

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Sau. Ishwari Vaibhav Mhaske**

Name of Owner: **Shri. Dhanraj Motiram Nerkar**

Residential Land and House on Tenement No. N-41 / V / C-2 / 13 / 06, Ground + 1st Floor, Vaishakh Sector, Off Patil Nagar - Savata Nagar Road, Near, Gargi College Village – CIDCO, Taluka & District – Nashik- 422 009, State – Maharashtra, Country – India.

Longitude Latitude: 19°58'53.4"N 73°45'34.5"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

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

Vastu/Nashik/08/2023/2884/2301887

03/04-33-CHV

Date: 03.08.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on Tenement No. N-41 / V / C-2 / 13 / 06, Ground + 1st Floor, Vaishakh Sector, off Patil Nagar - Savata Nagar Road, Near, Gargi College Village – CIDCO, Taluka & District – Nashik- 422 009, State – Maharashtra, Country – India belongs **Shri. Dhanraj Motiram Nerkar. Name of Proposed Purchaser: Sau. Ishwari Vaibhav Mhaske.**

Boundaries of the property.

North : Road
South : Row House
East : N-41 / V / C-2 / 13 / 05
West : N-41 / V / C-2 / 13 / 07

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 Fair Market Value for this particular purpose at **₹ 20,96,245.00 (Rupees Twenty Lakh Ninety Six Thousand Two Hundred Forty Five 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=adr/in,
2.5.4.20-9822b6c-4fad35dc03e0f3a0258601e590c7f3e5e1,
33113279e17a18b94652_posabi.ode=400097, bi=manojbaburao,
email=manojbaburao@vastukala.org, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,
2639Me282e25a327052557c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.03 14:58:17 +0530

Auth. Sign.



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

Encl: Valuation Report



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

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

To,

The Chief Manager,**Bank of Baroda****Regional Office Nashik Road Branch**BSNL Building, Datta Mandir Road, Nashik Road,
Nashik -422 101, State - Maharashtra, Country - India.**2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)**

I	General	
1.	Purpose for which the valuation is made	: As per the request from Bank of Baroda, Mumbai Naka Parisar Nashik Branch to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	: 24.07.2023
	b) Date on which the valuation is made	: 03.08.2023
3.	List of documents produced for perusal	
	1. Copy of Notarized Agreement for Sale Vide dated 22.07.2023 b/w. Sau. Ishwari Vaibhav Mhaske (Proposed Purchaser) AND Shri. Dhanraj Motiram Nerkar (the Seller)	
	2. Copy of Tenement Transfer Order Letter Vide No. CIDCO / ADMN / NSK / No. N-41 / OP / 411 dated 24.12.1993 issued by City and Industrial Development Corporation of Maharashtra Limited	
	3. Copy of Registered Letter Vide No. BP (NT)/ NSK/ ADM/ 2011/ 265 date 01.06.2011 issued by City and Industrial Development Corporation of Maharashtra Limited.	
	4. Copy of Possession Receipt Vide Sr. No. 35/45 Dated 26.09.1986 issued by City and Industrial Development Corporation of Maharashtra Limited.	
	5. Copy Of Tenement Holder Letter No. BP(NT)/ ADM/ NSK/ 98/ 28 dated 18.05.1998 issued by City and Industrial Development Corporation of Maharashtra Limited.	
	6. Copy of Approved Building Plan No. BP(NT) / NSK/ ADM/ 2011 / 265 issued dated 01.06.2011 issued by City Industrial Development Corporation of Maharashtra Limited.	
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)	: Name of Proposed Purchaser: Sau. Ishwari Vaibhav Mhaske Name of Owner: Shri. Dhanraj Motiram Nerkar Address: Residential Land and House on Tenement No. N-41 / V / C-2 / 13 / 06, Ground + 1st Floor, Vaishakh Sector, off Patil Nagar - Savata Nagar Road, Near, Gargi College Village – CIDCO, Taluka & District – Nashik- 422 009, State – Maharashtra, Country – India. Contact Person: Sau. Ishwari Mhaske (Owner) Mb. No.: +91 7798086408.

