mtr. Wide Road	Adj. S.No.98
20	Plot No. 236	Plot No.235	Plot No.237	9.00 Mtr. Wide Road	Adj. S.No.98
21	Plot No. 237	Plot No.236	Plot No.238	9.00 Mtr. Wide Road	Adj. S.No.98
22	Plot No. 238	Plot No.237	Plot No.239	9.00 Mtr. Wide Road	Adj. S.No.98
23	Plot No. 239	Plot No.238	Plot No.240	9.00 Mtr. Wide Road	Adj. S.No.98
24	Plot No. 240	Plot No.239	Plot No.241	9.00 Mtr. Wide Road	Adj. S.No.98
25	Plot No. 241	Plot No.240	Plot No.242	9.00 Mtr. Wide Road	Adj. S.No.98
26	Plot No. 242	Plot No.241	Plot No.243	9.00 Mtr. Wide Road	Adj. S.No.98
27	Plot No. 243	Plot No.242	Plot No.244	9.00 Mtr. Wide Road	Adj. S.No.98
28	Plot No. 244	Plot No.243	Plot No.245	9.00 Mtr. Wide Road	Adj. S.No.98
29	Plot No. 245	Plot No.244	Plot No.246	9.00 Mtr. Wide Road	Adj. S.No.98
30	Plot No. 246	Plot No.245	9.00 Mtr. Wide Road	9.00 Mtr. Wide Road	Adj. S.No.98
31	Plot No. 302	Plot No.301	Plot No.303	Plot No.292	9.00 Mtr. Wide Road
32	Plot No. 303	Plot No.302	Plot No.304	Plot No.293	9.00 Mtr. Wide Road
33	Plot No. 304	Plot No.303	Plot No.305	Plot No.294	9.00 Mtr. Wide Road
34	Plot No. 305	Plot No.304	Plot No.306	Plot No.295	9.00 Mtr. Wide Road

14.1	Dimensions of the site	:						
			A As per the Deed	B Actuals				
	North	:	N. A. as the total land area is in irregular shape.					
	South	:						
	East	:						
	West	:						
14.2	Latitude, Longitude & Co-ordinates of property	:	20°53'16.8"N 74°45'09.6"E					
14.	Extent of the site	:	<table border="1"> <thead> <tr><th>Plot Nos.</th><th>Area in Sq. M.</th></tr> </thead> <tbody> <tr><td>84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305</td><td>4,373.33</td></tr> </tbody> </table>		Plot Nos.	Area in Sq. M.	84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305	4,373.33
Plot Nos.	Area in Sq. M.							
84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305	4,373.33							
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	(Area as per Approved Layout Plan)					
16	Whether occupied by the owner / tenant? If occupied by tenant since	:	Vacant Plot					

	how long? Rent received per month.						
II	CHARACTERISTICS OF THE SITE						
1.	Classification of locality	:	Located in Middle class locality				
2.	Development of surrounding areas	:	Developing Residential area				
3.	Possibility of frequent flooding/ submerging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular (R)				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction	:	Residential				
9.	Is plot in town planning approved layout?	:	Yes				
10.	Corner plot or intermittent plot?	:	Intermittent				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	Concrete Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	9.00 M. Wide Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	N.A. as the property is open plot				
16.	Underground sewerage system	:	N.A. as the property is open plot				
17.	Is Power supply is available in the site	:	N.A. as the property is open plot				
18.	Advantages of the site	:	Located in developing residential area				
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							
1	Size of plot		<table border="1"> <thead> <tr> <th>Plot Nos.</th> <th>Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305</td> <td>4,373.33</td> </tr> </tbody> </table> <p>(Area as per Approved Layout Plan)</p>	Plot Nos.	Area in Sq. M.	84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305	4,373.33
Plot Nos.	Area in Sq. M.						
84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305	4,373.33						
	North & South	:	N. A. as the total land area is in irregular shape.				
	East & West	:					
2	Total extent of the plot	:	Total Land Area = 4,373.33 Sq. M. (Area as per Approved Layout Plan)				
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with	:	₹ 7,000/- to ₹ 10,000/- per Sq. M. for Land Details of online listings are attached with the report.				

