

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sachin Yashwant Patil,**
Ms. Pratibha Prabhakar Patil (Alias)
Mrs. Pratibha Sachin Patil &
Mr. Yashwant Damu Khairnar

Residential Flat No. 201, Second Floor, Wing – S, Phase - IV - A, "**Parksyde Homes**", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

Latitude Longitude: 20°01'00.4"N 73°50'02.7"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, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, Second Floor, Wing – S, Phase - IV - A, "Parksyde Homes", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Mr. Sachin Yashwant Patil, Ms. Pratibha Prabhakar Patil (Alias) Mrs. Pratibha Sachin Patil & Mr. Yashwant Damu Khairnar.**

Boundaries of the property.

Boundaries	Building	Flat
North	Garden Area & Road	Marginal Space
South	Open Parking	Flat No. S-202
East	Open Parking	Marginal Space
West	Road	Staircase & Flat No. S-204

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 61,42,700.00 (Rupees Sixty One Lakh Forty Two Thousand Seven Hundred Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.



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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	: 19.07.2023
	b) Date on which the valuation is made	: 01.08.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Correction Deed Vide No. 4936/2021 Dated 23.06.2021 ii. Copy of Deed of Apartment Vide No. 1337/2021 Dated 06.01.2021 iii. Copy of Agreement for Sale vide No. 1835 Dated 06.12.2017 iv. Copy of Occupancy Certificate Javak No. NNV/ Panchavati/ 19783/ 6501 dated 27.11.2018 issued by Nashik Municipal Corporation, Nashik. v. Copy of Approved Building Plan Accompanying Occupancy Certificate No. 19783/ 6501 dated 27.11.2018 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. vi. Copy of Commencement Certificate No. LND/ BP/ C-1/ 675/ 17083 dated 01.03.2018 issued by Nashik Municipal Corporation. vii. Copy of Rera Certificate No. P51600003077 dated 04.08.2017 issued by Maharashtra Real Estate Regulatory Authority viii. 7/12 Extract. 	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Sachin Yashwant Patil, Ms. Pratibha Prabhakar Patil (Alias) Mrs. Pratibha Sachin Patil & Mr. Yashwant Damu Khairnar Address: Residential Flat No. 201, Second Floor, Wing – S, Phase - IV - A, " Parksyde Homes ", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. Contact Person: Mr. Pushkar Shepal (Customer Representative) Contact No. +91 9503800251 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.201 is located on Second Floor. As per Approved plan, the composition

			of flat is Living + 3 Bedrooms + Kitchen + Toilet + Utility + Bath + Attached Toilet + Balcony + Passage (i.e. 3BHK). The property is at 9.2. Km. distance from nearest railway station Nashik Road. Landmark: Opp. to Rasbihari International School
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 256 Part & 257 Part
	b) Door No.	:	Residential Flat No. 201
	c) T.S. No. / Village	:	Village – Nashik
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No. 19783/ 6501 dated 27.11.2018 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 201, Second Floor, Wing – S, Phase - IV - A, "Parksyde Homes", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Nashik Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled	:	No

	area / cantonment area		
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Deed
	North	:	Garden Area & Road By Marginal Space& Adj. Sr. No.257(P)
	South	:	Open Parking By Marginal Space, Sr. No. 256(P)
	East	:	Open Parking By Open Space & Adj. Survey No.254(P)
	West	:	Road By Marginal Space, Podium Garden, & adj. 12.00 Mtr. Internal Road
13.1	Flat		As per Actual Site As per the Deed
	North		Marginal Space Marginal Space
	South		Flat No. S-202 Flat No. S-202
	East		Marginal Space Marginal Space
	West		Staircase & Flat No. S-204 Staircase & Flat No. S-204
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. = 950.00 Balcony Area in Sq. Ft. = 72.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 915.00 Balcony Area in Sq. Ft. = 92.00 Total Carpet Area in Sq. Ft. =1007.00 (Area as per Agreement for Sale & Approved Plan) Built up in Sq. Ft. = 1108.00 (Total Carpet Area + 10%)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 915.00 Balcony Area in Sq. Ft. = 92.00 Total Carpet Area in Sq. Ft. =1007.00 (Area as per Agreement for Sale & Approved Plan)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 256 Part & 257 Part
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 201, Second Floor, Wing – S,

		Phase - IV - A, " Parksyde Homes ", Survey No. 256 Part & 257 Part, Opp. to Rasbihari International School, Hanuman Nagar, Mumbai - Agra National Highway, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2018 (As per Occupancy Certificate)
5.	Number of Floors	: Ground (Parking) + 15 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flat on Second Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 2 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
III	FLAT	
1	The floor in which the Flat is situated	: Second Floor
2	Door No. of the Flat	: Residential Flat No. 201
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	: Mr. Sachin Yashwant Patil, Ms. Pratibha Prabhakar Patil (Alias) Mrs. Pratibha Sachin Patil & Mr. Yashwant Damu Khairnar
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built up in Sq. Ft. = 1108.00 (Total Carpet Area + 10%)
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. = 950.00 Balcony Area in Sq. Ft. = 72.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 915.00 Balcony Area in Sq. Ft. = 92.00 Total Carpet Area in Sq. Ft. =1007.00 (Area as per Agreement for Sale & Approved Plan)
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?	:	₹ 12,500.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good (R)
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Carpet 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).	:	₹ 6,100.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 4,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 32,700.00 per Sq. M. ₹ 3,038.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	---
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	05 Years
	Life of the building estimated	:	55 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,100.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,100.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1007.00 Sq. Ft.	6,100.00	61,42,700.00
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			
	Total			61,42,700.00

