

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Sanjay Devram Bandre**

Name of Owner: **Shri. Ravindra Sudam Borkar**

Residential Flat No. 9, Second Floor, "**Vrundavan Paradise**", Survey No. 866/2A, Plot No. 31A + 82  
Near Vinay Nagar Bus Stop, Muthe Chal Road, Deepali Nagar, Vinay Nagar, Village – Nashik,  
Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.

Latitude Longitude: 19°58'51.6"N 73°47'24.9"E

### Valuation Prepared for:

**Bank of Baroda**

**Regional Office**




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



**Nashik** : 4, 1<sup>st</sup> 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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 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 9, Second Floor, "Vrundavan Paradise", Survey No.866/2A, Plot No. 31A + 82, Near Vinay Nagar Bus Stop, Muthe Chal Road, Deepali Nagar, Vinay Nagar, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri. Ravindra Sudam Borkar**. Name of Proposed Purchaser: **Shri. Sanjay Devram Bandre**.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Marginal and Colony Road
South	Building	Flat No.10
East	Building	Marginal Space
West	Bungalow	Flat No.13

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 **₹ 36,75,000.00 (Rupees Thirty Six Lakh Seventy Five Thousand Only)**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



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Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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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**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 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. <sup>(R)</sup>
2.	a)	Date of inspection : 09.08.2023
	b)	Date on which the valuation is made : 10.08.2023
3.	List of documents produced for perusal: 1) Copy of Notarized Agreement between Shri. Ravindra Sudam Borkar (the Seller) and Shri. Sanjay Devram Bandre (Proposed Purchaser) 2) Copy of Commencement Certificate No. LND / BP / A4 / 371/ 5095 / 12 dated 13.01.2012 issued by Nashik Municipal Corporation. 3) Copy of Occupancy Certificate Javak No. NRV/ 14685/ 2681 Dated 25.09.2013, issued by Nashik Municipal Corporation 4) Copy of Approved Building Plan Accompanying Commencement Certificate No. A4 / 371/ 5095 / 12 dated 13.01.2012, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. 5) Copy of Property Tax Index No. 82511410 date 15.05.2023 in the name of in the name of Shri. Ravindra Sudam Borkar issued by Nashik Municipal Corporation	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Name of Proposed Purchaser:</b> <b>Shri. Sanjay Devram Bandre</b>  <b>Name of Owner:</b> <b>Shri. Ravindra Sudam Borkar</b>  <b>Address:</b> Residential Flat No. 9, Second Floor, "Vrundavan Paradise", Survey No.866/2A, Plot No. 31A + 82, Near Vinay Nagar Bus Stop, Muthe Chal Road, Deepali Nagar, Vinay Nagar, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India  <b>Contact Person:</b> Shri. Rushabh Bandre (Proposed Purchaser Representative) Contact No. +91 9156658982 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 9 is located on Second Floor.

			<p>The composition of flat is Living + Kitchen + 2 Bedrooms + WC + Bath + Passage+ Balcony (i.e. <b>2BHK</b>).</p> <p>The property is at 7.6 Km. distance from nearest railway station Nashik Road.</p> <p><b>Landmark:</b> Near Vinay Nagar Bus Stop</p>
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.866/2A, Plot No.31A + 82
	b) Door No.	:	Residential Flat No.9
	c) T.S. No. / Village	:	Village – Nashik
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. A4 / 371/ 5095 / 12 dated 13.01.2012, 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. 9, Second Floor, " <b>Vrundavan Paradise</b> ", Survey No.866/2A, Plot No. 31A + 82, Near Vinay Nagar Bus Stop, Muthe Chal Road, Deepali Nagar, Vinay Nagar, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled	:	No

