

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Ajay Nagraj Mahale & Sau. Rupali Ajay Mahale.**

Name of Owner: **Smt. Surekha Balasaheb Jagtap,
Sau. Swati Arun Gaikwad,
Sau. Bharati Sunil Khandagale,
Sau. Arti Ganesh Pawar &
Sau. Jyoti Sandesh (alias) Mohan Madane**

Residential Land and House on Tenement No. N-31/A-2/08/09, Ground + First Floor, 3rd Scheme, Aashadh Sector, Near Saptashrungi Devi Mandir, Vijay Nagar, Saibaba Nagar, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 010, State - Maharashtra, Country – India.

Longitude Latitude: 19°58'12.0"N 73°45'37.0"E

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Valuation Done for:

**Bank of Baroda
Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 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 :

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Thane **Nanded** **Indore** **Raipur**
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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

Vastu/Nashik/08/2023/3099/2302034

12/05-180-CHV

Date: 12.08.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on Tenement No. N-31/A-2/08/09, Ground + First Floor, 3rd Scheme, Aashadh Sector, Near Saptashrunji Devi Mandir, Vijay Nagar, Saibaba Nagar, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 010, State - Maharashtra, Country – India belongs **Smt. Surekha Balasaheb Jagtap, Sau. Swati Arun Gaikwad, Sau. Bharati Sunil Khandagale, Sau. Arti Ganesh Pawar & Sau. Jyoti Sandesh (alias) Mohan Madane.** Name of Proposed Purchaser: **Shri. Ajay Nagraj Mahale & Sau. Rupali Ajay Mahale.**

Boundaries of the property.

North	:	Road
South	:	Tenement No. N-31/A-2/08/10
East	:	Tenement No. N-31/A-2/08/08
West	:	Road

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 is ₹ **16,14,331.00** (Rupees Sixteen Lakh Fourteen Thousand Three Hundred Thirty One Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation Report



Nashik : 4, 1st Floor, Madhusa 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 Branch Manager,**Bank of Baroda****Regional Office**

3SNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 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, Regional Office Branch to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	:	10.08.2023
	b) Date on which the valuation is made	:	11.08.2023
3.	List of documents produced for perusal		
	1. Copy of Notarized Agreement between Smt. Surekha Balasaheb Jagtap, Sau. Swati Arun Gaikwad, Sau. Bharati Sunil Khandagale, Sau. Arti Ganesh Pawar, Sau. Jyoti Sandesh (alias) Mohan Madane (the Seller) and Shri. Ajay Nagraj Mahale & Sau. Rupali Ajay Mahale (Proposed Purchaser)		
	2. Copy of Plot Transfer Letter Vide No. CIDCO/Prasha /2023/2644 dated.12.06.2023, issued by City Industrial Development Corporation of Maharashtra Limited.		
	3. Copy of Approved Building Plan No. BP/NT/NSK/ADM/99/119 Dated.17.02.1999, issued by City Industrial Development Corporation of Maharashtra Limited.		
	4. Copy of Approval to the Additional Room to the Existing House Letter No. BP(NT)/ADM/NSK/9799/119, Dated.17/02/1999 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)	:	<p>Name of Proposed Purchaser: Shri. Ajay Nagraj Mahale & Sau. Rupali Ajay Mahale</p> <p>Name of Owner: Smt. Surekha Balasaheb Jagtap, Sau. Swati Arun Gaikwad, Sau. Bharati Sunil Khandagale, Sau. Arti Ganesh Pawar & Sau. Jyoti Sandesh (alias) Mohan Madane</p> <p>Address: Residential Land and House on Tenement No. N-31/A-2/08/09, Ground + First Floor, 3rd Scheme, Aashadh Sector, Near Saptashrungi Devi Mandir, Vijay Nagar, Saibaba Nagar, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 010, State - Maharashtra, Country – India.</p> <p>Contact Person: Smt. Surekha Balasaheb Jagtap (Seller) Mb. No.: +91 7083828097.</p>