	respect to adjacent properties in the areas)																																																																																																																																																															
4	Ready Reckoner rate from Government Portal	:	₹ 2,530/- per Sq. M. for Land																																																																																																																																																													
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.																																																																																																																																																													
5	Assessed / adopted rate of valuation of Land	:	₹ 8,600/- per Sq. M. for Land																																																																																																																																																													
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Plot No.</th> <th>Area as per Layout Plan in Sq. M.</th> <th>Rate in ₹ / Sq. M.</th> <th>Value in ₹</th> </tr> </thead> <tbody> <tr><td>1)</td><td>84</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>2)</td><td>85</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>3)</td><td>86</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>4)</td><td>87</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>5)</td><td>88</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>6)</td><td>89</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>7)</td><td>90</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>8)</td><td>91</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>9)</td><td>92</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>10)</td><td>93</td><td>192.00</td><td>8,600</td><td>16,51,200</td></tr> <tr><td>11)</td><td>94</td><td>239.33</td><td>8,600</td><td>20,58,238</td></tr> <tr><td>12)</td><td>95</td><td>135.00</td><td>8,600</td><td>11,61,000</td></tr> <tr><td>13)</td><td>96</td><td>135.00</td><td>8,600</td><td>11,61,000</td></tr> <tr><td>14)</td><td>230</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>15)</td><td>231</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>16)</td><td>232</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>17)</td><td>233</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>18)</td><td>234</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>19)</td><td>235</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>20)</td><td>236</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>21)</td><td>237</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>22)</td><td>238</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>23)</td><td>239</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>24)</td><td>240</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>25)</td><td>241</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>26)</td><td>242</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>27)</td><td>243</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>28)</td><td>244</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>29)</td><td>245</td><td>120.00</td><td>8,600</td><td>10,32,000</td></tr> <tr><td>30)</td><td>246</td><td>192.00</td><td>8,600</td><td>16,51,200</td></tr> </tbody> </table>	Sr. No.	Plot No.	Area as per Layout Plan in Sq. M.	Rate in ₹ / Sq. M.	Value in ₹	1)	84	120.00	8,600	10,32,000	2)	85	120.00	8,600	10,32,000	3)	86	120.00	8,600	10,32,000	4)	87	120.00	8,600	10,32,000	5)	88	120.00	8,600	10,32,000	6)	89	120.00	8,600	10,32,000	7)	90	120.00	8,600	10,32,000	8)	91	120.00	8,600	10,32,000	9)	92	120.00	8,600	10,32,000	10)	93	192.00	8,600	16,51,200	11)	94	239.33	8,600	20,58,238	12)	95	135.00	8,600	11,61,000	13)	96	135.00	8,600	11,61,000	14)	230	120.00	8,600	10,32,000	15)	231	120.00	8,600	10,32,000	16)	232	120.00	8,600	10,32,000	17)	233	120.00	8,600	10,32,000	18)	234	120.00	8,600	10,32,000	19)	235	120.00	8,600	10,32,000	20)	236	120.00	8,600	10,32,000	21)	237	120.00	8,600	10,32,000	22)	238	120.00	8,600	10,32,000	23)	239	120.00	8,600	10,32,000	24)	240	120.00	8,600	10,32,000	25)	241	120.00	8,600	10,32,000	26)	242	120.00	8,600	10,32,000	27)	243	120.00	8,600	10,32,000	28)	244	120.00	8,600	10,32,000	29)	245	120.00	8,600	10,32,000	30)	246	192.00	8,600	16,51,200		
Sr. No.	Plot No.	Area as per Layout Plan in Sq. M.	Rate in ₹ / Sq. M.	Value in ₹																																																																																																																																																												
1)	84	120.00	8,600	10,32,000																																																																																																																																																												
2)	85	120.00	8,600	10,32,000																																																																																																																																																												
3)	86	120.00	8,600	10,32,000																																																																																																																																																												
4)	87	120.00	8,600	10,32,000																																																																																																																																																												
5)	88	120.00	8,600	10,32,000																																																																																																																																																												
6)	89	120.00	8,600	10,32,000																																																																																																																																																												
7)	90	120.00	8,600	10,32,000																																																																																																																																																												
8)	91	120.00	8,600	10,32,000																																																																																																																																																												
9)	92	120.00	8,600	10,32,000																																																																																																																																																												
10)	93	192.00	8,600	16,51,200																																																																																																																																																												
11)	94	239.33	8,600	20,58,238																																																																																																																																																												
12)	95	135.00	8,600	11,61,000																																																																																																																																																												
13)	96	135.00	8,600	11,61,000																																																																																																																																																												
14)	230	120.00	8,600	10,32,000																																																																																																																																																												
15)	231	120.00	8,600	10,32,000																																																																																																																																																												
16)	232	120.00	8,600	10,32,000																																																																																																																																																												
17)	233	120.00	8,600	10,32,000																																																																																																																																																												
18)	234	120.00	8,600	10,32,000																																																																																																																																																												
19)	235	120.00	8,600	10,32,000																																																																																																																																																												
20)	236	120.00	8,600	10,32,000																																																																																																																																																												
21)	237	120.00	8,600	10,32,000																																																																																																																																																												
22)	238	120.00	8,600	10,32,000																																																																																																																																																												
23)	239	120.00	8,600	10,32,000																																																																																																																																																												
24)	240	120.00	8,600	10,32,000																																																																																																																																																												
25)	241	120.00	8,600	10,32,000																																																																																																																																																												
26)	242	120.00	8,600	10,32,000																																																																																																																																																												
27)	243	120.00	8,600	10,32,000																																																																																																																																																												
28)	244	120.00	8,600	10,32,000																																																																																																																																																												
29)	245	120.00	8,600	10,32,000																																																																																																																																																												
30)	246	192.00	8,600	16,51,200																																																																																																																																																												