	area / cantonment area		
13.	Dimensions / Boundaries of the Property / <b>Building</b>		<b>As per Actual Site</b> <b>As per the Deed</b>
	North	:	Road      Road
	South	:	Building      Plot No.88
	East	:	Building      Plot No.83
	West	:	Bungalow      Plot No.31
13.1	<b>Flat</b>		<b>As per Actual Site</b> <b>As per the Deed</b>
	North		Marginal and Colony Road <sup>®</sup> Colony Road
	South		Flat No.10      Flat No.10
	East		Marginal Space      Marginal Space
	West		Flat No.13      Flat No.13
13.2	Whether Boundaries Matching with Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°58'51.6"N 73°47'24.9"E
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 650.00 Balcony Area in Sq. Ft. = 94.00 (Area as per Site Measurement)  <b>Built up area in Sq. Ft. = 875.00</b> <b>(Area as per Notarized Agreement)</b>
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up area in Sq. Ft. = 875.00</b> <b>(Area as per Notarized Agreement)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	S. No.	:	Survey No. 866/2A, Plot No.31A + 82
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 9, Second Floor, " <b>Vrundavan Paradise</b> ", Survey No.866/2A, Plot No. 31A + 82, Near Vinay Nagar Bus Stop, Muthe Chal Road, Deepali Nagar, Vinay Nagar, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential

4.	Year of Construction	:	2013 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + Stilt + 3 Upper Uppers Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 Flats on Second Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 9
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood 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.	:	Property Tax Index No. 82511410 date 15.05.2023
	Tax paid in the name of:	:	Shri. Ravindra Sudam Borkar
	Tax amount:	:	₹ 2652
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	:	<u>Name of Proposed Purchaser:</u> <b>Shri. Sanjay Devram Bandre</b> <u>Name of Owner:</u> <b>Shri.Ravindra Sudam Borkar</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Built up area in Sq. Ft. = 875.00</b> <b>(Area as per Notarized Agreement)</b>
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 650.00 Balcony Area in Sq. Ft. = 94.00 (Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Seller Occupied

15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,000.00 to ₹ 4,700.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 4,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 2,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 37,200.00 per Sq. M. ₹ 3,456.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	₹ 34,930.00 per Sq. M. ₹ 3,245.00 per Sq. Ft.
5	Registered Value (if available)	:	---
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	₹ 1,700.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	10 Years
	Life of the building estimated	:	50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	15%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 4,200.00 per Sq. Ft.</b>
	<b>Remarks:</b>	:	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	875.00 Sq. Ft.	4,200.00	<b>36,75,000.00</b>
2	Open Balcony Value of the property			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>36,75,000.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>36,75,000.00</b>
<b>Realizable value</b>	<b>34,91,250.00</b>
<b>Distress Value</b>	<b>29,40,000.00</b>
<b>Insurable value of the property (875.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>17,50,000.00</b>
<b>Guideline value of the property (875.00 Sq. Ft. X ₹ 3,245.00)</b>	<b>28,39,375.00</b>

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### **Justification for price / rate**

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

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

### **Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,000.00 to ₹ 4,700.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,200.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation.

