

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Rajendra Meghsham Pawar.**

Residential Flat No. B -12, Third Floor, Wing - B, "Nandandeep Co - Op. Hsg. Soc. Ltd", Survey No. 35 / 1+ 2A / 1-2, Plot No. B, Near Om Shanti Lawns, Saptashrungi Nagar, Narayan Babu Nagar Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.

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Latitude Longitude: 19°58'25.3"N 73°49'57.8"E

### Valuation Prepared for:

**Bank of Baroda**

**Regional Office Nashik Road Branch**

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



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

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

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B -12, Third Floor, Wing - B, "Nandandeep Co - Op. Hsg. Soc. Ltd", Survey No. 35/ 1+2A/ 1-2, Plot No. B, Near Om Shanti Lawns, Saptashrungi Nagar, Narayan Bapu Nagar Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to **Shri. Rajendra Meghsham Pawar**.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Marginal Space
South	Row Houses	Flat No. B -11
East	Row Houses	Staircase & Flat No. B - 9
West	Road	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 31,30,400.00 (Rupees Thirty One Lakh Thirty Thousand Four Hundred Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.



[www.vastukala.org](http://www.vastukala.org)

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

To,

**The Chief Manager,****Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik -422 101, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 18.08.2023
	b)	Date on which the valuation is made : 21.08.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Agreement For Sale Vide No. 7579/2010 Dated 13.07.2010</li> <li>ii. Copy of Occupancy Certificate Javak No. NNRV/ 09626/ 2287 dated 02.08.2011 issued by Nashik Municipal Corporation, Nashik.</li> <li>iii. True Copy Plan No. NMC / II / LND / BP / 194 / 2009 dated 21.12.2009 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.</li> <li>iv. Copy of Commencement Certificate No. LND/ BP/ 280/ 2009 dated 31.03.2009 issued by Nashik Municipal Corporation.</li> <li>v. Copy of Electricity Bill vide Consumer No. 049190006637 dated 07.07.2023 in the name of Shri. Rajendra Meghsham Pawar (Owner) issued by M.S.E.D.C.L.</li> </ul>	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: <b>Shri. Rajendra Meghsham Pawar.</b>  <b>Address:</b> Residential Flat No. B -12, Third Floor, Wing - B, "Nandandeep Co - Op. Hsg. Soc. Ltd ", Survey No. 35/ 1+2A/ 1-2, Plot No. B, Near Om Shanti Lawns, Saptashrunji Nagar, Narayan Babu Nagar Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Rajendra Meghsham Pawar (Owner) Contact No. +91 7350301668  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. B -12 is located on Third Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Kitchen + Toilet + Attached Toilet + Balcony + Passage (i.e. 2BHK).  The property is at 3.9. Km. distance from nearest railway station Nashik Road.  <b>Landmark:</b> Near Om Shanti Lawns

5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 35 / 1+ 2A / 1-2, Plot No. B	
	b) Door No.	:	Residential Flat No. B-12	
	c) T.S. No. / Village	:	Village – Dasak	
	d) Ward / Taluka	:	Taluka – Nashik	
	e) Mandal / District	:	District – Nashik	
	f) Date of issue and validity of layout of approved map / plan	:	True Copy Plan No. NMC / II / LND / BP / 194 / 2009 dated 21.12.2009 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes <sup>(R)</sup>	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7.	Postal address of the property	:	Residential Flat No. B -12, Third Floor, Wing - B, "Nandandeep Co - Op. Hsg. Soc. Ltd ", Survey No. 35 / 1+2A / 1-2, Plot No. B, Near Om Shanti Lawns, Saptashrunji Nagar, Narayan Babu Nagar Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.	
8.	City / Town	:	Nashik	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Dasak 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	
13.	Dimensions / Boundaries of the Property / Building		<b>As per Actual Site</b>	<b>As per the Agreement</b>
	North	:	Road	6.00 M. Wide Road
	South	:	Row Houses	Other Row Houses
	East	:	Row Houses	Nita Row Houses
	West	:	Road	12.00 M. Wide Road
13.1	Flat		<b>As per Actual Site</b>	<b>As per the Agreement</b>

	North		Marginal Space	Marginal Space
	South		Flat No. B -11	Flat No. B -11
	East		Staircase & Flat No. B - 9	Flat No. B - 9 & Staircase
	West		Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°58'25.3"N 73°49'57.8"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 687.00 Balcony Area in Sq. Ft = 73.00 (Area as per site Measurement)  <b>Total Built up Area in Sq. Ft. = 910.00 (Area as per Agreement for Sale)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Total Built up Area in Sq. Ft. = 910.00 (Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 35/ 1+2A/ 1-2, Plot No. B	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. B -12, Third Floor, Wing - B, "Nandandeep Co - Op. Hsg. Soc. Ltd ", Survey No. 35/ 1+2A/ 1-2, Plot No. B, Near Om Shanti Lawns, Saptashrunji Nagar, Narayan Babu Nagar Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2011 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + 3 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flat on Third Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	No Lift	
s	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Stilt Car Parking	
	Is Compound wall existing?	:	Yes	