			31)	302	120.00	8,600	10,32,000
			32)	303	120.00	8,600	10,32,000
			33)	304	120.00	8,600	10,32,000
			34)	305	120.00	8,600	10,32,000
			Total		4,373.33		3,76,10,638/-
1	Technical details of the building	:					
	a) Type of Building (Residential / Commercial / Industrial)	:	N.A. as the property is an Open Plot				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. as the property is an Open Plot				
	c) Year of construction	:	N.A. as the property is an Open Plot				
	d) Age of the building	:	N.A. as the property is an Open Plot				
	e) Life of the building estimated	:	N.A. as the property is an Open Plot				
	f) Number of floors and height of each floor including basement, if any	:	N.A. as the property is an Open Plot				
	g) Plinth area floor-wise	:	N.A. as the property is an Open Plot				
	h) Condition of the building	:	N.A. as the property is an Open Plot				
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. as the property is an Open Plot				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. as the property is an Open Plot				
	i) Date of issue and validity of layout of approved map	:	Copy of Final Approved Layout Plan No. 86 dated 12.09.2018 issued by Town Planning Department, Dhule Municipal Corporation, Dhule				
	j) Approved map / plan issuing authority	:	Dhule Municipal Corporation, Dhule				
	k) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	l) Any other comments by our empaneled valuers on authentic of approved plan	:	No				

Specifications of construction (floor-wise) in respect of

Sr. No	Description	:	
1.	Foundation	:	N.A. as the property is an Open Land
2.	Basement	:	N.A. as the property is an Open Land
3.	Superstructure	:	N.A. as the property is an Open Land
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N.A. as the property is an Open Land
5.	RCC Works	:	N.A. as the property is an Open Land
6.	Plastering	:	N.A. as the property is an Open Land

7.	Flooring, Skirting, dado	:	N.A. as the property is an Open Land
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. as the property is an Open Land
9.	Roofing including weatherproof course	:	N.A. as the property is an Open Land
10.	Drainage	:	N.A. as the property is an Open Land
2.	Compound Wall	:	
	Height	:	
	Length	:	5' Feet Cement Poll
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	N.A. as the property is an Open Land
	Class of fittings (superior / ordinary / poor)	:	N.A. as the property is an Open Land
	Number of light points	:	N.A. as the property is an Open Land
	Fan points	:	N.A. as the property is an Open Land
	Spare plug points	:	N.A. as the property is an Open Land
	Any other item	:	N.A. as the property is an Open Land
4.	Plumbing installation		Amount in ₹
	a) No. of water closets and their type	:	N.A. as the property is an Open Land
	b) No. of wash basins	:	N.A. as the property is an Open Land
	c) No. of urinals	:	N.A. as the property is an Open Land
	d) No. of bathtubs	:	
	e) Water meters, taps etc.	:	N.A. as the property is an Open Land
	f) Any other fixtures	:	N.A. as the property is an Open Land