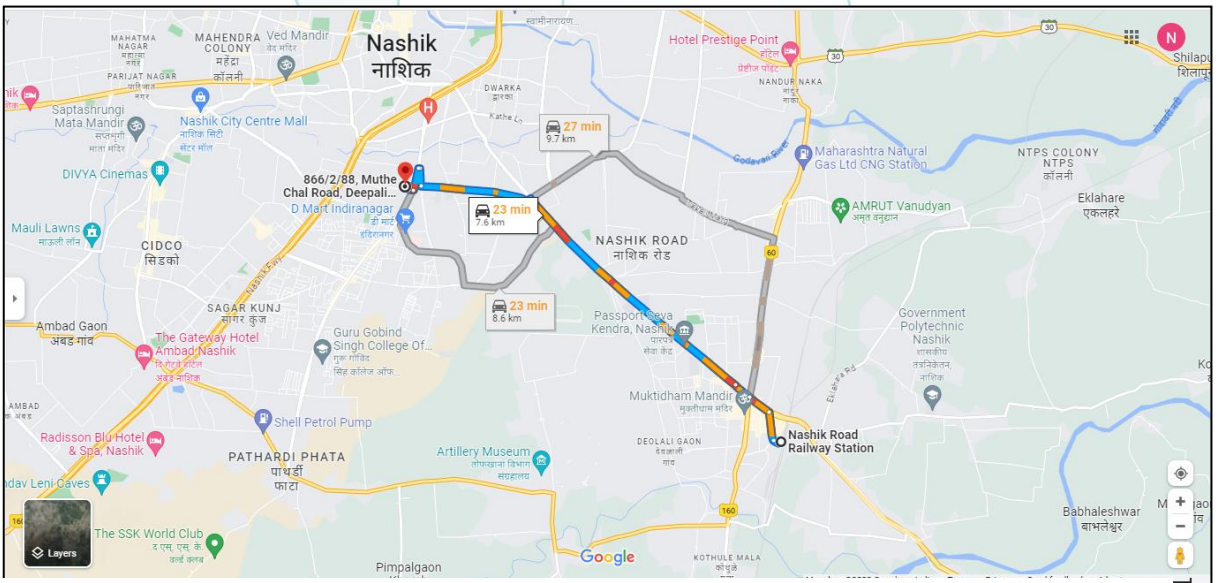
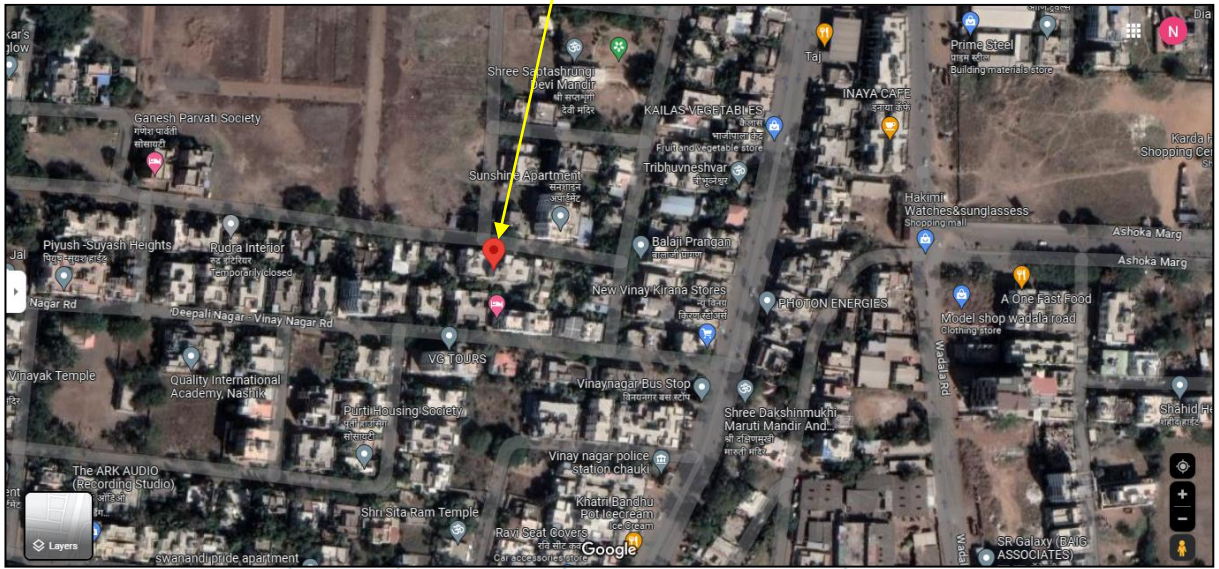
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 7,000.00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