	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	Third Floor
2	Door No. of the Flat	:	Residential Flat No. B -12
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	049190006637
	Meter Card is in the name of:	:	Shri. Rajendra Meghsham Pawar
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: <b>Shri. Rajendra Meghsham Pawar</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Total Built up Area in Sq. Ft. = 910.00 (Area as per Agreement For Sale)</b>
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 687.00 Balcony Area in Sq. Ft = 73.00 (Area as per site Measurement)  <b>Total Built up Area in Sq. Ft. = 910.00 (Area as per Agreement For Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 6,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,200.00 to ₹ 4,200.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the	:	₹3,800.00 per Sq. Ft. on Built up Area

	adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 1,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 31,800.00 Per Sq. M. ₹ 2,954.00per Sq. Ft
	Guideline rate obtained (after Depreciation)	: ₹ 28,896.00 Per Sq. M. ₹ 2,685.00per Sq. Ft
5	Registered Value (if available)	: --
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	: -
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 12 Years
	Life of the building estimated	: 48 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 18.00%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,640.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 1,800.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 3,440.00 per Sq. Ft.</b>

## Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	910.00 Sq. Ft.	3,440.00	31,30,400.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>31,30,400.00</b>

## Value of Flat

<b>Fair Market Value</b>	<b>31,30,400.00</b>
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<b>Realizable value</b>	<b>29,73,880.00</b>
<b>Distress Value</b>	<b>25,04,320.00</b>
<b>Insurable value of the property (910.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>18,20,000.00</b>
<b>Guideline value of the property (910.00 Sq. Ft. X ₹ 2,685.00)</b>	<b>24,43,350.00</b>

### Justification for price / rate

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

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

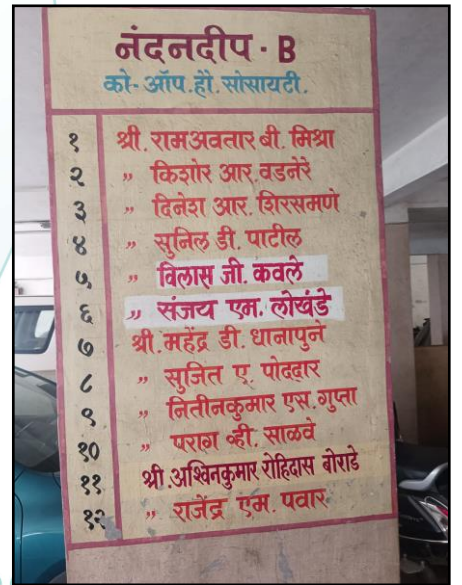
### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,200.00 to ₹ 4,200.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,440.00 per Sq. Ft. (after depreciation) on Built up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 6,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