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 13.6 km. travelling distance from Nashik Road Railway Station.											
	Plot: The plot under valuation is Leasehold residential plot. As per Approved Plan Plot area is 30.00 Sq. M., which is considered for valuation.											
	Structure: As per Approved Plan Said Structure is Ground Floor, but as per site inspection is Ground + First Floor. Additional First Floor is constructed on site, which not Approved provided Building Plan. Hence First Floor area is not consider for this Valuation, the above mention valuation is consider only for Ground Floor 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> </tr> </thead> <tbody> <tr> <td>RCC Framed Structure</td> <td></td> </tr> <tr> <td>Ground Floor – Hall, Kitchen, WC, Bath, Passage, Open Space.</td> <td>25.48</td> </tr> <tr> <td>First Floor – Hall, Kitchen, WC, Bath, Passage, Open Balcony.</td> <td>28.81</td> </tr> <tr> <td>Open Space</td> <td>23.40</td> </tr> </tbody> </table>		Description	As per site measurement Carpet Area in Sq. M.	RCC Framed Structure		Ground Floor – Hall, Kitchen, WC, Bath, Passage, Open Space.	25.48	First Floor – Hall, Kitchen, WC, Bath, Passage, Open Balcony.	28.81	Open Space	23.40
Description	As per site measurement Carpet Area in Sq. M.											
RCC Framed Structure												
Ground Floor – Hall, Kitchen, WC, Bath, Passage, Open Space.	25.48											
First Floor – Hall, Kitchen, WC, Bath, Passage, Open Balcony.	28.81											
Open Space	23.40											
	As per Approved Plan Built Up area is 23.30 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>Ground Floor</td> <td>12.43</td> </tr> <tr> <td>Additional Area</td> <td>10.87</td> </tr> <tr> <td>Total Built up area</td> <td>23.30</td> </tr> </tbody> </table>		Floors	Area (Sq. M.)	Ground Floor	12.43	Additional Area	10.87	Total Built up area	23.30		
Floors	Area (Sq. M.)											
Ground Floor	12.43											
Additional Area	10.87											
Total Built up area	23.30											
5a	Total Lease Period & remaining period (if leasehold)	: N.A., the land is Leasehold										
6.	Location of property	:										
	a) Scheme / Sector	: 3 rd Scheme, Aashadh Sector										
	b) Door No.	: Residential Land and House on Tenement No. N-31/A-2/08/09										
	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-31/A-2/08/09, Ground + First Floor, 3 rd Scheme, Aashadh Sector, Near Saptashrunji Devi Mandir, Vijay Nagar, Saibaba Nagar, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 010, State - Maharashtra, Country – India										
8.	City / Town	: Village – Cidco										
	Residential area	: Yes										

	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – 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 Document
			B
			Actual
	North		As per Cidco Record of Rights Road
	South		As per Cidco Record of Rights Tenement No. N-31/A-2/08/10
	East		As per Cidco Record of Rights Tenement No. N-31/A-2/08/08
	West		As per Cidco Record of Rights Road
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°58'12.0"N 73°45'37.0"E
14.	Extent of the site	:	Plot Area = 30.00 Sq. M.
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	(As per Approved Plan) Structure Area = As per table Attached
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied
II CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Normal
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	:	Below 15 Ft

	than 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-coast / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot Area = 30.00 Sq. M. (As per Approved Plan)
	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)	:	₹ 35,000.00 to ₹ 45,000.00 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	:	₹ 43,000.00 per Sq. M.
6	Estimated value of land	:	₹ 12,90,000.00
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	:	2000 (As per Site Information)
	d) Age of the building	:	23 Years
	e) Life of the building estimated	:	37 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/19/119 Dated.17.02.1999, issued by City

	j) Approved map / plan issuing authority	:	Industrial Development Corporation of Maharashtra Limited
	k) Whether genuineness or authenticity of approved map / plan is verified	:	Nashik Municipal Corporation, Nashik Yes
	l) Any other comments by our empanelled valuers on authentic of approved plan	:	Yes -As per Approved Plan Said Structure is Ground Floor, but as per site inspection is Ground + First Floor. Additional First Floor is constructed on site, which not Approved provided Building Plan. Hence First Floor area is not consider for this Valuation, the above mention valuation is consider only for Ground Floor Structure.