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	N.A. as the property is an Open Land
2.	Ornamental front door	:	N.A. as the property is an Open Land
3.	Sit out / Verandah with steel grills	:	N.A. as the property is an Open Land
4.	Overhead water tank	:	N.A. as the property is an Open Land
5.	Extra steel / collapsible gates	:	N.A. as the property is an Open Land
	Total	:	N.A. as the property is an Open Land

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. as the property is an Open Land
2.	Glazed tiles	:	N.A. as the property is an Open Land
3.	Extra sinks and bathtub	:	N.A. as the property is an Open Land
4.	Marble / ceramic tiles flooring	:	N.A. as the property is an Open Land
5.	Interior decorations	:	N.A. as the property is an Open Land
6.	Architectural elevation works	:	N.A. as the property is an Open Land
7.	Paneling works	:	N.A. as the property is an Open Land
8.	Aluminum works	:	N.A. as the property is an Open Land
9.	Aluminum handrails	:	N.A. as the property is an Open Land
10.	False ceiling	:	N.A. as the property is an Open Land
	Total	:	N.A. as the property is an Open Land

Part – E (Miscellaneous)		: Amount in ₹
1.	Separate toilet room	: N.A. as the property is an Open Land
2.	Separate lumber room	: N.A. as the property is an Open Land
3.	Separate water tank / sump	: N.A. as the property is an Open Land
4.	Trees, gardening	: N.A. as the property is an Open Land
	Total	N.A. as the property is an Open Land

Part – F (Services)		: Amount in ₹
1.	Water supply arrangements	: N.A. as the property is an Open Land
2.	Drainage arrangements	: N.A. as the property is an Open Land
3.	Compound wall	: N.A. as the property is an Open Land
4.	C.B. deposits, fittings etc.	: N.A. as the property is an Open Land
5.	Pavement	: N.A. as the property is an Open Land
	Total	N.A. as the property is an Open Land

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	4,373.33	2,530/-	₹ 1,10,64,525/-

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land		₹ 3,76,10,638/-
Part - B	Buildings		
Part – C	Compound Wall		-
Part – D	Amenities		-
Part - E	Pavement		-
Part - F	Services		-
	Fair Market Value In (₹)		₹ 3,76,10,638/-
	Realizable Value In (₹)		₹ 3,57,30,106/-
	Distress Sale Value In (₹)		₹ 3,00,88,510/-
Remarks	<i>For the purpose of valuation, we have considered the land area as per Approved Layout Plan of Plot No. 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 302, 303, 304, 305.</i>		

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 Property Documents 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

- Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property
- As the property is a residential land, we have adopted Comparative Sales Method / Sales Comparison Approach for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000/- to ₹ 10,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential land, all round development of residential and commercial application in the locality etc.
- We estimate ₹ 8,600/- per Sq. M. for Land for valuation.

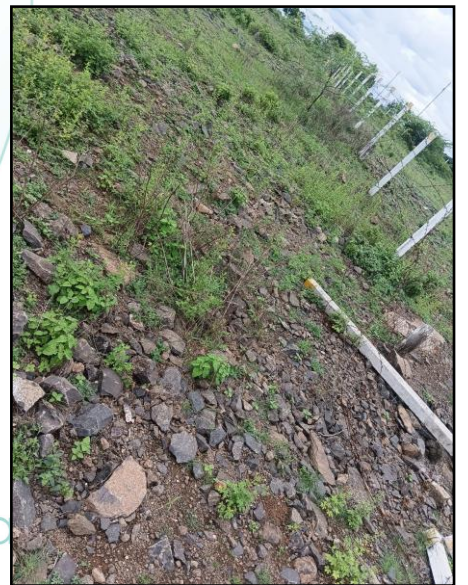
i)	Saleability	Normal
ii)	Likely rental values in future in and	-
iii)	Any likely income it may generate	-

Think.Innovate.Create

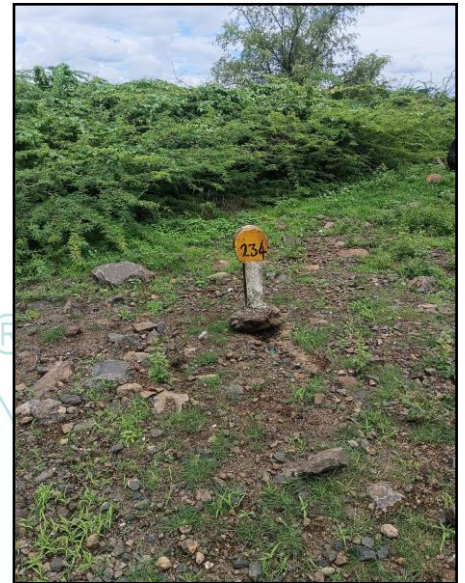
ACTUAL SITE PHOTOGRAPHS (Plot No.84 to 93)