Value of Flat

Fair Market Value	61,42,700.00
Realizable value	58,35,565.00
Distress Value	49,14,160.00
Insurable value of the property (1108.00 Sq. Ft. X ₹ 2,000.00)	22,16,000.00
Guideline value of the property (1108.00 Sq. Ft. X ₹ 3038.00)	33,66,104.00

Justification for price / rate

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

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

Method of Valuation / Approach

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

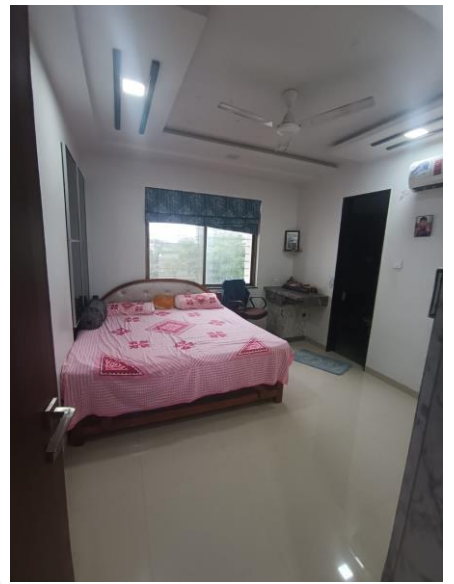
Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 6,100.00 per Sq. Ft. on Carpet 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	₹ 12,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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Actual site photographs

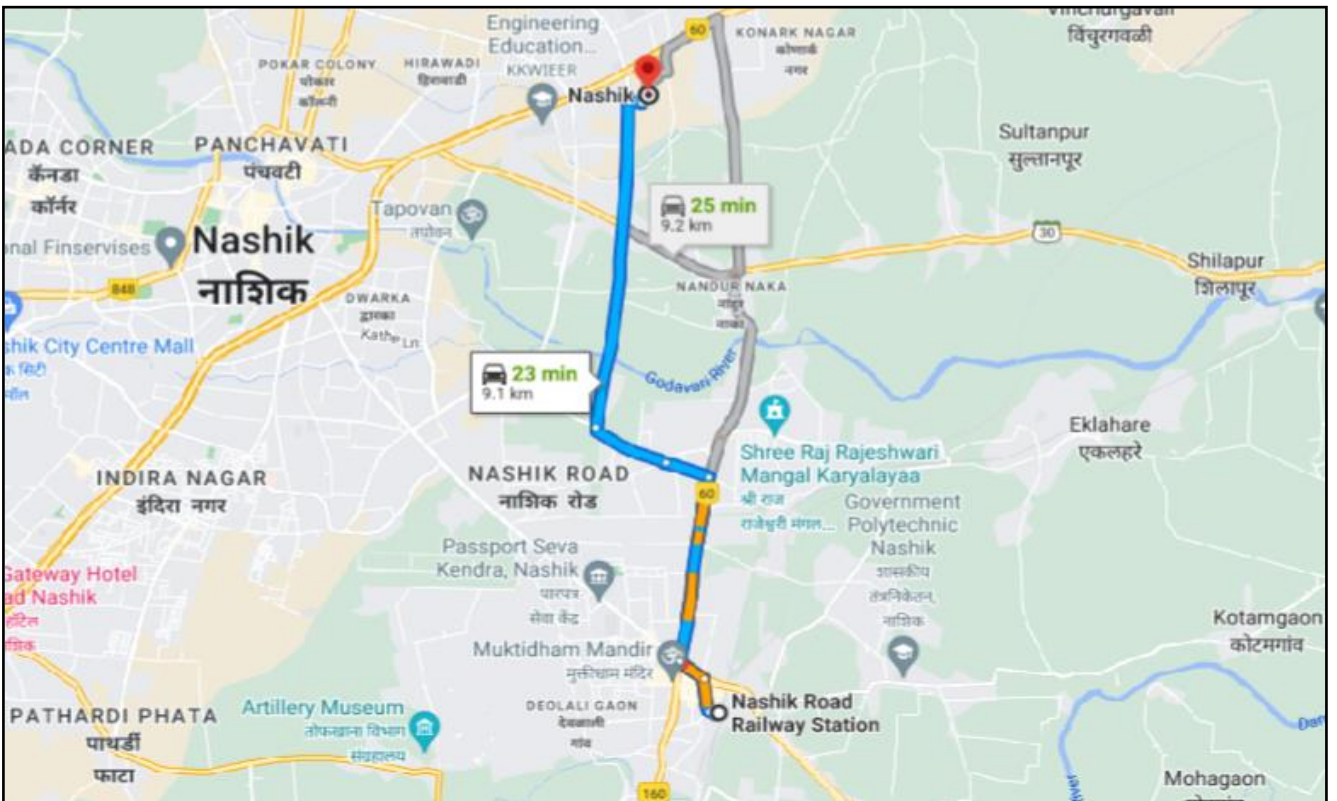


Actual site photographs



Route Map of the property


Site u/r




Latitude Longitude: 20°01'00.4"N 73°50'02.7"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 9.1 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन



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बाजारमूल्य दर पत्रक

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Year
 2023/2024

Annual Statement of Rates

Language
 English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे नाशिक - गावठाण, न. र. यो. क्र. -1 व 2 वराळता

Search By: Survey No Location

Enter Survey No:

उपविभाग	सुली जमीन	निवासी सदनिका	ऑफीस दुकाने	बौधोगिक	एफक (Rs./)	Attribute
1.3.69-A-विशेष गृहनिर्माण प्रकल्प- Parksyde Homes - रहिवास व तत्सम विभागातील मिळकती	10700	32700	37600 40870	0	चौ. मीटर	सर्व्हे नंबर
1.3.69-नवीन मुंबई आग्रामार्गाच्या दक्षिणेकडील रहिवास विभागातील अंतर्गत मिळकती	11300	33300	38250 41620	0	चौ. मीटर	सर्व्हे नंबर

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₹ 45.0 Lac **2 BHK Flat for sale in parksyde home...** **Owner Poonam Birajdar** **Contact Now**

Free Property Valuation for sale in Parksyde Homes, Panchavati, Nashik

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS Posted on: May 08, '22

 12 photos

Bedrooms: 2	Bathrooms: 2		
Super area: 850 sqft - ₹ 5,294/sqft			
Developer: Jaikumar Constructions Ltd.	Project: Parksyde Homes		
Status: Ready to Move	Transaction type: Resale	Floor: 2 (Out of 15 Floors)	Car parking: None
	Free Legal Title Check		

Contact Owner **Save for Later** **Download Brochure** **Share Property Feedback**

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Description

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Home > Property in Nashik > Apartments in Nashik > Apartments in Panchavati > 2 BHK Apartments in Panchavati > 45 to 50 Lakh Posted on May 07, 2022 | Ready to move


₹48 Lac @ 5,047 per sq.ft. **2BHK 2Baths** Residential Apartment for Sale

Estimated EMI ₹38,338 In Jaikumar Parksyde Homes, Panchavati, Nashik, Maharashtra

REBA STATUS REGISTERED Registration No: P5160009429 Website: https://maharera.mahaonline.gov.in

Overview Society Owner Details Recommendations Price Trends

Property (29) Society (23)

 Photos (1/29)

Area: Super Built up area 951 sq.ft. (88.35 sq.m.)	Configuration: 2 Bedrooms, 2 Bathrooms, 2 Balconies
Price: ₹ 48 Lac @ 5,047 per sq.ft. (Negotiable)	Address: Jaikumar Parksyde Homes Panchavati, Nashik
Floor Number: 2 nd of 14 Floors	Facing: East
Overlooking: Park/Garden,Others	Property Age: 1 to 5 Year Old

Why should you consider this property?

East Facing Close to School Close to Hospital Close to Market 24*7 Water Visitor Parking Available On-Call Maintenance Staff Gated Society

Overlooking Park/Garden Feng Shui/Vastu Compliant Natural Light Airy Rooms Parking Available Modular Kitchen

Transaction Type: Resale Property Ownership: Freehold Flooring: Vitrified Furnishing: Semifurnished

Gated Community: Yes Parking: 1 Open Water Source: 24*7 Water Power Backup: None

Property Code: J62562478 www.99acres.com/j62562478

About Property

Price Indicators

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Free Property Valuation


2 BHK Flat for sale in Panchvati, Nas...

for sale in Parksyde Homes, Panchvati, Nashik

Owner: pradip

Contact Now

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
Posted on: Jun 11, '22



2 photos

Bedrooms 2	Bathrooms 2	Balcony 1
Carpet area 616 sqft ₹ 6.818/sqft	Loading 26%	
Developer Jalkumar Constructions Ltd.	Project Parksyde Homes	
Status Ready to Move	Transaction type New Property Free Legal Title Check	Floor 6 (Out of 13 Floors)
		Car parking None

USP

Newly Constructed Property

Why to buy in this project?

- Strategically Located off Mumbai Agra Highway.
- Near the Educational Hub.