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, MS Grill windows,
5.		:	Concealed plumbing & Open Casing Capping Electrical
6.		:	wiring.
7.		:	
8.	RCC Works	:	RCC Framed Structure
9.	Plastering	:	Cement Plastering
10.	Flooring, Skirting, dado	:	Mosaic Tiles Flooring
11.	Special finish as marble, granite, wooden paneling, grills etc.	:	Marble
12.		:	
13.	Roofing including weatherproof course	:	As per Brief Description
14.	Drainage	:	Connected to Municipal Sewerage System
15.	Compound Wall	:	
	Height	:	5' BBM Masonry
	Length	:	
	Type of construction	:	
16.	Electrical installation	:	
	Type of wiring	:	Open Casing Capping Electrical wiring
	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	:	Provided as per requirement
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	Value / Full Value
Ground Floor	23.3	2000	60	21,500.00	23	14,083.00	3,24,331.00	4,95,145.00
						TOTAL	3,24,331.00	4,95,145.00

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	30.00	6,400.00	1,92,000.00
Structure	As per valuation table		3,24,331.00
Total			5,16,331.00

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 12,90,000.00
Part – B	Building	:	₹ 3,24,331.00
Part – C	Extra Items	:	
Part – D	Amenities	:	
Part – E	Miscellaneous	:	
Part – F	Services	:	
	Total	:	₹ 16,14,331.00
Fair Market Value		:	₹ 16,14,331.00
Realizable Value		:	₹ 15,33,614.00
Distress Value		:	₹ 12,91,465.00
Value as per Circle Rate		:	₹ 5,16,331.00
Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))		:	₹ 2,75,681.00
Remark:			
1) <u>For the purpose of valuation, we have considered the Land and Built Up area as per Approved Plan.</u>			
2) <u>As per Approved Plan Said Structure is Ground Floor, but as per site inspection is Ground + First Floor. Additional First Floor is constructed on site, which not Approved provided Building Plan. Hence First Floor area is not consider for this Valuation, the above mention valuation is consider only for Ground Floor Structure.</u>			

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.

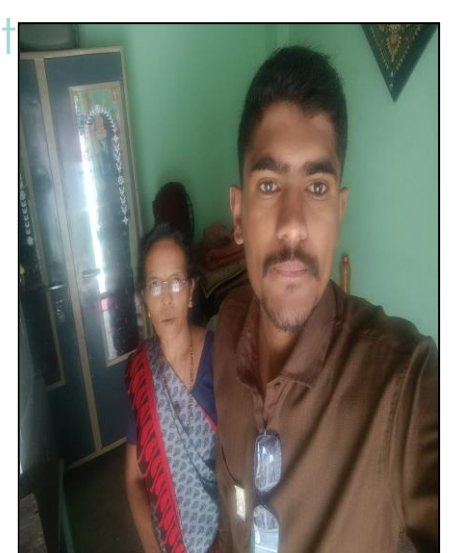
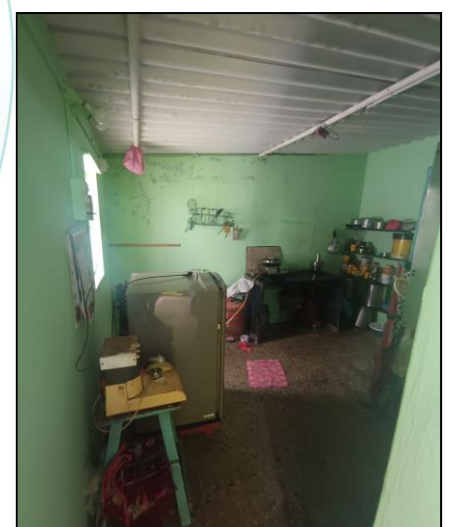
There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned 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 ₹ 35,000.00 to ₹ 45,000.00 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 ₹ 43,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