ACTUAL SITE PHOTOGRAPHS (Plot No.94 to 96)



ACTUAL SITE PHOTOGRAPHS (Plot No.230 to 246)

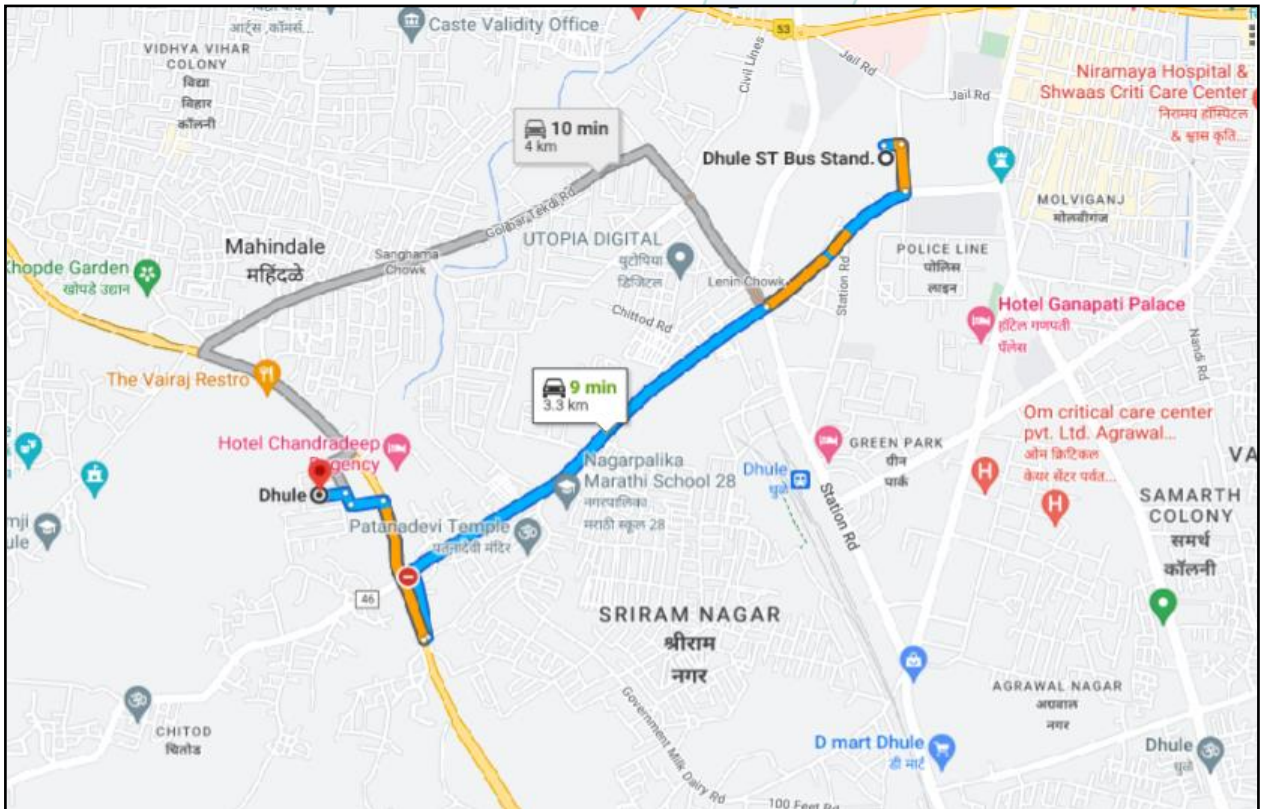
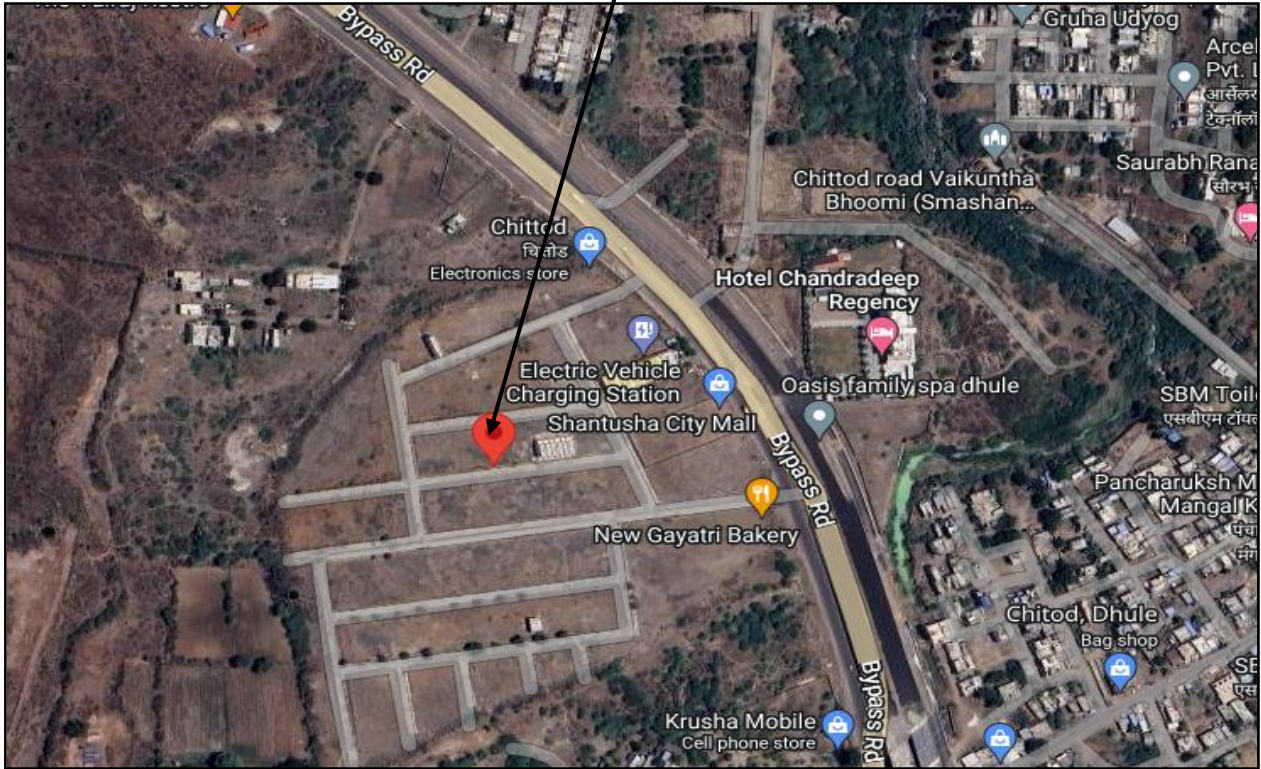


