

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "B-Orbit Palms"

"B-Orbit Palms", Residential Building on Survey No. 212/1P, Plot No.1, Village Mhasrul Shiwar, Off Prayag Residency, Kala Nagar, Lane No. 6, Dindori Road, Taluka & District - Nashik, PIN - 422 004, State - Maharashtra, Country - India

Latitude Longitude: 20°02'09.0"N 73°48'32.9"E

Valuation Done for:

Union Bank of India

RLP Nashik Branch

Union Loan Point Nashik, Nawandar Sankul, 1366, M-1 RACCA Colony, Near Soni Paithani, Sharanpur Road, Nashik, Pin Code - 422 002, State - Maharashtra, Country - India



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
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Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

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mumbai@vastukala.org

MASTER VALUATION REPORT OF "B-Orbit Palms"

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Latitude Longitude: 20°02'09.0"N 73°48'32.9"E

NAME OF DEVELOPER: M/s. B-Orbit Group Partnership

Pursuant to instructions from Union Bank of India, RLP Nashik Branch, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **24th August 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "B-Orbit Palms", Residential Building on Survey No. 212/1P, Plot No.1, Village Mhasrul Shiwar, Off Prayag Residency, Kala Nagar, Lane No. 6, Dindori Road, Taluka & District - Nashik, PIN - 422 004, State - Maharashtra, Country - India. It is about 12.6 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. B-Orbit Group Partnership	
Project Registration Number	Project	RERA Project Number
	B-Orbit Palms	P51600029811
Register office address	M/s. B-Orbit Group Partnership 6, "Arihant Apartment", B-Orbit Group, Patil Lane No. 3, Collage Road, Nashik, Taluka & Dist. - Nashik, PIN - 422 005, State - Maharashtra, Country - India	
Contact Numbers	Contact: Neha Jha - (Builder person - Mobile No. 7774049009 /0253-2232929)	
E - mail ID AND Website	enquiry@b-orbit.com www.b-orbit.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Omkar Park & Road
On or towards East	Nalla & Harirachana Sankul & Janai Row House
On or towards West	Road & Pushpak Paradise



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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,
Union Bank of India
RLP Nashik Branch**Union Loan Point Nashik, Nawandar Sankul, 1366,
M-1 RACCA Colony, Near Soni Paithani,
Sharanpur Road, Nashik, Pin Code - 422 002,
State – Maharashtra, Country – India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General					
1.	Purpose for which the valuation is made	: As per request from Union Bank of India, Home Loans Sales, Project Approval Cell, RLP Nashik Branch to assess fair market value of the property for bank loan purpose.				
2.	a)	Date of inspection : 17.08.2023				
	b)	Date on which the valuation is made : 24.08.2023				
3.	List of documents produced for perusal					
	1.	Copy of Legal Title Report date 27.02.2021 issued by Adv. Akhilesh Arun Naik (As per RERA Certificate)				
	2.	Copy of Affidavit Cum Declaration of Mr. Pandit S. Birari date 15.06.2021				
	3.	Copy of MAHARERA Registration Certificate of Project No. P51600029811 issued by Maharashtra Real Estate Regulatory Authority date 04.07.2021.				
	4.	Copy of Engineer's Certificate date 28.05.2022 issued by Lakhan J. Pawar (As per RERA Certificate)				
	5.	Copy of Architect's Certificate date 23.05.2022 issued by Vijaya Consultants (As per RERA Certificate)				
	6.	Copy of Annual Reports Statement of Accounts date 28.05.2022 M/s. Tushar Pagar & Co. Chartered Accountants (As per RERA Certificate)				
	7.	Copy of Quality Assurance Certificate date 23.05.2022 issued by Nitin B. Shewale (As per RERA Certificate)				
	8.	Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / C2 / 69/ 2021 dated 28.05.2021 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation, Nashik				
	9.	Copy of Approved Plan No. C2 / 69/ 2021 dated 28.05.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation Approved upto:				
		<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B Orbit Palms</td> <td>Ground (Parking) + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	B Orbit Palms	Ground (Parking) + 1 st to 7 th Upper Floors.
Project	Number of Floors					
B Orbit Palms	Ground (Parking) + 1 st to 7 th Upper Floors.					
	10.	True Copy Layout Plan				
	11.	Copy of Document Vide No.9833/2000 Dated.16.10.2010				
	Project Name (with address & phone nos.)	: "B-Orbit Palms" , Residential Building on Survey No. 212/1P, Plot No.1, Village Mhasrul Shiwar, Off Prayag Residency, Kala Nagar, Lane No. 6, Dindori Road, Taluka & District - Nashik, PIN Code - 422 004, State				