- 5 more

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Book Site Visit
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Owner: pradip

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Free Property Valuation


2 BHK Flat for sale in Panchvati, Nas...

for sale in Parksyde Homes, Panchvati, Nashik

Owner: omkar

Contact Now

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
Posted on: Apr 18, '22



3 photos

Bedrooms 2	Bathrooms 2	Balcony 1
Carpet area 612 sqft ₹ 8.007/sqft	Loading 24%	
Developer Jalkumar Constructions Ltd.	Project Parksyde Homes	
Status Ready to Move	Transaction type New Property Free Legal Title Check	Floor 10 (Out of 13 Floors)
		Car parking None

USP

East Facing Property

Contact Owner
Book Site Visit
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Share Property Feedback

Save Property

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Save Property for Later

Owner: omkar

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Save for Later

Description


Deed of Apartment

Govt. Valuation Rs.33,69,000/- Consideration Rs. 42, 57,000/-
 Agreement Stamp Rs.2, 55,500/-
 (Already paid by Registered Agreement For Sale, registered at Sr. No. 1835/2018
 dated 09/03/2018 at Sub-Registrar, Nashik - 3)
 Stamp of Rs. 100/- Registration Fee. 100/-

|| *Streee ||

DEED OF APARTMENT


This Deed of Apartments made and executed on this 6th day of January in
 the Christian year Two Thousand Twenty One, at Nashik.



नसिन-३

क्र.सं. (१३३७/२०११)

६-५१



M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,
 (Erstwhile known as Jaikummar Constructions LLP)
 a public limited company registered under the Companies Act, 2013 vide CIN :
 U45100MH2020PLC338134 and having its registered office at Parksyde Homes,
 Survey No. 256(P), Opp Rasbihari International School, Hanuman Nagar, Panchavati
 Annex Nashik 422003
Pan No. AAECJ7816J

Through its Director
Shri. Hiten Haridas Rajkotia
 Age : 48 Years, Occupation :- Business & Agriculturist,
 Office At - Survey No. 256+257 Opp. Rasbihari International School,
 Near Bali Mandir, Hanuman Nagar, Mumbai Agra Road, Panchavati, Nashik-422003.

HEREINAFTER referred to as "THE PROMOTERS/OWNER /
 DEVELOPERS" (Which expression shall unless it be repugnant to the context or
 meaning thereof shall mean and include the said company, Its Directors for the time
 being constituting the said company, their executors, administrators, representatives and
 assigns) of the ONE PART.

AND

1. Mr. Sachin Yashwant Patil
 Age - 37 Years, Occupation - Service
 PAN No : AMTPP2772P
- 2 | Ms. Pratibha Prabhakar Patil Alias Mrs. Pratibha Sachin Patil
 Age - 38 Years, Occupation - Service
 PAN No:BLKPP6376A.
- 3 | Mr. Yashwant Damu Khairnar
 Age - 65 Years, Occupation - Farmer (Agriculture)
 PAN No:BMCPK3427Q

B/R/o. Flat No. Wing S 201, Parksyde Homes, Opp.Rasbihari International School,
 Near Bali Mandir, Panchavati, Nashik-422003.

The Allottee / Purchasers agrees that he /she / they has / have understood the contain
 of the said document and hence has / have signed it before witnesses.


SCHEDULE-I
TOTAL DESCRIPTION OF LAND AREA

ALL THAT piece and parcels of the land or ground lying, being and situated Opp.
 Rasbihari International School, Near Bali Mandir at Nashik, within the limits of Nashik
 Municipal Corporation, Nashik, and within the registration, Sub - District Nashik bearing
 Survey No. 256/2 to 6/6+ 256/2 to 6/8(part) + 256/2 to 6/1 + Plot No 1 to 8 out of
 Survey No 256/7+S.No.257/4, as per DLR record it is numbered as Survey No.
 257A/4 (Area of S.No.257/4 includes area from old S.No.257/1G, ,257/1F/2(p),
 257/1H, 257/1e, 257/2B) + S.No.257/9 as per DLR record it is numbered as Survey
 No. 257A/9 (Area of S.No.257/9 includes area from old Survey No. 257/2B (p),
 257/1C, 257/1D, 257/2A/1(p)) +S. No. 257/11 as per DLR record it is numbered as
 Survey No. 257A/11 (Area of S.No.257/11 includes area from old S. No. 257/1A,
 257/2A/1(p), 257/1B)+S.No.257/12 as per DLR record it is numbered as Survey No.
 257A/12 (Area of S.No.257/12 includes area from old S.No.257/2A/1 (p)) and
 bounded as per sanctioned plan.