ACTUAL SITE PHOTOGRAPHS (Plot No.302 to 305)



ROUTE MAP OF THE PROPERTY


Site u/r



Longitude Latitude: 20°53'16.8"N 74°45'09.6"E


Note: The Blue line shows the route to site from nearest ST Bus Stand (Dhule – 3.3 KM.)

READY RECKONER RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

[Home](#)
[Valuation Rules](#)
[User Manual](#)
[Close](#)
[Feedback](#)

Annual Statement of Rates

Year
20232024

Selected District: धुळे

Select Taluka: धुळे

Select Village: मौजे : महिंदळे

Search By: Survey No Location

Enter Survey No: 93

Language
English

उपविभाग	कुली जमीन	निवासी सबनिका	बॉक्रीस दुकाने	जैचोगिक	एकक (Rs./)	Attribute
5.115-मुख्य रस्त्यासन्मुख मिळकती - रहिवास व तत्सम विभाग	2530	24330	27970 31810	0	चौ. मीटर	सर्व्हे नंबर
5.116-उर्वरीत सर्व मिळकती - रहिवास व तत्सम विभाग	1630	23430	26940 29280	0	चौ. मीटर	सर्व्हे नंबर

Think.Innovate.Create

PRICE INDICATORS

99acres
Post property FREE

Home > Property in Dhule > Plots in Dhule Posted on Jun 09, 2023 | Ready to move

₹45 Lac @ 2,400 per sq.ft.