5.	Brief description of the property (Including Leasehold / freehold etc.):													
	The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Leasehold Residential land and structures thereof. It is located at about 12.3 km. travelling distance from Nashik Road Railway Station.													
	Plot:													
	The plot under valuation is Leasehold residential plot. As per Notarized Agreement for Sale Plot area is 34.71 Sq. M., which is considered for valuation.													
	Structure:													
	As per Site Inspection structure are as under:													
	<table border="1"> <thead> <tr> <th>Description</th> <th>As per site measurement Carpet Area in Sq. M.</th> <th>As per Approved Plan</th> </tr> </thead> <tbody> <tr> <td>RCC Framed Structure</td> <td></td> <td></td> </tr> <tr> <td>Ground Floor – Hall, Kitchen, Bath, WC</td> <td>27.23</td> <td>Ground Floor – Hall, Bath, W.C., Future Development</td> </tr> <tr> <td>First Floor – 2 Rooms + WC + Passage</td> <td>30.10</td> <td>First Floor – 1 Room</td> </tr> </tbody> </table>	Description	As per site measurement Carpet Area in Sq. M.	As per Approved Plan	RCC Framed Structure			Ground Floor – Hall, Kitchen, Bath, WC	27.23	Ground Floor – Hall, Bath, W.C., Future Development	First Floor – 2 Rooms + WC + Passage	30.10	First Floor – 1 Room	
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Ground Floor – Hall, Kitchen, Bath, WC	27.23	Ground Floor – Hall, Bath, W.C., Future Development												
First Floor – 2 Rooms + WC + Passage	30.10	First Floor – 1 Room												
	As per Approved Building Plan Built up area is 40.15 Sq. M., which is considered for valuation													
	<table border="1"> <thead> <tr> <th>Floors</th> <th>Area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>Scheme Built up</td> <td>13.70</td> </tr> <tr> <td>Future Extension</td> <td>8.79</td> </tr> <tr> <td>First Floor Built up</td> <td>13.70</td> </tr> <tr> <td>Staircase Area</td> <td>3.96</td> </tr> <tr> <td>Total Built up area</td> <td>40.15</td> </tr> </tbody> </table>	Floors	Area (Sq. M.)	Scheme Built up	13.70	Future Extension	8.79	First Floor Built up	13.70	Staircase Area	3.96	Total Built up area	40.15	
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Future Extension	8.79													
First Floor Built up	13.70													
Staircase Area	3.96													
Total Built up area	40.15													
5a	Total Lease Period & remaining period (if leasehold)	: N.A., the land is Leasehold												
6.	Location of property	:												
	a) Plot No. / Survey No.	: Vaishakh Sector												
	b) Door No.	: Residential Land and House on Tenement No. N-41 / V / C-2 / 13 / 06												
	c) C.T.S. No. / Village	: Village –CIDCO												
	d) Ward / Taluka	: Taluka – Nashik												
	e) Mandal / District	: District – Nashik												
7.	Postal address of the property	: Residential Land and House on Tenement No. N-41 / V / C-2 / 13 / 06, Ground + 1st Floor, Vaishakh Sector, Off. Patil Nagar - Savata Nagar Road, Near, Gargi College Village – CIDCO, Taluka & District – Nashik- 422 009, State – Maharashtra, Country – India												
8.	City / Town	: Nashik												
	Residential area	: Yes												
	Commercial area	: No												
	Residential area	: Yes												
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 – Cidco City Industrial Development Corporation of Maharashtra Limited.
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	:	N.A.
13.	Dimensions / Boundaries of the property		A
			As per the Deed
			B
			Actuals
			Road
	North	As Per Cidco Record of Right	Row House
	South		N-41 / V / C-2 / 13 / 05
	East		N-41 / V / C-2 / 13 / 07
	West		
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°58'53.4"N 73°45'34.5"E
14.	Extent of the site	:	Plot Area = 34.71.00 Sq. M.
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	(As per Notarized Agreement for Sale) Structure Area = As per table Attached (As per Additional Area Letter)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Good
2.	Development of surrounding areas	:	Developing
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	:	Rectangular
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?	:	N.A.
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Below 20 Ft
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Connected to Municipal Supply Line
16.	Underground sewerage system	:	Connected to Septic Tank
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing 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	:	34.71 Sq. Mtr.
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 35,500.00 to ₹ 41,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 6,400.00 per Sq. M
	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	:	₹ 40,000.00 per Sq. M.
6	Estimated value of land	:	₹ 13,88,400.00
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Residential)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	2012 (As per Site Information)
	d) Age of the building	:	12 Years
	e) Life of the building estimated	:	48 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	As per Brief Description
	g) Plinth area floor-wise	:	As per valuation table
	h) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Normal
	ii) Interior – Excellent, Good, Normal, Poor	:	Normal
	i) Date of issue and validity of layout of approved map	:	Copy of Approved Building Plan No. BP(NT)/ NSK/ ADM/ 2011 / 265 issued dated 01.06.2011 issued by City Industrial Development Corporation of Maharashtra Limited
	j) Approved map / plan issuing authority	:	Industrial Development Corporation of Maharashtra Limited
	k) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	l) Any other comments by our empanelled valuers on authentic of approved plan	:	Yes, As per approved plan, the composition of 1 st Floor is 1 Room + Terrace but as per site inspection the composition of 1 st floor is 2 Rooms, Bath. W.C.



Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: As per Brief Description
2.	Basement	: No
3.	Superstructure	:
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Teak wood door frame with flush doors, Aluminum Sliding windows, Concealed plumbing & Open Electrical wiring.
5.		
6.		
7.		
8.	RCC Works	: RCC Framed Structure
9.	Plastering	: Cement Plastering
10.	Flooring, Skirting, dado	: Vitriified Tiles Flooring
11.	Special finish as marble, granite, wooden paneling, grills etc.	: Granite
12.		
13.	Roofing including weatherproof course	: As per Brief Description
14.	Drainage	: Connected to Municipal Sewerage System
15.	Compound Wall	:
	Height	: Not Applicable
	Length	:
	Type of construction	:
16.	Electrical installation	:
	Type of wiring	: Open Fittings
	Class of fittings (superior / ordinary / poor)	: Ordinary
	Number of light points	: Provided as per requirement
	Fan points	: Provided as per requirement
	Spare plug points	: Provided as per requirement
	Any other item	: -
17.	Plumbing installation	:
	a) No. of water closets and their type	: Provided as per requirement
	b) No. of wash basins	: Provided as per requirement
	c) No. of urinals	: Provided as per requirement
	d) No. of bath tubs	: Provided as per requirement
	e) Water meters, taps etc.	: Provided as per requirement
	f) Any other fixtures	: Provided as per requirement

Details of Valuation: -

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build.	Depreciated Rate to be considered	Depreciated Value to be considered
Ground + First Floor	40.15	2011	60	21,500.00	12	17,630.00	7,07,845.00
						TOTAL	7,07,845.00

Part - C (Extra Items)		Amount in ₹
1.	Portico	: Included in the Cost of Construction
2.	Ornamental front door	:
3.	Sit out / Verandah with steel grills	:



4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
	Total		
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	34.71	6,400.00	2,22,144.00
Structure	As per valuation table		7,07,845.00
Total			9,29,989.00

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 13,88,400.00
Part – B	Building	:	₹ 7,07,845.00
Part – C	Extra Items	:	
Part – D	Amenities	:	
Part – E	Miscellaneous	:	
Part – F	Services	:	
	Total	:	₹ 20,96,245.00
Fair Market Value		:	₹ 20,96,245.00
Realizable Value		:	₹ 19,91,433.00
Distress Value		:	₹ 16,76,996.00
Value as per Circle Rate		:	₹ 9,29,989.00

Insurable value (Full Replacement Cost – Subsoil : ₹ 6,01,668.00
Structure cost (15%)

Remark:

1) For the purpose of valuation, we have considered the land area as per Notarized Agreement For Sale and structure area as per Approved Building plan.

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 cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

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.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