SCHEDULE-II
DESCRIPTION OF PHASE-IV-A

Phase-IV-A admeasuring land area under the plinth of 1242.74 Sq. Mtr. consisting of
 Building/Wing Nos. O, Q, R and S totally admeasuring built-up area of 22893.14 Sq.
 Mtrs. and covering ground/plinth area of 1242.74 Sq. mtrs. situated in Northern side
 portion specifically lying and situated on Survey No. 257/9 as per DLR it is numbered as
 257A/9 (its old Survey No. 257/1C, 257/1D, 257/1J, 257/2A/1(P) and 257/2B(P)) out
 of all that piece and parcel of land and ground within the Registration, Sub-District,
 Taluka and Dist. Nasik and within the limits of NMC bearing Survey No.256/2 to 6/6 +
 256/2 to 6/8(part) + 256/2 to 6/1 + Plot No 1 to 8 out of Survey No 256/7 + S. No.
 257/4, as per DLR record it is numbered as Survey No. 257A/4 (Area of S. No. 257/4
 includes area from old S. No. 257/1G, ,257/1F/2(p), 257/1H, 257/1e, 257/1E, 257/2B
 (p)) + S. No. 257/9 as per DLR record it is numbered as Survey No. 257A/9 (Area of
 S. No. 257/9 includes area from old Survey No. 257/2B (p), 257/1C, 257/1D, 257/1J,
 257/2A/1(p)) + S. No. 257/11 as per DLR record it is numbered as Survey No.
 257A/11 (Area of S. No. 257/11 includes area from old S. No. 257/1A, 257/2A/1(p),
 257/1B) + S. No. 257/12 as per DLR record it is numbered as Survey No. 257A/12
 (Area of S. No. 257/12 includes area from old S. No. 257/2A/1(p)) lying and situated at
 Nasik and the said Phase-IV-A is bounded as follows :-
On or towards East : By Open space and adj. Survey No. 254(P)
On or towards West :By Marginal Space, Podium Garden ,and adj.12 Mtr. Internal Road
On or towards South : By Marginal space and Sr. No. 256(p)
On or towards North : By Marginal Space and Adj. Sr. No. 257(P)
 And in addition to the above mentioned land area, FSI of 1120.00 Sq. Mtr. of DP Road
 from Survey No 256/2 to 6/8 is utilized on the aforesaid area.


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नसिन-३

क्र.सं. (१३३७/२०११)

७२-५१




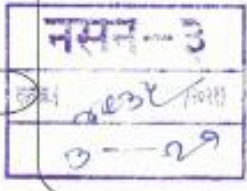
Flat / Apartment No. 201 admeasuring carpet area about **85.05 Sq. Mtrs.**. Carpet
 Area of Sit out / Balcony / utility / covered area **8.52 Sq. Mtr.** which is shown on the
 building plan which is annexure herewith situated on **2nd Floor** in Building **Wing S -**
Wing, from **Phase-IV-A** of the project known as "PARKSYDE HOMES" together
 with the absolute and exclusive right to use, utilize and enjoy the said premise is
 bounded as per Agreement for Sale.

Correction Deed

॥ श्री ॥

Correction Deed

THIS CORRECTION DEED is made & executed on this
23rd day of June in the Christian year Two Thousand Twenty
One at NASHIK

BETWEEN


M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,
(erstwhile known as Jaikumar Constructions LLP)
a public limited company registered under the Companies Act,
2013 vide CIN : U45100MH2020PLC338134 and having its registered
office at Parksyde Homes, Survey No. 256(P), Opp Rasbihari Inter
national School, Hanuman Nagar, Panchavati Annex Nashik 422003
Pan No. AAECJ7816J
Through its Director
Shri. Hiten Haridas Rajkotia
Age : 50 Years, Occupation :- Business & Agriculturist,
Office At - Survey No. 256+257 Opp. Rasbihari International School,
Near Bali Mandir, Hanuman Nagar, Mumbai Agra Road, Panchavati,
Nashik-422003.

HEREINAFTER referred to as **"THE PROMOTERS / DEVELOPERS"** (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said company, Its Directors for the time being constituting the said company, their executors, administrators, representatives and assigns) of the **ONE PART or PARTY NO. 1.**

AND

- Mr. Sachin Yashwant Patil**
Age : 37 Years, Occupation : Service
PAN- AMTPP 2772 P
- Ms. Pratibha Prabhakar Patil - Alias Mrs. Pratibha Sachin Patil**
Age : 38 Years, Occupation : Service
PAN- BLKPP 6376 A
- Mr. Yashwant Damu Khairnar**
Age : 65 Years, Occupation : Agriculturer
PAN- BMCPK 3427 Q
B/R/o. Flat No. S-201, Parksyde Homes, Opp. Rasbihari International School, Near Bali Mandir, Panchavati, Nashik - 422003.

And whereas the Promoter / Developer had executed registered Agreement for sale and Deed of Apartment in favor of purchaser i.e. party no.2 After execution of the above mentioned documents M/s jaikumar Constructions LLP was converted in to new entity M/s Jaikumar Constructions LTD. And all the assets, properties, rights (including contractual rights), interests owned by erstwhile M/s.



Jaikumar Constructions LLP shall vest in the new entity i.e. Jaikumar Constructions Limited.

Accordingly, on and from 21st February 2020, Jaikumar Constructions Limited is the rightful owner of all the land described in Schedule hereto including the development rights therein. In pursuance thereof, M/s. Jaikumar Constructions Limited is entitled to enter into this presents.


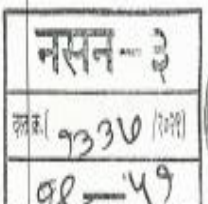
HEREINAFTER referred to as the **"OTHER PARTY" / PURCHASER** (which expression shall unless repugnant to the context or meaning thereof shall include they/ them/ their heirs, executors, administrators and permitted assigns).