### Actual site photographs



# Route Map of the property



Site u/r



**Latitude Longitude: 19°58'51.6"N 73°47'24.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 7.6 Km.)**

## Ready Reckoner Rate

 <b>Department of Registration &amp; Stamps</b> Government Of Maharashtra		<b>नोंदणी व मूद्रांक विभाग</b> महाराष्ट्र शासन			
Valuation	Home	Rule/Guideline	LOGOUT		
<h3>Valuation For Influence Area</h3> <p>*** welcome to valuation of properties in Maharashtra ***</p>					
<b>Location Details</b> Select Type: <input checked="" type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input type="radio"/> Other			Division Name: <b>Nashik</b>		<a href="#">Help on Division</a>
District Name	<b>नाशिक</b>	Taluka Name	<b>नाशिक</b>	Village/Zone Name	<b>सोज नाशिक - रावठाण</b>
Attribute	<b>सर्वे नंबर</b>	<b>888</b>	SubZone Name	<b>1.3.6 - कर्नालच्या (R B)</b>	
Mahapalika Area	<b>Nashik Muncipal Corj</b>				
	Open Land	<b>Residence</b>	Office	Shop	Industry
	14500	37200	42620	46500	0
	Unit: <b>Square Meter</b>				

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# Price Indicators

Wadala Gaon
+ Add

Configurations  
2, 3 BHK Apartments
Interested →

Configurations  
3, 4 BHK Apartments
Interested →

Home / Nashik / Wadala Gaon / Apex Heights Last updated: Apr 6, 2018

## Apex Heights

By **APEX BUILDERS & DEVELOPERS**

Khadanagar, Sawta Mall Road, Opposite Ashoka Joggers Park, Nashik

Become the first to Rate

**₹36.4 L** | ₹3.50 K/sq.ft

EMI starts at ₹19.28 K

Price excludes maintenance, floor rise c... [See More](#)

Contact Seller

SHARE SAVE

1.5 BHK Apartment Configuration

Ready to Move Possession Status

₹3.50 K/sq.ft Avg. Price

1040.00 sq.ft. (Builtup Area) Size

Wadala Gaon
+ Add

Configurations  
2, 3 BHK Apartments
Interested →

Configurations  
3, 4 BHK Apartments
Interested →

Home / Nashik / Pirani Nagar / Vimal Guru Ayyappan Last updated: Jan 10, 2020

## Vimal Guru Ayyappan

By **VIMAL BUILTECH**

Wadala Gaon, Nashik

**₹19.44 L - 28.36 L** | ₹4.55 K/sq.ft

EMI starts at ₹10.29 K

Price excludes maintenance, floor rise c... [See More](#)

Contact Developer

Request Photos

1, 2 BHK Apartments Configurations

Apr, 2023 Possession Starts

₹4.55 K/sq.ft Avg. Price

427.00 sq.ft. - 623.00 sq.ft. (Carpet Area) Sizes

# Price Indicators

n Nashik
Wadala Gaon ✕ + Add
Download App
List Property Free

Configurations  
3, 4 BHK Apartments

Interested →

Configurations  
2, 3 BHK Apartments

Interested →

Home / Nashik / Wadala Gaon / Skylark Sapphire Last updated: Apr 6, 2018

## Skylark Sapphire

By SKYLARK CONSTRUCTIONS PVT. LTD

Near Gaosiya, Sawata Mail Road, Opp Vescon IT Park, Nashik

Become the first to Rate

**₹21.12 L - 39.2 L** | ₹3.20 K/sq.ft

EMI starts at ₹11.18 K

Price excludes maintenance, floor rise c... [See More](#)

Contact Developer

SHARE

SAVE

Project Images

Project Images

Project Images

+ 5 more

1, 2 BHK Apartments

Configurations

Ready to Move

Possession Status

₹3.20 K/sq.ft

Avg. Price

660.00 sq.ft. - 1225.00 sq.ft.