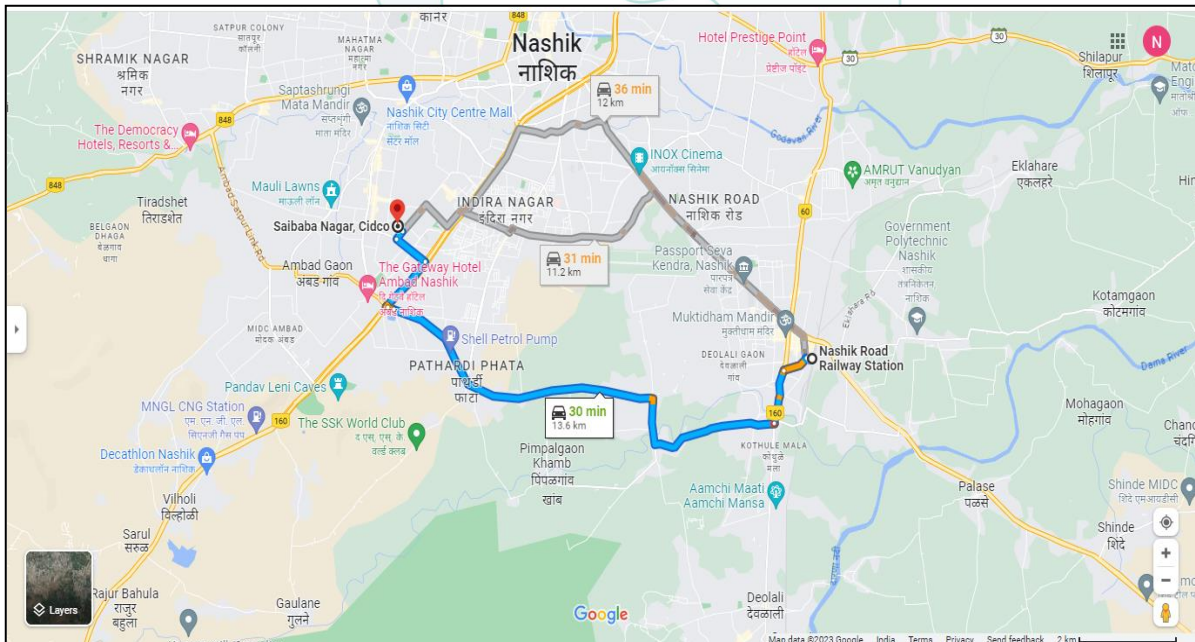
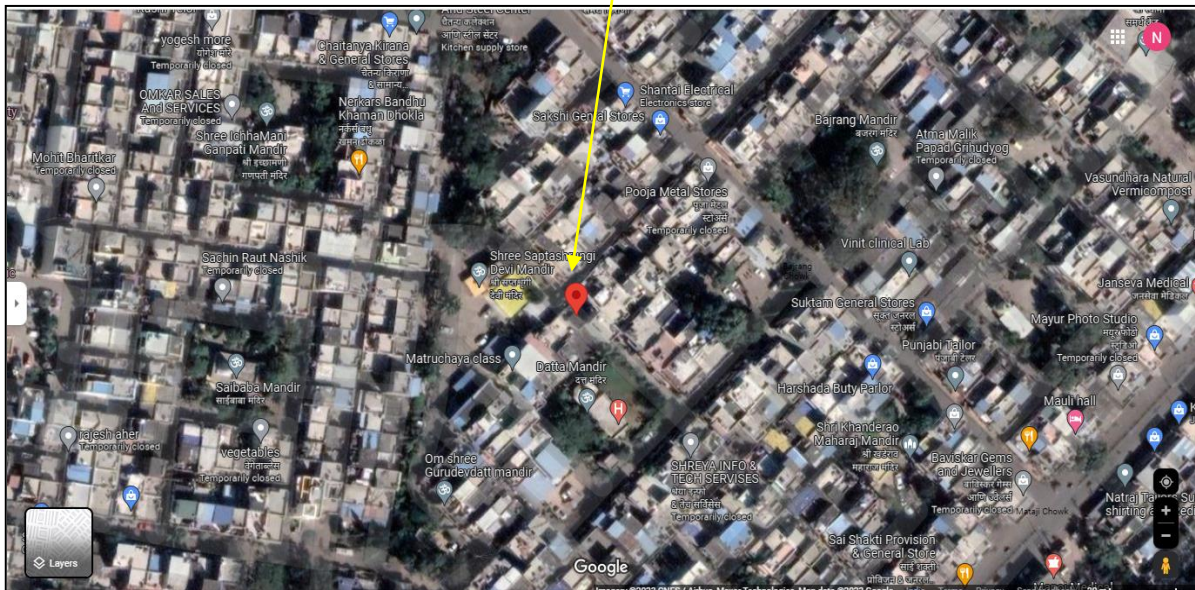
i)	Saleability	Good
ii)	Likely rental values in future in and	-
iii)	Any likely income it may generate	-