AND WHEREAS the Promoter / Developer had executed Deed of Apartment of Flat / Apartment No. 201, Wing-S, in Phase-IV-A lying and situated at **"PARKSYDE HOMES"** constructed on Survey No.256/2 to 6/6+ 256/2 to 6/8(part) +256/2 to 6/1+Plot No 1 to 8 out of Survey No 256/7+S.No.257/4, as per DLR record it is numbered as Survey No. 257A/4 (Area of S.No.257/4 includes area from old S.No.257/1G, 257/1F/2(p), 257/1H, 257/1e, 257/1E, 257/2B(p)) + S.No.257/9 as per DLR record it is numbered as Survey No. 257A/9 (Area of S.No.257/9 includes area from old Survey No. 257/2B(p), 257/1C, 257/1D, 257/1J, 257/2A/1(p))+ S.No. 257/11 as per DLR record it is numbered as Survey No. 257A/11 (Area of S.No.257/11 includes area from old S.No. 257/1A, 257/2A/1(p), 257/1B) +S.No.257/12 as per DLR record it is numbered as Survey No. 257A/12 (Area of S.No.257/12 includes area from old S.No.257/2A/1(p)) at Nashik. Said Deed of Apartment was registered in favour of purchaser I. Mr. Sachin Yashwant Patil, Ms. Pratibha Prabhakar Patil - Alias Mrs. Pratibha Sachin Patil and Mr. Yashwant Damu Khairnar in the office of Sub-Registrar, Nasik-3 Dated 10/02/2021 at Sr. No. 1337/2021.

AND WHEREAS due to some technical error or mistake in Index-2 (सुचि क्रमांक २) of the said document where in description of flat premises mentioned as सी-विंग (C-Wing) and Flat No. सी-२०१ (C-201).

AND WHEREAS by this correction deed, mistake in Index-2 (सुचि क्रमांक २) of the document is corrected and onwords it would be read as एस-विंग (S-Wing) and Flat No. एस-२०१ (S-201).

AND WHEREAS Promoter / Developer and the other party agrees and declared that, other than the said mistake there is no change in

Flat / Apartment No. 201 admeasuring carpet area about 85.05 Sq. Mtr. Carpet Area of Sit out / Balcony / utility / covered area 8.52 Sq. Mtr. which is shown on the building plan which is annexure herewith situated on 2nd Floor in Building Wing S-Wing, from Phase-IV-A of the project known as **"PARKSYDE HOMES"** together with the absolute and exclusive right to use, utilize and enjoy the said premise is bounded as per Agreement for Sale.

Agreement For Sale

--- Space for customer/office Use --- Please write Below this line ---

Zone - Nashik- 1.3.69-A Govt. Rate per Sq. Mtr. Rs. 30,000/-
 Govt. Valuation Rs. 33,69,000/- Consideration Rs. 42,57,000/-
 Stamp Rs. 2,55,500/- Registration Fee Rs. 30,000/-

|| ॥

Agreement For Sale

THIS AGREEMENT FOR SALE is made & executed on this 6th day of December in the Christian year Two Thousand Seventeen, at NASHIK.

नसिन-३

(3)

PARKSYDE

1. **Mr. Sachin Yashwant Patil**
Age - 34 Years, Occupation - Service
PAN-AMTPP 2772 F
2. **Pratibha Prabhakar Patil - Alias**
Mrs. Pratibha Sachin Patil
Age - 35 Years, Occupation - Service
PAN-BLKPP 6376 A
3. **Mr. Yashwant Damu Khairnar**
Age - 63 Years, Occupation - Agricultural
PAN-MBKPK 3427 Q
B/R/o. 6, Pramod Nagar, Sector No. 1, Nakane Road,
Deopur, Dhule-424002.

BETWEEN

M/S. JAIKUMAR CONSTRUCTIONS L. L. P.,
 a Limited Liability Partnership Firm
 duly registered under the provisions of Limited Liability Partnership
 Act 2008 bearing L. L. P. Identification No. AAB-2234
 PAN NO. AAJFJ 0360 P

Through its Partner
Shri. Merzyan Hosi Patel
 Age : 39 Years, Occupation :- Business & Agriculturist,
 Office At - Survey No. 256+257 Opp. Rasbihari International School,
 Near Bali Mandir, Hanuman Nagar, Mumbai Agra Road, Panchavati,
 Nashik-422003.