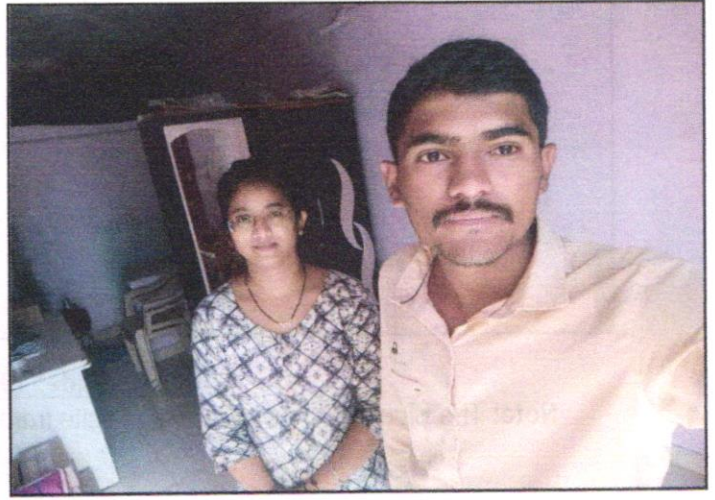
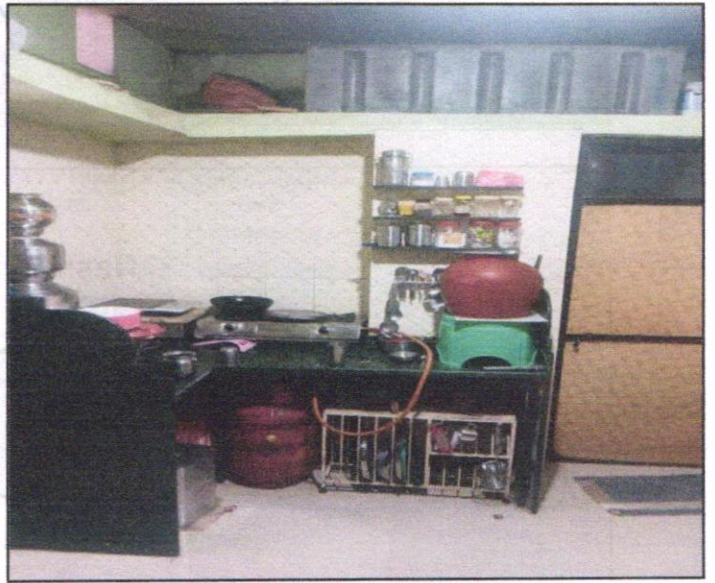
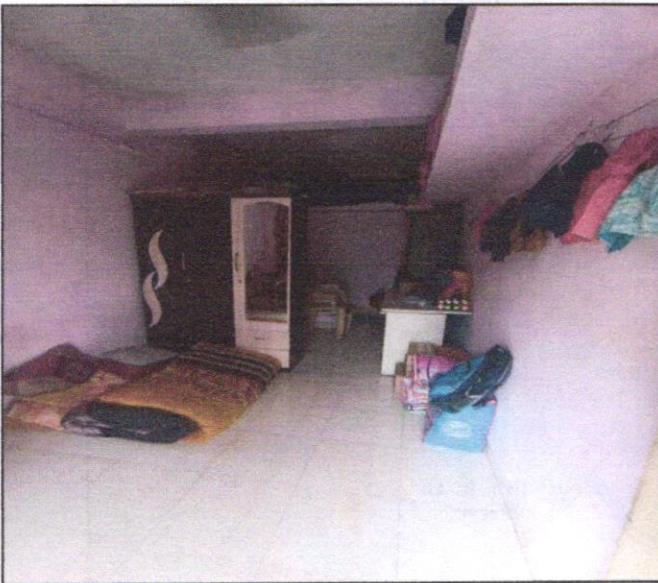
As the property is an Residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 35,500.00 to ₹ 41,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 40,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