4. ACTUAL SITE PHOTOGRAPHS



ROUTE MAP OF THE PROPERTY


Site u/r



Longitude Latitude: 19°58'12.0"N 73°45'37.0"E


Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 13.6 Km)

5. READY RECKONER RATE




**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule/Guideline
LOGOUT



*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik Help on Division

District Name: नाशिक Taluka Name: नाशिक Village/Zone Name: मौज नासिक क्र.1 आषाढ

Attribute: इतर SubZone Name: 1.40.3 - मोरवाडीकडून

Mahapalika Area: Nashik Municipal Corp

Open Land	Residence	Office	Shop	Industry	Unit
6400	28500	32370	35620	0	Square Meter

Think.Innovate.Create

6. PRICE INDICATORS

HOUSING.COM Buy In Nashik + Add Download App List Property First Saved

Home / Nashik / Kamatwade Gaon / Plot for Sale in Kamatwade Gaon / Residential Plot Last updated: Jan 16, 2023

Residential Plot ₹88.0 L EMI starts at 43.69 K
Saptashrungi Nagar, Kamatwade Gaon, Nashik 3.83 K/sq.ft [Contact Seller](#)

No Property Images Available [Request Photos](#)


2300 sq.ft Plot Area	3.83 K/sq.ft Avg. Price	20 Year Old Age of property	Immediate Possession status	South-East facing Facing
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Home > Property in Nashik > Plots for Sale in Nashik > Ashwin Nagar > 280 Sq.yrd

₹1.40 Cr ₹5556/sqft [Apply for loan](#) ONLY ON MAGICBRICKS

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


 2 Photos

5 Floors allowed

Plot Area 280 sqyrd -	Any Construction Done No	Status Legal & Infra Status
Boundary Wall Yes	Type Of Ownership Leasehold	Transaction Type Resale

[Contact Owner](#) [Get Phone No.](#)

Plot Transfer Letter & Approved Plan



CIDCO
WE MAKE CITIES

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
CIDCO NASHIK OFFICE
ADMINISTRATIVE BUILDING
MUMBAI-AGRRA ROAD, CIDCO NEW NASHIK - 422 009