Hereinafter referred to as **THE PROMOTER/OWNER** [which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said LLP, its partners for the time being constituting the LLP its successors-in-title or the company or companies in which the said company may be merged or amalgamated] **OF THE FIRST PART**

AND

नसिन-३

PARKSYDE

FIRST SCHEDULE ABOVE REFERRED TO

Phase-IV-A admeasuring land area under the plinth of 1242.74 Sq. Mtr. consisting of Building / Wing Nos. O, Q, R and S totally admeasuring built-up area of 22893.14 Sq. Mtrs. and covering ground/plinth area of 1242.74 Sq. mtrs. situated in Northern side portion of and out of all that piece and parcel of land and ground within the Registration, Sub-District, Taluka and Dist. Nasik and within the limits of NMC bearing S.No.256/ No. 256/7 + 257/1A + 257/1B + 257/1C + 257/1D + 257/1J + 257/2A/ 1(P) + 257/2B (P). As per D.I.L.R., Survey No. 256/2 to 6/6+256/2 to 6/ 8(p)+256/2 to 6/1+257A/9+257A/11+257A/12 at Nasik and the said Phase-IV-A is bounded as follows -

On or towards the East	: By Open space and adj. Survey No. 254(P)
On or towards the West	: By Marginal Space, Podium Garden, and adj. 12 Mtr. Internal Road.
On or towards the South	: By Marginal space and Sr. No. 256(p)
On or towards the North	: By Marginal Space and Adj. Sr. No. 257(P)

And in addition to the above mentioned land area, FSI of 1120.00 Sq. Mtr. of DP Road from Survey No 256/2 to 6/8 is utilized on the aforesaid area.

SECOND SCHEDULE
Description of the said Apartment agreed to be sale by this Agreement.

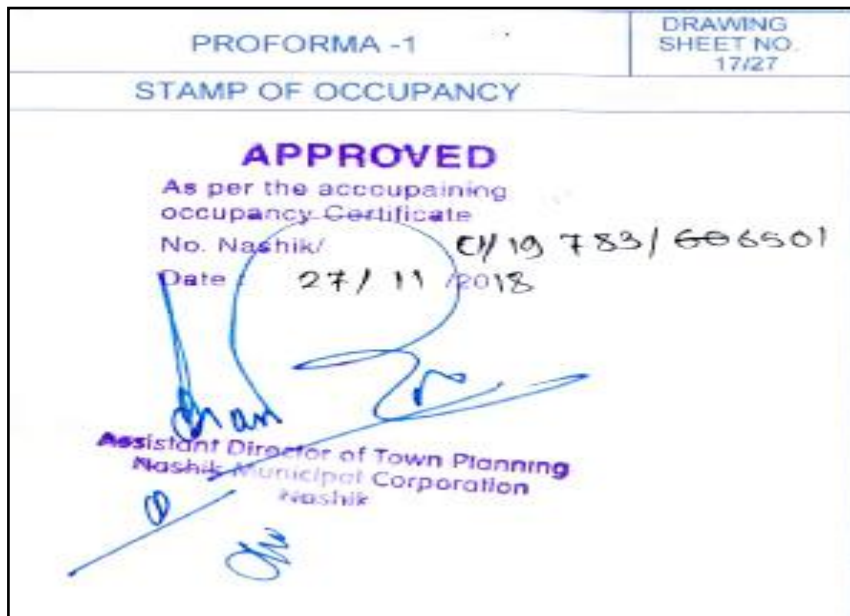
Apartment No. 201 admeasuring carpet area about 85.05 Sq. Mtrs., Carpet Area of Sit out / Balcony / utility / covered area 8.52 Sq. Mtr. which is shown on the building plan which is annexure herewith situated on **Second Floor** in **Building S-Wing**, from **Phase-IV-A** of the project known as "**PARKSYDE HOMES**" together with the absolute and exclusive right to use, utilize and enjoy the said premise is bounded as per approved building plan as shown below:-

On or towards East	: Marginal space
On or towards West	: Staircase & Flat No. S-204
On or towards South	: Flat No. S-202
On or towards North	: Marginal space

THIRD SCHEDULE
Common Areas & Facilities common among Apartment / units in Parksyde Homes Phase-IV-A

1. The land (Land area under plinth) described in the first schedule

Approved Plan



Commencement Certificate & Occupancy Certificate

NASHIK MUNICIPAL CORPORATION
 NO: LND/BP/ C1/675/17083
 DATE :- 01/03 /2018

**SANCTION OF BUILDING PERMISSION
 AND
 COMMENCEMENT CERTIFICATE**

TO, M/s. Jaikumar Construction L.L.P. bhagidari sanstha & others thro. G.P.A.H.
 M/s. Jaikumar Construction L.L.P. bhagidari sanstha thro. Mr. Merzyan Hosi Patel.
 C/o. Ar. Umesh Bagul & Stru.Engg. Umesh Joshi, Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. --, of S.No. asper 7/12-256/2to6/6+256/2to6/8(P)+256/2to6/1+257/1A+257/1B+257/1C+257/1D+257/1J+257/2A/1(P)+257/2B(P)+257/1E+257/1F(P)+257/1H+257/1F/2(P)+257/1G(P)+P. No. 1to8 from S.No. 256/7 S.No. asper D.I.L.R. 256/2to6/6+256/2to6/8(P)+256/2to6/1+256/7+257A/9+257A/11+257A/12+257A/4 of - Nashik Shiwar.

Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 02/06/2017 Inward No. C1/BP/2139
 2) Previous Approved building permission No. C1/61/610, Dt: 29/04/2017
 3) Final Layout/Tentative layout No. LND/WS/---- Dt: ----

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1949) to erect building for Residential+ Commercial Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 57)

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966].
- After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

नाशिक महानगरपालिका, नाशिक
 इमारत बांधकामासाठी चापर करणे बाबतचा दाखला पंचवटी
 (पूर्व/भातसाः) चक्र क्र. नां. १९८७८३/९५०१

No. A 19783 दिनांक : 20/09/2018

श्री./श्रीमती से. जयकुमार कच्छूकराण पुन.पुन.या. झामो. संख्या व इतर तर्फे जा.जा.जे. जा.कुमार कच्छूकराण पुन.पुन.या. झामो. संख्या तर्फे जा.जा.सामिनाम झामो पेटल संदर्भ : नुमाचा दिनांक १५/१०/२०१८ वा अर्जा क्रमांक २११/जासा/१९४२-२५७१/१३१/२०१८/८/८+८/८(पं)+८/१२+२५७१/१३१/२०१८/१५१/१५/१५+२५७१/१३१/२०१८/१५१/१५/१५+२५७१/१३१/२०१८/१५१/१५/१५+२५७१/१३१/२०१८/१५१/१५/१५

दाखला देण्यात येतो की न्यायिक विवादातील लि.स.नं. चा.नं. १५१/२०१८

घात नं. १ ते ८-आ.जी. २५७१/१५१/२०१८ मधील इमारतीच्या तक्रार कार्डावर नुमाच्याने २५/०९/२०१८ मध्ये घात व तक्रार घेतल्याने मजल्याचे इच्छित बांधकाम परवानगी क्र. २११/९५५/१९०८३ दिनांक १०/०३/२०१८ मजली (डी) मीठा दिव्याप्रमाणे आर्किटेक्ट/इंजि. सुमसावर, श्री. झमेश बागुल यांचे गिरीतगाराती पूर्व झाली असून विवादा / निव्वसेतर / वैयक्तिक कारणासाठी खालील शर्ती शर्ती अधिन रद्द इमारतीचा चापर करणे परवानगी देण्यात येत आहे. कसू/आय.स.नं. चा. नं. १५०१८-७५ (५/१५१२२/७७-५) शी.नी. याचे एकूण बांधकाम क्षेत्र १८१५१.७०-५-५१.५१ शी.नी. य घटई क्षेत्र

- घर इमारतीचा चापर निव्वसेतर/वैयक्तिक कारणाकरिता घेता येईल, त्या बाबत बदल करता येणार नाही. बाबत बदल करायचा झाल्यास इच्छित करण्याबाबत पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी घात अधिकार (अ) धरवुडी विभाग यांचेकडे पाठविण्यात आली आहे, लॉ करवुडी बाबत संबंधीत विभागाकडे त्वरीत चापक साधावा.
- विगत केवळ विव दुरुवादा करणेस हरकत नाही.
- घरच्या पूर्ण केलेल्या इमारतीत न.न.पा.च्या पूर्व परवानगी विभाग बाबतच्या व बांधकामाबाबत कोणताही बदल करू नये.
- आकारणी घात लक्षणे कि. नं. ३३७०००-व प्लॅन व द.क. जिल्हा न.पा. क्र. १५१/२२८ दि. १५/११/२०१८ अन्वये करलेले आहे.

इमारत बांधकाम सुमारेपणे संपल्याने आर्किटेक्ट/इंजि. सुमसावर, नाशिक, नाशिक महानगरपालिका, नाशिक



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ 61,42,700.00 (Rupees Sixty One Lakh Forty Two Thousand Seven Hundred Only). The **Realizable Value** of the above property ₹ 58,35,565.00 (Rupees Fifty Eight Lakh Thirty Five Thousand Five Hundred Sixty Five Only). and the **Distress Value** ₹ 49,14,160.00 (Rupees Forty Nine Lakh Fourteen Thousand One Hundred Sixty Only).

Place: Nashik

Date: 01.08.2023

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

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

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

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

_____ only).

Date

Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 01.08.2023 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 19.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Sachin Yashwant Patil, Ms. Pratibha Prabhakar Patil (Alias) Mrs. Pratibha Sachin Patil & Mr. Yashwant Damu Khairnar from M/s Jaikumar Construction Ltd vide Correction Deed dated 23.06.2021
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 Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Vinita Surve – Technical Manager Rishidatt Yadav – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 19.07.2023 Valuation Date - 01.08.2023 Date of Report - 01.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.07.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **01st 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 **1007.00 Sq. Ft. Total Carpet Area** in the Name of **Mr. Sachin Yashwant Patil, Ms. Pratibha Prabhakar Patil (Alias) Mrs. Pratibha Sachin Patil & Mr. Yashwant Damu Khairnar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being owned by **Mr. Sachin Yashwant Patil, Ms. Pratibha Prabhakar Patil (Alias) Mrs. Pratibha Sachin Patil & Mr. Yashwant Damu Khairnar**. 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 **1007.00 Sq. Ft. Total Carpet Area**

Condition & Repair

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

Valuation Methodology

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

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

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity

to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1007.00 Sq. Ft. Total Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessary and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik
Date: 01.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

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

Auth. Sign.

Think.Innovate.Create