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

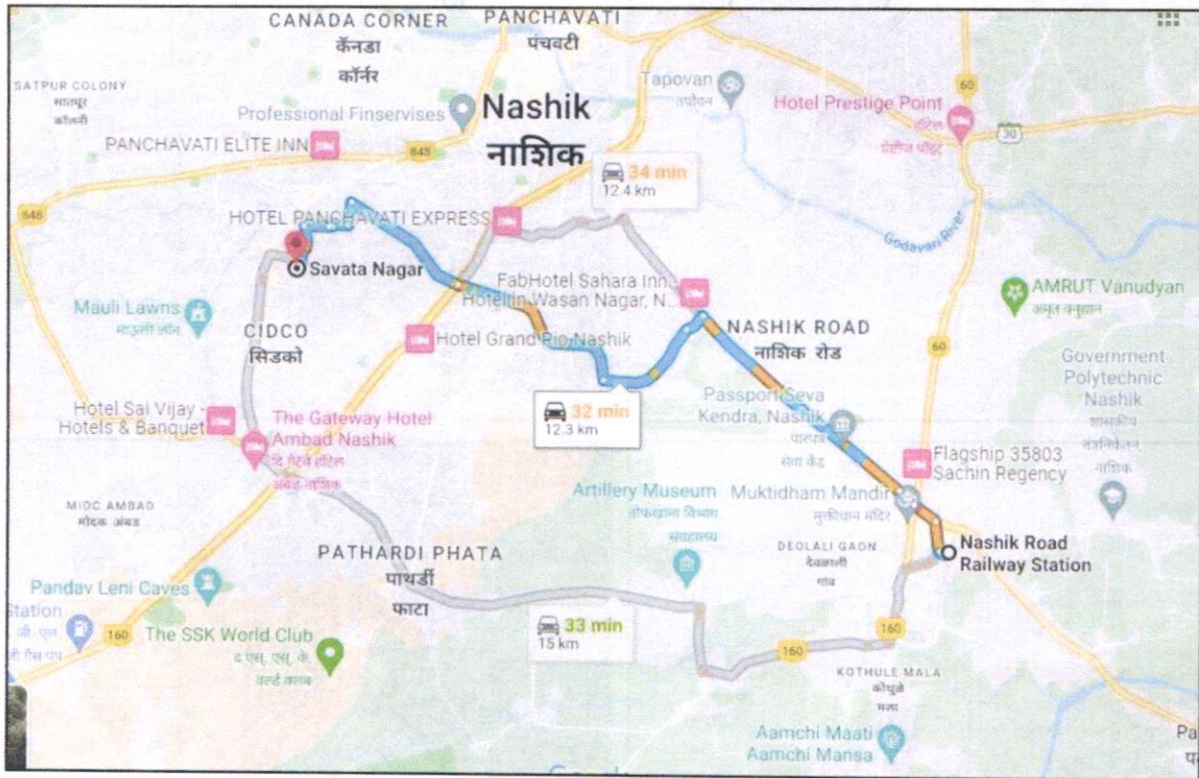
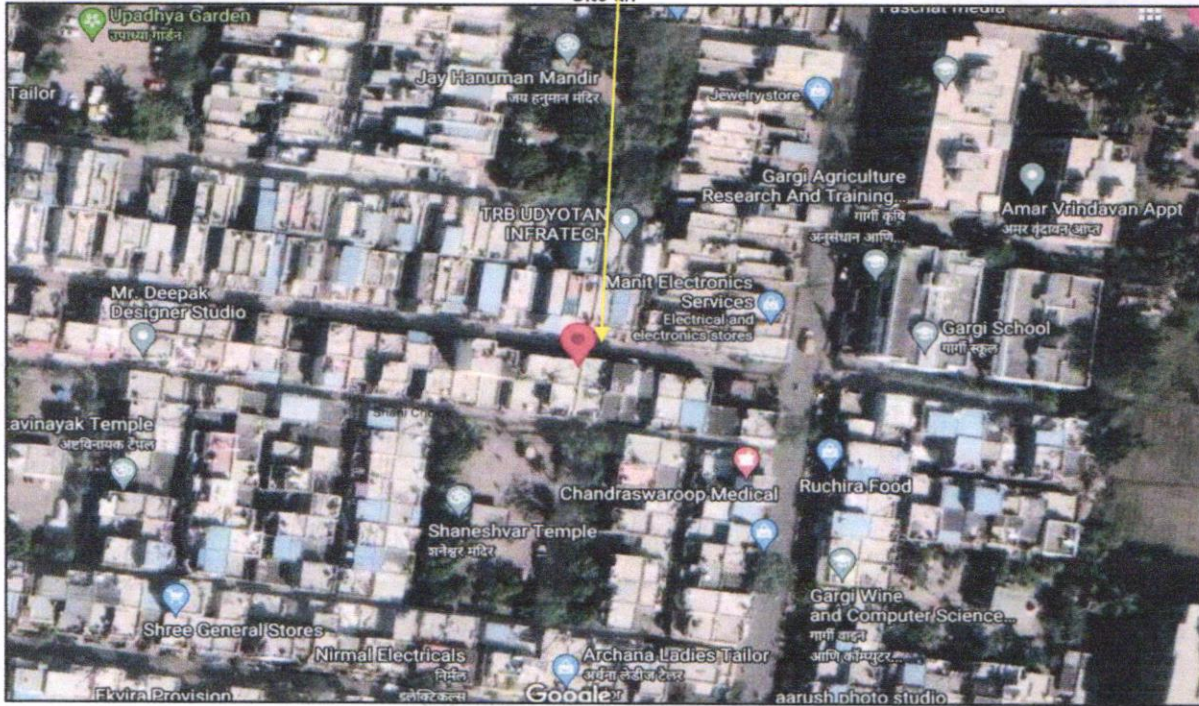


4. ACTUAL SITE PHOTOGRAPHS



ROUTE MAP OF THE PROPERTY

Site u/r




Longitude Latitude: 19°58'53.4"N 73°45'34.5"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 12.3 Km)




5. 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

Year
20232024
Annual Statement of Rates
Language
English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे नाशिक क्र.1 वैशाख सेक्टर

Search By: Survey No Location

Select	वर्णना	चुकी वर्ग	निराती तरफिका	केंद्रिय पुस्तके	केंद्रिय रकम (Ru.)	एकक
SurveyNo	1.38.1 - मिर्माचसीस कॉलेजकडून विमुनी कडे येणारा रस्ता व पूरव पश्चिम प्लाझा चिएटर समोरीस रस्ता (1.38.1 ला नोंदणारा)	6400	28500	32770	35620	0 चौ. मीटर
SurveyNo	1.38.2 - पवननगर कडून पुर्व पश्चिम प्लाझा कडे येणारा रस्ता (1.38.2 ला नोंदणारा)	6400	28500	32770	35620	0 चौ. मीटर
SurveyNo	1.38.3 - बरीस रस्त्यास समांतर सिव्हेन ट्रिस्टमेट प्लॉटकडे जाणारा रस्ता व पेदे हायस्कूल निजणारा (1.38.3 ला नोंदणारा)	6800	27750	31910	34680	0 चौ. मीटर
SurveyNo	1.38.4 - अंतर्गत मिळकती	4850	26120	29760	32660	0 चौ. मीटर