(Builtup Area)

Sizes i

gpr ✕ + Add
Configurations  
2, 3 BHK Apartments
Interested →
Configurations  
3, 4 BHK Apartments
Interested →

Home / Nashik / Parab Nagar / Lotus Pride Last updated: Dec 28, 2021

## Lotus Pride

By LOTUS BUILDCON

Survey No. 100/1 to 12/2, Plot No. 28, Indira Nagar, Nashik

Become the first to Rate

**₹14.24 L - 17.04 L** | ₹3.99 K/sq.ft

EMI starts at ₹7.54 K

Price excludes maintenance, floor rise c... [See More](#)

Contact Developer

Request Photos

1 BHK Apartment

Configuration

Ready to Move

Possession Status

₹3.99 K/sq.ft

Avg. Price

357.00 sq.ft. - 427.00 sq.ft.

(Carpet Area)

Sizes i

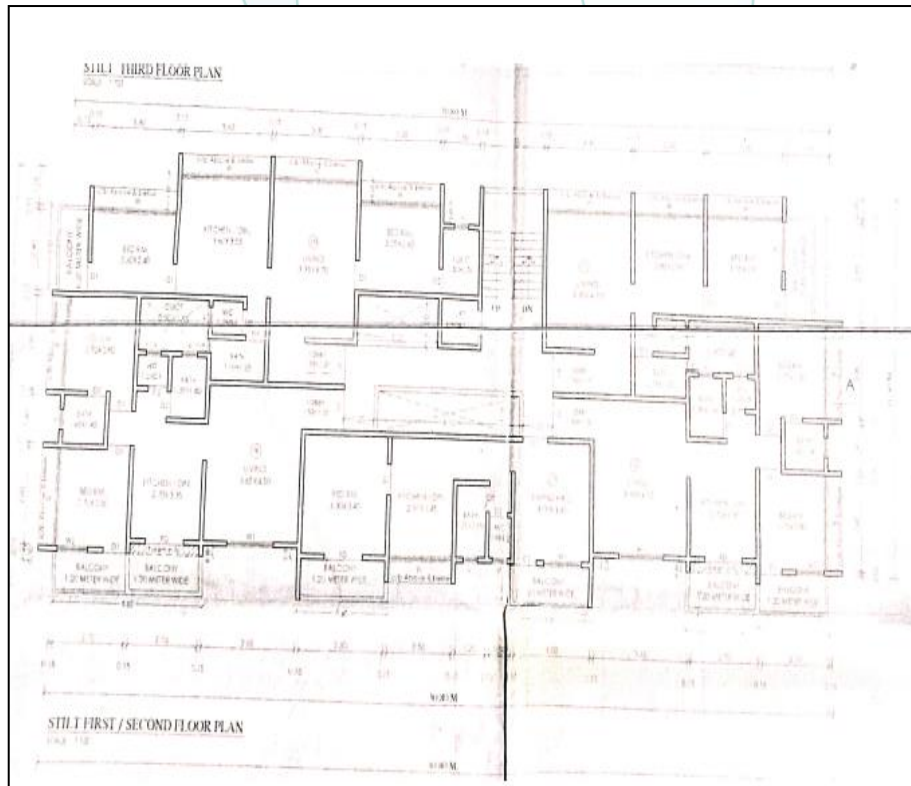
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 107/120 MH2010 PTC/01/189

# Approved Plan



# Commencement Certificate & Occupancy Certificate

**NASHIK MUNICIPAL CORPORATION**  
 नशिक नगरपालिका  
 नशिक

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **S. N. Construction Partnership Firm.**  
 C/o. Ar. Sanjay J. Pabari & Stru Engi. Vilas M. Katkade of Nashik.

Sub: Sanction of Building Permit & Commencement Certificate in Plot No.— 31A+82 of S. No. 866/2A of Nashik Shivar.

Ref: Your Application & Plan dated: 08 / 12 / 2010 Inward No. A4/BP/5906 Case No :-

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1948 (Bombay Act, No. LX of 1948) to erect building for Residential Purpose as per plan duly amended in — subject to the following conditions.