		- Maharashtra, Country - India	
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)	:	M/s. B-Orbit Group Partnership Address: 6, "Arihant Apartment", B-Orbit Group, Patil Lane No. 3, Collage Road, Nashik, Taluka & Dist. - Nashik, PIN - 422 005, State - Maharashtra, Country – India Contact Person: Neha Jha – (Builder person – Mobile No. 7774049009 /0253-2232929)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
TYPE OF THE BUILDING:			
		Project	Number of Floors
		B Orbit Palms	Ground (Parking) + 1 st to 7 th Upper Floors.
LEVEL OF COMPLETEION:			
		Project	Present stage of Construction
		B Orbit Palms	Foundation, RCC Plinth, Full Building RCC, Internal Brick work, External Brick work, Internal plastering, External plastering, Flooring, Tiling, Kitchen Platform, Electrification, plumbing & Sanitary installation Partly Completed on Site.
			84%
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is December - 2024 (As per MAHARERA Certificate)			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
PROPOSED PROJECT AMENITIES:			
➤ Vitrified tiles flooring in all rooms			
➤ Granite Kitchen platform with Stainless Steel Sink			
➤ Powder coated aluminum sliding windows with Mosquito Net			
➤ Laminated wooden flush doors with Safety door			
➤ Concealed wiring			
➤ Concealed plumbing			
➤ Landscaping & Tree Planting			
➤ Water Conservation, Rain water Harvesting			
➤ Sewage Treatment Plant			
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No.1
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	Survey No. 212/1P, Village Mhasrul Shiwar

	d)	Ward / Taluka	:	Taluka - Nashik
	e)	Mandal / District	:	Dist. - Nashik
7.	Postal address of the property		:	"B-Orbit Palms", Residential Building on Survey No. 212/1P, Plot No.1, Village Mhasrul Shiwar, Off Prayag Residency, Kala Nagar, Lane No. 6, Dindori Road, Taluka & District - Nashik, PIN Code - 422 004, State - Maharashtra, Country - India
8.	City / Town		:	Village Mhasrul Shiwar, Dindori Road, Nashik
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Plan	As per MAHARERA	As per Site
	North	Survey No.214	Survey No.214	Open Plot
	South	Plot No. 2 & 4	Plot No. 2 & 4	Omkar Park & Road
	East	Nala	Waghadi Nala	Nalla & Harirachana Sankul & Janai Row House
	West	18 Mtr. D. P. Road	18 Mtr. Wide Road	Road & Pushpak Paradise
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		20°02'09.0"N 73°48'32.9"E	
14.	Extent of the site		Plot area - 771.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		Plot area - 771.00 Sq. M. (As per Approved Plan & RERA Certificate)	
16	Whether occupied by the owner / tenant? If		N.A. Building Construction work is in progress	

	occupied by tenant since how long? Rent received per month.					
II	CHARACTERSTICS OF THE SITE					
1.	Classification of locality	: Middle class				
2.	Development of surrounding areas	: Good				
3.	Possibility of frequent flooding/ sub-merging	: 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?	: Copy of Approved Plan No. C2 / 69/ 2021 dated 28.05.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation Approved upto:				
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10.	Corner plot or intermittent plot?	: Intermittent				
11.	Road facilities	: Yes				
12.	Type of road available at present	: B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 18.00 Mtr. Wide D. P. Road				
14.	Is it a Land – Locked land?	: No				
15.	Water potentiality	: Municipal Water supply				
16.	Underground sewerage system	: Connected to Municipal sewer				
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 publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	: No				
Part – A (Valuation of land)						
1	Size of plot	: Plot area - 771.00 Sq. M. (As per Approved Plan & RERA Certificate)				
	North & South	: -				
	East & West	: -				
2	Total extent of the plot	: As per table attached to the report				
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.				



4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 31,000.00 per Sq. M. for Residential ₹ 8,000.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>771.00</td> <td>8000.00</td> <td>61,68,000.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	771.00	8000.00	61,68,000.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
771.00	8000.00	61,68,000.00							
Part - B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
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B-Orbit Palms	Ground (Parking) + 1 st to 7 th Upper Floors.								
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. C2 / 69/ 2021 dated 28.05.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B-Orbit Palms</td> <td>Ground (Parking) + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	B-Orbit Palms	Ground (Parking) + 1 st to 7 th Upper Floors.		
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A. Building Under Construction
3.	Superstructure	:	as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Teak wood door frame with flush doors, Powdered Coated Aluminum Sliding windows

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:**1) B Orbit Palms:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Total Carpet Area Rate per Sq. ft. on in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	1	1	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
2	2	1	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
3	3	1	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
4	4	1	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
5	5	1	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
6	6	1	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
7	7	2	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
8	8	2	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
9	9	2	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
10	10	2	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
11	11	2	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
12	12	2	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
13	13	3	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
14	14	3	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
15	15	3	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
16	16	3	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
17	17	3	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
18	18	3	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
19	19	4	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
20	20	4	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
21	21	4	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
22	22	4	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
23	23	4	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
24	24	4	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
25	25	5	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
26	26	5	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
27	27	5	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
28	28	5	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
29	29	5	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
30	30	5	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
31	31	6	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
32	32	6	3 BHK	854	171	1025	1128	5400	55,35,000.00	52,58,250.00	44,28,000.00	11500
33	33	6	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
34	34	6	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000
35	35	6	1 RK	418	39	457	503	5400	24,67,800.00	23,44,410.00	19,74,240.00	5000