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6. PRICE INDICATORS

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Residential Plot
Saptashringh Nagar, Kamatewade (O...) Nashik

₹88.0 L EMI starts at 43,69K
5.83 K/sq.ft

Contact Seller

No Property Images Available
Request Photos

2300 sq.ft Plot Area | 3.63 K/sq.ft Avg. Price | 20 Year Old Age of property | Immediate Possession status | South-East facing Facing

PropertyBuying.com | HOME | POPULAR CITIES | BUY

Plot in Uttam Nagar Nashik For Sale

₹30,00,000

Commercial Land

FOR SALE
उत्तम नगर, नाशिक

Contact Seller Now

Submit Enquiry

Overview

Residential Plot

Property ID: 20115

Details

Land Area	430 sq.ft	Facing	East
Property Status	New Sale	Posted by	Owner

Notarized Agreement For sale



महाराष्ट्र MAHARASHTRA 2023 BZ 322877
 स्थिती ठिकाण :- सावतानगर, सिडको, कस्तुरी नारािक नाशिक
 क्र. 1035 दि. 13 JUL 2023 र. 500/- पेकी र.
 स्टॅम्प प्रमाणे नोंद इश्वरी वैभव म्हास्के.
 प. ठ. 4 कस्तुरी पार्क, आनेश्वर नगर, पाचडी शिवाट नाशिक.
 मुद्रांक घेण्याचे कारण कायदा क्र. 1035/2009 मी. क. के. ना. अगळ्याप
 हस्तो वैभव वसंत म्हास्के. सावतानगर, सिडको, नाशिक परतना क्र. 1035/2009
 सरकारी मुल्यांकन : 20,00,000/-
 आपसातील किंमत : 22,00,000/-
 स्टॅम्प खर्च : 1,20,000/-
 रजिस्ट्रेशन फी : 22,000/-

TREASURY OFFICE NASHIK
 30 JUN 2023
 STAMP

NOTED & REGISTERED
 at Serial No. 2442
 DATE 22.7.2023
 This Document Contains
 Total 4+2+6 Pages

साठेखत विक्री करारनामा
 साठेखत विक्री करारनामा आज दि. 22 माहे जुलै इशवी सन 2023 रोजी
 नाशिक ते दिवशी नाशिक मुक्कामी.
 NOTARY D.S. Kharde AREA DIST NASHIK REGD No. 11284 E-Entry Date 15/06/2025
 NOTARY D.S. Kharde AREA DIST NASHIK REGD No. 11284 E-Entry Date 15/06/2025
 NOTARY D.S. Kharde AREA DIST NASHIK REGD No. 11284 E-Entry Date 15/06/2025

2....
 दशना संपत खर्हे
 अंडरटोकर व मोदरी
 NOTARY D.S. Kharde AREA DIST NASHIK REGD No. 11284 E-Entry Date 15/06/2025 GOVT. OF INDIA
 श्री. इश्वरी वैभव म्हास्के
 उ. व. 27, धंदा - नोकरी
 पॅन कार्ड क्र. BCSPN4651D
 आधार कार्ड क्र. 9677 8044 1481
 रा. उ. व. 54, धंदा - नोकरी
 रा. प्लॉट नं. 4, कस्तुरी पार्क, शानेश्वर नगर,
 पाचडी फाटा, नाशिक
 तिहून देणार
 श्री. धनराज मोतीराम नेरकर
 उ. व. 54, धंदा - नोकरी
 पॅन कार्ड क्र. ALPPN0485J
 आधार कार्ड क्र. 5907 3260 1187
 रा. प्ल. 41, व्ही सी 2/13/6, दत्त मंदिरानजळ,
 सावता नगर, सिडको, नाशिक
 तिहून देणार
 कारणे साठेखत करारनामा तिहून देतो की,
 1) मिळकतीचे वर्णन :- तुम्हा जिल्हा नाशिक पोस्टतुकडी तातुका नाशिक पेकी नाशिक
 महानगरपालिका हद्दीतील मोने सिडको विभागातील वेणुख सेक्टरमधील घर टेनामेंट नं. एन
 41/व्ही सी 2/13/6, यासी प्लॉट क्षेत्र 34.71 चौ.मी., बांधकाम क्षेत्र 40.15 चौ.मी. यांसी
 दत्तु-सिमा मिळको रेकॉर्ड ऑफ राईटन् प्रमाणे
 पुर्वेस :
 परिवधेस : सिडको रेकॉर्ड ऑफ राईटन् प्रमाणे
 दक्षिणेस :
 उत्तरेस :
 येणे प्रमाणे दत्तु-सिमेतील घर मिळकत जल, तारू, काट, पाषाण, निधी निक्षेपांसह व कॉलनी रोज,
 सामाईक रस्ते (तसेच ओपन स्पेस वापरण्याचे हक्क)सह तदंगभूत वस्तुंसह मिळकत दरोबस्त.
 2) येणे प्रमाणे बांधीव सिडको घर मिळकत ही तिहून देणार यांचे खरेदी मालकीची व कच्चे
 वहिनाटीतील असून त्यांनी मदर मिळकत सिटी अॅण्ड इंडस्ट्रिअल डेव्हलपमेंट कार्पोरेशन ऑफ
 महाराष्ट्र यांचे कडून लिज डिड वस्त नोंदनी क्र. 4050/2018, दि. 05 मे 2018 अन्वये खरेदी
 घेतलेली आहे.