CIN NO - 99999 MH 1970 SGC-014574 PAN NO : AACCE 3309 K GST NO : 27 AACCC 3309 K 2 ZW

क.सिडको/प्रशा/२०२४/२६५५ दिनांक : १२/०१/२०२३

प्रति,
 (मालमत्ता विकणार)
 श्री. अशोक अशोक अयंगर, श्री. अशोक अशोक अयंगर
 श्री. अशोक अशोक अयंगर, श्री. अशोक अशोक अयंगर
 ०५-३१/१-२/०८/०९

विषय : घर / फ्लॉट हस्तांतरणाकरिता अटी व शर्तीतह ना हरकत
 प्रमाणपत्र
 संदर्भ : मालमत्ता हस्तांतरणाकरिता अर्ज दिनांक ३०/०५/२०२३

महोदय/महोदया,
 निम्नलिखित प्रकरणी आपणास कळविण्यात येत आहे की :-

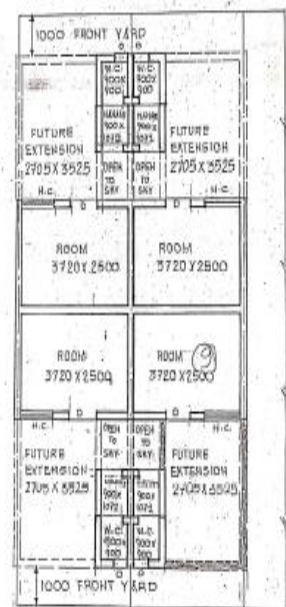
- संदर्भित अर्जांवरचे आपण मालमत्ता हस्तांतरणाकरिता अर्ज दाखल केला आहे.
- सदरची मालमत्ता ही सिडकोची लिखितपणे मालमत्ता आहे त्यामुळे या मालमत्तेसाठी लीन जागेची मालकी ही सिडकोची आहे.
- प्राप्त अर्ज तक्रार घेता या कार्यालयातील अभिलेखाची पडताळणी केली असता, विषयनिमित्त मालमत्तेचे लिजडीड नोंदणीकृत झालेले नाही करता प्रथम सिडकोच्या अभिलेखानुसार उपलब्ध मालमत्ताधारकाने (मालमत्ता विकणार) यांनी प्रथम दुय्यम निर्बंधक, नोंदणी कार्यालय, नाशिक येथे अलव्यक्त मुद्राक गुल्काचा भरसा करून लिजडीड नोंदणीकृत करावे. (लिजडीड दस्तऐवजासोबत मूळ घाटपानुसार सॉईट प्लान जोडणे बंधनकारक राहिल.)
- मालमत्ताधारकाने सदरची मालमत्ता विक्री केलेली असल्याने या मालमत्तेचा फक्त भाडेपट्टा हस्तांतरित होणार आहे त्यामुळे प्राप्त अर्जांचे अनुषंगाने मालमत्ताधारकाने लिजडीडकरिता दस्तऐवज शुल्क आणि हस्तांतरणाकरिता सिडकोच्या मंचुर घोरणानुसार हस्तांतरण शुल्क प्रथम भरावे लागेल.
- मालमत्ता विकणार आणि मालमत्ता घेणार यांनी दोन्ही नोंदणीकृत दस्तऐवज लिजडीड आणि डिड ऑफ असॉर्नमेंट या बसतांची प्रत सिडको कार्यालयास सादर केल्यानंतर मालमत्ता विकत घेणार पांचे नावे हस्तांतरण जाबेरा निर्गीत करण्यात येतील.