**CONDITIONS (1 to 31)**

- 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 completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- The commencement certificate Building permit 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 Bombay Provincial 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 etc.]
- 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.

**नाशिक नगरपालिका, नाशिक**  
 प्रगत बांधकामासु-लास करणे बांधकाम दाखला  
 (एन/आय/ए)

No. A 14685

श्री. शीवरी एन. एन. कानलप्रवर्तन पार्टनरशिप फर्म

संदर्भ : तुला दिनांक 03 / 01 / 2013 वा अर्ज क्रमांक 1334E/99C

वसल,

दाखल देण्यात येतो की अर्जाद्वारे विवक्षित / निर्मित, स. नं. 31A+82

प्लॉट नं. 31A+82

संख्या 866/2A अन्वये पत्रव्यवस्था क्र. 59/10/06/22-दिलेला 22 / 09 / 2012 अन्वये विचारामाने जाखिरद/ शिष्ट / सुधारक, श्री. संजय जे. पाबरी, अ. इं. विलास म. कातकाद यांचे निवेदनाद्वारे पूर्ण झाली असून विवक्षित / अर्जाद्वारे बांधकामासाठी खालील अटी तहानि अर्ज प्राप्त झालेला असून अर्जास परवानगी देण्यात येत आहे.

प्लॉट क्षेत्रफळ 3062.43 चौ.मी. चौ.मी. 2079.92 चौ.मी.

- एन. एन. कानलप्रवर्तन बांधकामास परवानगी देण्यात येत आहे. या बांधकामात बांधकाम करणे गरजेचे आहे.
- एन. एन. कानलप्रवर्तन बांधकामास परवानगी देण्यात येत आहे. या बांधकामात बांधकाम करणे गरजेचे आहे.
- एन. एन. कानलप्रवर्तन बांधकामास परवानगी देण्यात येत आहे. या बांधकामात बांधकाम करणे गरजेचे आहे.
- एन. एन. कानलप्रवर्तन बांधकामास परवानगी देण्यात येत आहे. या बांधकामात बांधकाम करणे गरजेचे आहे.


नशिक नगरपालिका  
 नगर कार्यपालिका  
 नाशिक

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## Notarized Agreement



- 2 -

**श्री. संजय देवराज बंद्रे**  
 उ.व. :- ४९, व्यवसाय :- नोकरी  
 पैन :- AITFB 1039 K  
 रा. :- ०९, गुजबतर अपार्टमेंट, धामा नगर, पेठवडी  
 हॉटेल जवळ, मुंबई नगर, नाशिक ४२२०११  
 :: खारची ::

**श्री. रविंद्र सुदाम बोरकर**  
 उ.व. :- ६०, व्यवसाय :- सेवानिवृत्त  
 पैन :- AEHFB 3101 L  
 रा. :- शाहीधिंग बिल्डींग, युनिट १ हॉस्पिटल मार्ग,  
 विद्यानगर, संगमनेर, ता. संगमनेर, जि.अहमदनगर ४२२०१६

**लिहून देणार**

**लिहून देणार**

**कारणे साठेखत कारारनामा लिहून देतो ऐसा जे की :-**

१. **मिळवणीचे वर्ग :-** अ। तुळशी, जिल्हा नासिक, पोस्ट तुळशी तापुका व जिल्हा नासिक पॅकी नासिक महानगरपालिका हद्दीतील रजिस्ट्रेशन जिल्हा नासिक व सब रजिस्ट्रेशन तापुका नासिक पॅकी योजे माणिक शहर -४ शिवारागीत सार्के नंबर ८६६०-अ२२ या मंजूर होऊन मधील प्लॉट नं. ३१ अ.८२ चांगी क्षेत्र ७६६.२३ चौ.मी. चांगी चतुःसूत्रीय येणेप्रमाणे :-