Scanned with CamScanner



Tenement Transfer Order Letter and Possession Receipt


CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

नसन-४ Office of the Administrator
CICCO, New Nashik

CICCO.ADMN.NSK/NO. Nashik दिनांक ३०/१०/१९८६ अधिसूचना १०-१६

TENEMENT TRANSFER ORDER

Shri/Smt. Nana Rangrao Borade was allotted the House No. Nashik/1316 in fourth Housing Scheme at New Nashik under letter No. CICCO/ADMN/NSK/1350 dated Sept 1986. The Agreement was also executed on 1/10/86. The cost of the house was fixed at Rs. 1,20,000/- Ru. Twelve thousand only and accordingly the entire amount has been paid by Shri/Smt. Nana Rangrao Borade. Now after the payment of the cost of the house Shri/Smt. Nana Rangrao Borade has applied on 11/1/87 for the transfer of the House to Shri/Smt. Dharmaj Motiram Nerkar and in view of the direction the transfer is permitted on payment of 50% of the difference between the declared market price and the price paid by the allottee. Thus the amount of Rs. 36000/- (Rs. Three thousand six hundred only) is recovered from Shri/Smt. Nana Rangrao Borade as price of the House No. Nashik/1316 vide Receipt No. 13252 dated 1/10/86. The allotment of House No. Nashik/1316 in 4th Housing Scheme at New Nashik made to Shri/Smt. Nana Rangrao Borade is cancelled and it is now allotted to Shri/Smt. Dharmaj Motiram Nerkar. He/She shall be liable to pay from the date of this order the water service insurance and all other charges as stated in the agreement and breach of condition will be treated as breach of contract. The Agreement should be registered in the Court of Law.



ADMINISTRATOR
CICCO NASHIK

To Shri/Smt. 1. N.R. BORADE
Shri D. M. NERKAR

Copy to A. A. D. (NSK.)

Tenement Holder Letter

POSSESSION RECEIPT

I, Shri Nana Rangrao Borade have received possession of the House No. 1316 in Sector 4 in Neighbourhood 4 type of 1316 at New Nashik. Before taking over possession, I have verified the fittings, fixtures and amenities in the above house and they are according to the plans and specifications enclosed with the agreement. I have inspected the house and satisfied myself. I accept the above said house after verifying the verification to my satisfaction.

Date 26/9/1986 (Signature of Allottee)
Name Nana R. Borade

Possession given by (Signature)
Shri D. M. Nerkar

नसन-४
दिनांक ३०/१०/१९८६
११-१६

भारत सरकार
GOVT. OF INDIA
जटधर

भारत सरकार
Unique Identification Authority of India
Reference No. Enrollment No. 20060913400073

SELF ATTESTED
BY ME



City & Industrial Development Corporation of Maharashtra Limited

No BP (NT)/ADM,NSK/98 (281)

Office of
The Administrator,
Mumbai-Agra Road,
CIDCO, New Nashik-9.

Date 12/07/98


NOTES :

Name of the Tenant Holder Shri/Smt. D.M. Narkar

Tenant No. Nus/V/102/13/06

- () Area of light & ventilation for both the rooms separately shall not be than 1/10 of the carpet area of the particular room.
- () Carpet area for kitchen store room etc. shall not be less than 45 M² minimum dimension being 1.8 m.
- () No wall of the existing structure shall be allowed to be demolished.
- () The existing window size near the toilet shall be increased to minimum 1.0 mt. x 1.00 mt.
- () Addition are restricted to ground floor only no upper floor is allowed.
- () No additions in the front marginal open space shall be allowed in case of plots fronting 18 M. wide road or more.
- () Dotted line indicates extent to which additions shall be allowed.
- () Only ground floor extension is allowed.
- () R. C. C. slab ~~is~~ allowed.

Yours faithfully,


Administrator
CIDCO, NEW NASHIK.