Estimated EMI ₹35,942

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Residential Land/Plot for Sale
in Mahindale, Dhule, Maharashtra

Contact Owner FREE

☆ Shortlist

Overview Owner Details Locality Reviews

Property (0)

Photos not shared by advertiser

Request Photos

<p style="font-size: 0.8em; color: #0056b3;">Dimensions</p> <p>Plot area 1875 sq.ft. (174.19 sq.m.)</p>	<p style="font-size: 0.8em; color: #0056b3;">Price</p> <p>₹45 Lac @ 2,400 per sq.ft. (Negotiable)</p>	<p style="font-size: 0.8em; color: #0056b3;">Corner Property</p> <p>Yes</p>
<p style="font-size: 0.8em; color: #0056b3;">Address</p> <p>Mahindale, Dhule</p>	<p style="font-size: 0.8em; color: #0056b3;">Boundary wall</p> <p>No</p>	
<p style="font-size: 0.8em; color: #0056b3;">Possession</p> <p>Immediate</p>		

Why should you consider this property?

Corner Property

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Dhule > Plots for Sale in Dhule > Walwadi > 1800 Sq-ft

Save Time & Money with MB Prime
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

₹24.3 Lac

₹1350/sqft [Apply for loan](#)

Plot For Sale in [View on map](#)

4 Floors allowed

<p style="font-size: 0.8em; color: #0056b3;">Plot Area</p> <p>1800 sqft -</p>	<p style="font-size: 0.8em; color: #0056b3;">Any Construction Done</p> <p>No</p>	<p style="font-size: 0.8em; color: #0056b3;">Boundary Wall</p> <p>No</p>
<p style="font-size: 0.8em; color: #0056b3;">Transaction Type</p> <p>Resale</p>		

Contact Owner

Get Phone No.

👤 Last contact made 20 days ago

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

VASTUKALA CONSULTANTS (I) PVT. LTD.

Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Licence's Engineer

NO. 120, MH2010 PTC/19/189

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is **₹ 3,76,10,638/- (Rupees Three Crore Seventy Six Lakh Ten Thousand Six Hundred Thirty Eight Only)**. The **Realizable Value** of the above property is **₹ 3,57,30,106/- (Rupees Three Crore Fifty Seven Lakh Thirty Thousand One Hundred And Six Only)**. The **Distress Sale Value** is **₹ 3,00,88,510/- (Rupees Three Crore Eighty Eight Thousand Five Hundred Ten only)**.

Place: Nashik

Date: 29.07.2023

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

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

Reg. No. (N) CCIT/1-14/52/2008-010

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).

Think.Innovate.Create

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report dated 29.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) I/ my authorized representative has personally inspected the property on 21.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the bank.
- f) I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed / dismissed from service / employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment.
- i) I have not been found guilty of misconduct in my professional capacity.
- j) I have not been declared to be unsound mind.
- k) I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number as applicable is AEAPC0117Q.
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.

- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r) 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.
- s) 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. The valuation report is submitted in the prescribed format of the bank.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration).
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- z) Further, I hereby provide the following information.

Think.Innovate.Create

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property as per Approved Layout Plan under consideration is purchased by M/s. Shantusha Evershine Developers vide Sale Deed Vide No. 5425/2015 Dated 09.11.2015.
2	Purpose of valuation and appointing authority	As per the request from Janata Sahakari Bank Ltd., Nashik branch to assess Fair Market value of the property for Banking purpose.
3	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Sachin Raundal - Valuation Engineer Akhilesh Yadav – Technical Manager Rishidatt Yadav / Chintamani Chaudhary – 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 - 21.07.2023 Valuation Date - 29.07.2023 Date of Report - 29.07.2023
6	Inspections and/or investigations undertaken;	Physical Inspection done on 21.07.2023
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 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;	Comparative Sales Method / Market Approach
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation.	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of residential and commercial 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 **29th July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on the site visit conducted, we understand that the subject property is contiguous land parcel admeasuring **4,373.33 Sq. M.** in the name of **M/s. Shantusha Evershine Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal

Property Title

Based on our discussion with the Client, we understand that the property is owned by **M/s. Shantusha Evershine Developers**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

Based on the documents, we understand that the subject property is contiguous land parcel admeasuring **4,373.33 Sq. M.**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is contiguous land parcel admeasuring **4,373.33 Sq. M.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

Think.Innovate.Create

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.
26. 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).
27. 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.

28. 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.
29. 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.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
33. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

Reg. No. (N) CCIT/1-14/52/2008-010