पूर्वेस	:	प्लॉट नं. ८३
पश्चिमेस	:	प्लॉट नं. ३१
दक्षिणेस	:	प्लॉट नं. ८८ व लागू सार्के नंबरची मिळवत
उत्तरेस	:	रस्ता

ब। येणेप्रमाणे चतुःसूत्रीय प्लॉटमिळवणी वरील सुंदरान पेठावाड्या या इमारती मधील दुसऱ्या मजल्यावरील प्लॉट नं. ९, चांगी किल्लेज क्षेत्र ८१५.०० चौ.फुट म्हणजेच ८१.३१ चौ.मी. चांगी म्युनिसिपल घर नं. ८२५ / ८६६ / २अ। व्ही। एच.०९, चांगी इन्डिअस नं. ८२९११४१० चांगी चतुःसूत्रीय येणेप्रमाणे :-

पूर्वेस	:	मोळखी जामा
पश्चिमेस	:	प्लॉट नं. १३
दक्षिणेस	:	प्लॉट नं. १०
उत्तरेस	:	कोंलनी रोड

येणेप्रमाणे चतुःसूत्रीय चतुर्भुज मिळवत त्यातील स्वतंत्र लाईट मिटरसह तसेच वॉटर कनेक्शन तसेच मजल्यावरील संपूर्ण पाकिंग सर्व सुखसोई व सुविधासह तसेच इमारतीतील जिने, टरेस, कॉमन वॉसेज यांचा इतर सर्व घटक वॉटर वॉरकाउटसह संपूर्ण करणयाचे एकत्रित वॉरकसह शर्तिका मिळवत. वर मिळवणी करिता पोलिसांमार्फत घातदानाचा व मातली एकूण २.३० टक्के पोषित केलेला आहे.

२. प्रस्तुत साठेखतात लिहून देणार यांना जागी व लिहून देणार यांना तुळशी असे संबोधित आहे. येणेप्रमाणे वर वरतम १ ब.मध्ये वर्णन केलेली सदनिका मिळवत ही लिहून देणार यांनी एच.एन. कन्स्ट्रक्शन प्रायिव्ही संस्था तर्फे भागीदार श्री. प्रशांत निवृत्ती खेडकर व इतरपत्र

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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 ₹ **36,75,000.00 (Rupees Thirty Six Lakh Seventy Five Thousand Only)**. The **Realizable Value** of the above property ₹ **34,91,250.00 (Rupees Thirty Four Lakh Ninety One Thousand Two Hundred Fifty Only)** and the **Distress Value** ₹ **29,40,000.00 (Rupees Twenty Nine Lakh Forty Thousand Only)**.

Place: Nashik

Date: 10.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. <sup>®</sup>

Director

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

Auth. Sign.

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 09.08.2023 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 10.08.2023. 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 is being purchased by Shri. Sanjay Devram Bandre from Shri. Ravindra Sudam Borkar Vide Notarized Agreement
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office Branch. to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Vinita Surve – Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 09.08.2023 Valuation Date - 10.08.2023 Date of Report - 10.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 09.08.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **10<sup>th</sup> August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **875.00 Sq. Ft. Built Up Area** owned by **Shri. Ravindra Sudam Borkar**. Name of Proposed Purchaser: **Shri. Sanjay Devram Bandre**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

## Property Title

Based on our discussion with the Client, we understand that the subject property is being owned by **Shri. Ravindra Sudam Borkar**. Name of Proposed Purchaser: **Shri. Sanjay Devram Bandre**. 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 **875.00 Sq. Ft. Built Up Area**

## Condition & Repair

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

## Valuation Methodology

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

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

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not

independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **875.00 Sq. Ft. Built Up Area**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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

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

## Remuneration and Costs.

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

## Occupation, employability and restrictions.

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

Place: Nashik  
Date: 10.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

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