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Total Carpet Area Rate per Sq. ft. on in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
36	36	6	1 RK	255	91	346	381	5400	18,68,400.00	17,74,980.00	14,94,720.00	4000
37	37	7	2 BHK	696	134	830	913	5400	44,82,000.00	42,57,900.00	35,85,600.00	9500
38	38	7	2 BHK	696	134	830	913	5400	44,82,000.00	42,57,900.00	35,85,600.00	9500
39	39	7	2 BHK	673	130	803	883	5400	43,36,200.00	41,19,390.00	34,68,960.00	9000
40	40	7	2 BHK	673	130	803	883	5400	43,36,200.00	41,19,390.00	34,68,960.00	9000
Total				21062	4140	25202	27722		13,60,90,800.00	12,92,86,260.00	10,88,72,640.00	

Summary of the Project:

Project	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
B Orbit Palms	1 RK - 12 1 RK - 12 3BHK - 12 2BHK - 2 2BHK - 2 Total - 40	25202	27722	13,60,90,800.00	12,92,86,260.00	10,88,72,640.00

Particulars	Market Value (₹)
Fair Market Value as on date	13,60,90,800.00
Realizable Value as on date	12,92,86,260.00
Distress Sale Value as on date	10,88,72,640.00
Cost of Construction (Total Built up area x Rate) 27722 Sq. Ft. x ₹ 2300.00	6,37,61,060.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
B Orbit Palms	84	27722	6,37,61,060.00	5,35,59,290.00



Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work is in progress
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	N.A. Building Construction work is in progress
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
Total		

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

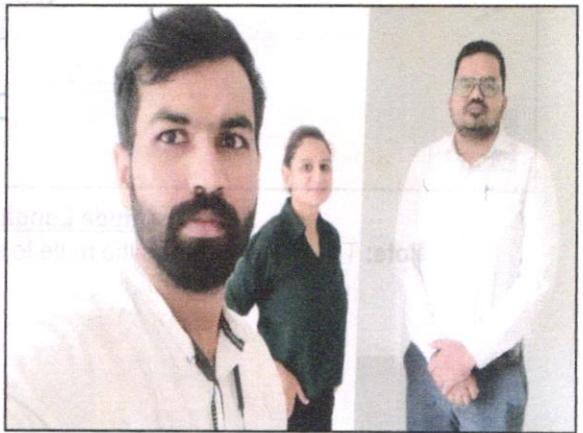
Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Fair Market Value as on date in ₹		₹ 13,60,90,800.00
Realizable Value as on date in ₹		₹ 12,92,86,260.00
Distress Sale Value as on date in ₹		₹ 10,88,72,640.00

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 comparable, 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 ₹ 4,700.00 to ₹ 5,600.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. on Carpet Area for valuation.

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Actual Site Photographs



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महाराष्ट्र शासन

Valuation For Rural Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Help on Division

District Name: Taluka Name: Village/Zone Name:

Attribute: SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
8000	31000	34620	38750	0	Square Meter

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Price Indicators Projects nearby Locality

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₹62.3 Lac EMI: ₹ 78k | [Get pre-approved loan](#)

3 BHK 1394 Sq-ft Flat For Sale Mhasrul Gaon, Nashik



3 Beds
3 Baths
1 Covered Parking
Unfurnished

Carpet Area 979 sqft - ₹ 6.32/lqft	Developer Ekvira Builders & Developers	Project Balaji Paradise Apartment
Transaction Type New Property	Status Under Construction	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered	

Contact Builder

Get Phone No.

Last contact made 76 days ago

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1213 Sq-ft 3 BHK Flat For Sale in



3 Beds
2 Baths
1 Balcony
Semi-Furnished

Carpet Area 900 sqft - ₹ 6.22/lqft	Floor 4 (Out of 6 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Semi-Furnished	Age Of Construction Less than 5 years

Contact Owner

Get Phone No.

Last contact made 46 days ago

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 24.08.2023

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

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., c=IN,
email=cmd@vastukala.org, c=IN
Date: 2023.08.24 15:42:00 +05'30'

Auth. Sign.

Certificate

This is to certify that **Approved Plan No. C2 / 69/ 2021 dated 28.05.2021** of **"B-Orbit Palms"** issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik

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)

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

Annexure – I

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 24.08.2023 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 17.08.2023. 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s.B-Orbit Group Partnership
2.	Purpose of valuation and appointing authority	As per request from Union Bank of India, Home Loans Sales, Project Approval Cell, RLP Nashik Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Swapnil Wagh – Valuation Engineer Vinita Surve – Processing Manager Chintamani Chaudhari- Valuation Engineer
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 - 17.08.2023 Valuation Date - 24.08.2023 Date of Report - 24.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.08.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative 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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	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 **24th 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's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. B-Orbit Group Partnership**. 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 owned by **M/s. B-Orbit Group Partnership**. 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 information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

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 Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

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****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.



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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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.08.24 15:42:18 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22