प्रशासक
 सिडको नविन नाशिक

प्रति,
 (मालमत्ता विकणार)
 श्री. अशोक अशोक अयंगर
 श्री. अशोक अशोक अयंगर

CIDCO LTD
NASHIK

TYPE :- N31 (E.W.S.) IIIrd SCHEME
 PLOT AREA/UNIT 30.00 M²
 BUILT UP AREA /UNIT 12.43 M²
 PROPOSED BUILT UP AREA 10.87 M²
 NAME OF TENEMENT HOLDER श्री. बाबुराव र. जायस
 TENEMENT NO. N-31A-108104



1000 FRONT YARD


FUTURE EXTENSION 2705 X 2525
 ROOM 3720 X 2500
 ROOM 3720 X 2500
 ROOM 3720 X 2500
 ROOM 3720 X 2500
 FUTURE EXTENSION 2705 X 2525

1000 FRONT YARD

Approved as amended in Red
 Subject to the conditions mentioned in
 this office lease No. EP/INTNSR/ADM/9/119
 Dated 19/11/99
 Administrator
 CIDCO of Maharashtra Limited
 CIDCO Bombay-Agrra Road,
 NEW NASHIK-422 009.
 DWIVER'S SIGNATURE



Notarized Agreement



भारतीय नैऋ न्यायिक
भारत INDIA
₹. 500 FIVE HUNDRED RUPEES
पाँच सौ रुपये Rs. 500
INDIA NON JUDICIAL
TREASURY OFFICE MASIK

MAHARASHTRA 0.2023.0
विक्री करारनामा :- सावदानगर, सिडको, नांदेड नाशिक न्यायिक
स.नं. 14 दि. 28 JUN 2023 स. 5001-पैकी स.

CA 097498
- 7 JUN 2023

STPHC ATO

NOTARY
ATTED & REGISTERED
Serial No. 19/07/23
DATE 28/6/23
This Document Contains
04 Pages

सरकारी मुल्यांकन	17,00,000/-
आपसातील किंमत	17,00,000/-
स्टॅम्प खट्टी	1,02,000/-
रजिस्ट्रेशन फी	17,000/-

साठेखत विक्री करारनामा

साठेखत विक्री करारनामा आज दि. 28 माहे मे इसवी सन 2023 रोज
बुधवार ते दिवशी नाशिक मुकामी.

SHARAD N. GAIDHANI
Advocate & Notary

Scanned with CamScanner

2....

श्री. अजय नगराज महले
उ.व. 27, घंदा । व्यापार
पॅन कार्ड क्र. CUBPM4694R
आधार नं. 4423 1060 0256

श्री. रूपाली अजय महले
उ.व. 22, घंदा : गृहीणी
पॅन कार्ड क्र. GVNPM6231B
आधार नं. 9505 8469 6123

दोघे रा. पन 41, ए छी 1/9/7, साईबाबा नगर, सिडको,
नाशिक

सिद्ध देवगार

1. श्रीमती सुरेखा बाळासाहेब जगताप
2. सौ. स्वाती अरुण पाचकवाड
3. सौ. भारती सुनिल खडगळे
4. सौ. आरती गणेश चव्हार
5. सौ. ज्योती संदेश उर्फ मोहन मदन

नं.5 स्वतःसाठी व अ.क्र. 1 ते 4 यांची जनरल मुखत्याव
उ.व.41, घंदा : गृहीणी
पॅन कार्ड क्र. BYHPM1442C
आधार कार्ड क्र. 7063 1420 1699
रा. पन 31, ए 2/8/9, सतःणी चौक, विजय नगर,
सिडको, नाशिक

सिद्ध देवगार

कारणे साठेखत करारनामा सिद्ध देवती की,

1) मिळकतीचे वर्णन :- तुकडी विस्था नाशिक पोस्टतुकी तालुका नाशिक पैकी नाशिक महानगरपालिका इटलीतील सिडको विभागातील विजय नगर परिसरातील सतःणी चौक घेयीत पर टेंगमेंट नं. पन 31, ए 2/8/9 यासी सिडकोचे छाती व बांधकाम केलेली मिळकत पामी प्लॉट एरिया 30 चौ.मी. , विस्था एरिया 12.43 चौ.मी. , एकूण प्रामोन्ड बांधकाम एरिया 10.87 चौ.मी. यासी चतुःसिमा सिडको रेकोर्ड ऑफ राईट्समामने.