Administrator
CIDCO of Maharashtra Limited
Mumbai-Agra Road, Nashik

Registered Letter



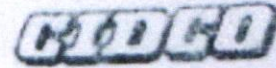
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An ISO 9001:2015 Certified Company

www.vastukala.org





CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

REGD. OFFICE :
"NIRMAL" 2ND FLOOR, NARIMAN POINT,
MUMBAI - 400 021.
TEL. : 2322420 (4 LINES) GRAMS : CITWIN

DIVISIONAL OFFICE :
OFFICE OF THE ADMINISTRATOR,
MUMBAI AGRA ROAD,
NEW NASHIK - 422 009.
PHONE NO. : 2352573, 2392263.

Date : 11/5/2011

REGISTERED LETTER

Ref. No. :- BP (NT) / NSK / ADM / 2011 / 245

To,
Shri. / Smt. Dharam Retiram Nerkar
B 41/V/C2/11/06
CIDCO NASHIK

Sub. : Approval to building plans on Tenement No. 11/06 & Sector V/C2
In Neighborhood Veishakh CIDCO at New Nashik.

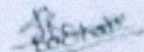
Sir / Madam,
Please refer to your letter No. 239 dated 11/5/2011
received in this office on dated 11/5/2011

This building plans submitted by you under your above referred letter are approved here with subject to following conditions in addition to the conditions mentioned in the commencement certificate enclosed.

1. The proposed development shall be strictly in accordance with the enclosed plan and as shown in Red. The corrected proposed built-up area works out to be Gr. Floor Blup Sqm. + First floor with staircase = 17.66 Sqm. approx

One set of approved building plan is enclosed herewith.

Yours faithfully,


Deputy Planner,
CIDCO, NASHIK.

Vandana (D-14)



Approved Plan

SECTION AT-A-A

Approved as amended in Red.
Subject to the conditions mentioned in
this office letter No. SPINT/NS/ADM
2009 dated 11/12/2011
Dy. Planner
CIDCO, Nashik.

NAME OF TENEMENT HOLDER
Sri D.M. Narkar

TENEMENT NO:-
M-41/V(12/13)6

1) SCHEME BUILT UP -	13.70 SQM
2) FUTURE EXTENSION -	8.79 SQM
3) FIRST FLOOR BUILT UP -	19.70 SQM
4) STAIRCASE AREA -	3.96 SQM
TOTAL FF + STAIRCASE -	17.64 SQM

TERR. 25 CM
RISER. 19 CM

CIDCO LTD. PLANNING (NT),
NEW AURANGABAD.

**TYPE DESIGN WITH
ADDITIONAL CONST.
NEW NASHIK.**

L.I.A. / N - 41

HOUSING SCHEME

NO.	LOCATION
IVth	

SCALE - 1/100

DRAWN BY - *R.S. NIKHAR*

ASST. PLANNER - *R.M. MAUKAR*

ASSOCIATE PLANNER - *R.S. PRAPKE*

Also proposed Built-up
Area shown in Colour Red.

नेहरू जलम मिर्लान

GROUND FLOOR PLAN

FIRST FLOOR PLAN



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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 ₹ **20,96,245.00 (Rupees Twenty Lakh Ninety Six Thousand Two Hundred Forty Five Only)**. The Realizable Value ₹ **19,91,433.00 (Rupees Nineteen Lakh Ninety One Thousand Four Hundred Thirty Three Only)** and the Distress value ₹ **16,76,996.00 (Rupees Sixteen Lakh Seventy Six Thousand Nine Hundred Ninety Six Only)**.

Place: Nashik

Date: 03.08.2023

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=407818,
2.5.4.20=897224646135ed33e4b79e2684e1e95103291331,
3.2.279171418b5d52, postalCode=400049, st=Maharashtra, serialNumber=41,
streetName=41, sSN=546abcc8952a548f8c3,
#92872e29a3279a236f, c=IN, o=MANOJ BABURAO CHALIKWAR,
Date: 2023.08.03 14:28:53 +05'30'

Auth Sign.

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

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).

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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)

7. DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 03.08.2023 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 24.07.2023. 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Sau. Ishwari Vaibhav Mhaske from Shri. Dhanraj Motiram Nerkar vide Notarized Agreement for Sale Dated 22.07.2023.
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, RO 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;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Sachin Raundal - Valuation 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 – 24.07.2023 Valuation Date – 03.08.2023 Date of Report – 03.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.07.2023
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;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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 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

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 and non-agricultural land parcel admeasuring **34.71 Sq. M.** and structure thereof.

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 currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring 34.71 Sq. M. and structure thereof.

9. 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

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(Annexure – II)

10. 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.