केणे प्रमाणे चतुःसिमातील घर मिळकत अत, तर, कार, पाचपण, विधी नियेयंसह व कॉलनी रोड, सामाईक रस्ते तसेच ओपन स्पेस बांधकामे इकांसह तदंगुत वस्तुसह मिळकत दरोबरत.

2) केणे प्रमाणे बांधीस सिडको घर मिळकत ही सिद्ध देवगार यांचे अधिपत्याधीन मालकीची व कर्णे वधिवदीतील असून सदर मिळकत बाबत सिद्ध देवगार नं. 1 ते 4 यांनी सिद्ध देवगार नं. 5 यांना जनरल मुखत्याख दितेले आहे. सदर दस्त मे. दुय्यम निबंधक सो., नाशिक 5 यांचे कर्णालयात दस्त नोंदणी क्र. 3481/2023, दि. 16 मार्च 2023 अन्वये नोंदवितेता आहे.



Approval to the Additional Room to the Existing House Letter

**City & Industrial Development Corporation
of Maharashtra Limited**

No. BF (NT)/ADM/NSK/99/1119

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

Date 17/2/19

To
Shri. Babasaheb A. Jayapr
N-3/Malavlog
23 Bed

Sub. : Approval to the Additional Room to the Existing
House No. N-3/Malavlog/199 N-31
Scheme 3rd Sector A

Dear Sir/Madam,

Please refer to your letter No _____ Dated _____ received in
this office on _____

Under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 the
building plans submitted by you under your above referred letter are approved here-
with subject to following conditions in addition to the condition mentioned in the
commencement certificate enclosed.

- 1) Plans are approved are enclosed herewith
- 2) Entire construction shall strictly be done as per the Approved plans & notes at
your own risk & cost only
- 3) Existing water supply line & drainage arrangement shall not be disturbed

4) Proposed Rwp Am. 10.82M

One set of approved plans is enclosed herewith

Yours faithfully,
Administrator
CIDCO, NEW NASHIK.

Encl. As above

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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 ₹ **16,14,331.00 (Rupees Sixteen Lakh Fourteen Thousand Three Hundred Thirty One Only)**. The Realizable Value ₹ **15,33,614.00 (Rupees Fifteen Lakh Thirty Three Thousand Six Hundred Fourteen Only)** and the Distress value ₹ **12,91,465.00 (Rupees Twelve Lakh Ninety One Thousand Four Hundred Sixty Five Only)**.

Place: Nashik

Date: 12.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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 & 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 12.08.2023 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 am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).

- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Shri. Ajay Nagraj Mahale & Sau. Rupali Ajay Mahale from Smt. Surekha Balasaheb Jagtap & Others vide Notarized Agreement
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office 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 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 – 10.08.2023 Valuation Date – 12.08.2023 Date of Report – 12.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 10.08.2023
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

8. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **12th Aug 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **30.00 Sq. M.** and structures thereof. The property is owned by **Smt. Surekha Balasaheb Jagtap, Sau. Swati Arun Gaikwad, Sau. Bharati Sunil Khandagale, Sau. Arti Ganesh Pawar & Sau. Jyoti Sandesh (alias) Mohan Madane.** Name of Proposed Purchaser: **Shri. Ajay Nagraj Mahale & Sau. Rupali Ajay Mahale.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **Smt. Surekha Balasaheb Jagtap, Sau. Swati Arun Gaikwad, Sau. Bharati Sunil Khandagale, Sau. Arti Ganesh Pawar & Sau. Jyoti Sandesh (alias) Mohan Madane.** Name of Proposed Purchaser: **Shri. Ajay Nagraj Mahale & Sau. Rupali Ajay Mahale.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been

obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **30.00 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 **30.00. 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.

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: 12.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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