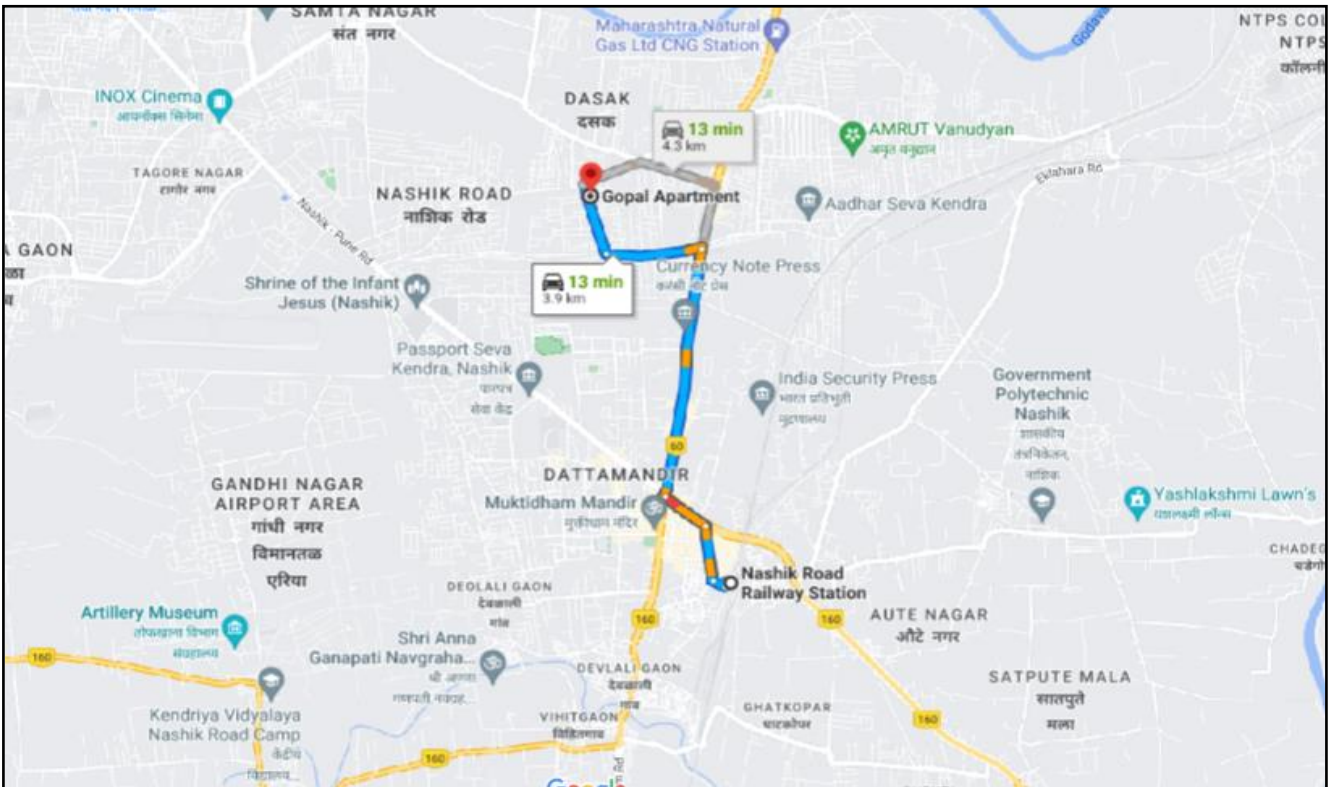


## Actual site photographs



# Route Map of the property


Site u/r



**Latitude Longitude: 19°58'25.3"N 73°49'57.8"E**


**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 3.9 Km.)

## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजारमूल्य दर पत्रक

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*Annual Statement of Rates*

Year: 20232024 Language: English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे दसक

Search By:  Survey No  Location

Enter Survey No: 35 Search

उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
10.3 -देवळाली हद्द ते सायखेडा रस्ता दरम्यान वि.क्र. 10.1 वरील मिळकती वगळता लगतच्या अंतर्गत भागातील रहिवास व तत्सम विभागातील मिळकती	7600	31800	36570	39750	0	चौ. मीटर	सर्व्हे नंबर

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# Price Indicators

**HOUSING.COM** Buy In Nashik

Home / Nashik / Dasak / Apartment for Sale in Dasak / 2 BHK Flat Last updated: Jul 23, 2023

## 2 BHK Flat

By GIRI ASSOCIATE CONSTRUCTION

Giri Riveryne Nest, Gurudatta Nagar, Dasak, Nashik

**₹45.0 L** EMI starts at 23.83 K  
4.25 K/sq.ft

**OFFER** Zero brokerage [Know More](#)

No Property Images Available

1060 sq.ft Build Up Area	4.25 K/sq.ft Avg. Price	Ready to move Possession status	Higher of 7 floors	West facing Facing	Unfurnished Furnishing
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**HOUSING.COM** Buy In Nashik

Home / Nashik / Jail Road / Apartment for Sale in Jail Road / 2 BHK Apartment Last updated: Oct 13, 2022

## 2 BHK Apartment

By ASHOKA REALTY

Ashoka Atharva Heights, Jail Road, Nashik

**₹22.94 L** EMI starts at 12.15 K  
3.45 K/sq.ft

Project Images

SHARE SAVE

17 more

665 sq.ft Build Up Area	3.45 K/sq.ft Avg. Price	2 BHK Configuration	1st Jun, 2025 Possession status
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# Price Indicators

HOUSING.COM Buy In Nashik Dasak + Add Download App




Home / Nashik / Dasak / Apartment for Sale in Dasak / 2 BHK Apartment Last updated: Feb 16, 2023

## 2 BHK Apartment

Mahalaxmi Dham Society, Adhav Nagar, Dasak, Nashik

**₹25.0 L** EMI starts at 13.24 K  
3.27 K/sq.ft

Contact Owner

765 sq.ft Build Up Area    3.27 K/sq.ft Avg. Price    7 Year Old Age of property    Ready to move Possession status    Middle of 4 floors    East facing Facing    Unfurnished Furnishing

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

Home / Nashik / Dasak / Apartment for Sale in Dasak / 2 BHK Apartment Last updated: Jan 2, 2023



## 2 BHK Apartment

Gajanan Sneh, Adhav Nagar, Dasak, Nashik

**₹30.0 L** EMI starts at 15.89 K  
4.20 K/sq.ft


OFFER slightly negotiable Know More


Contact Owner

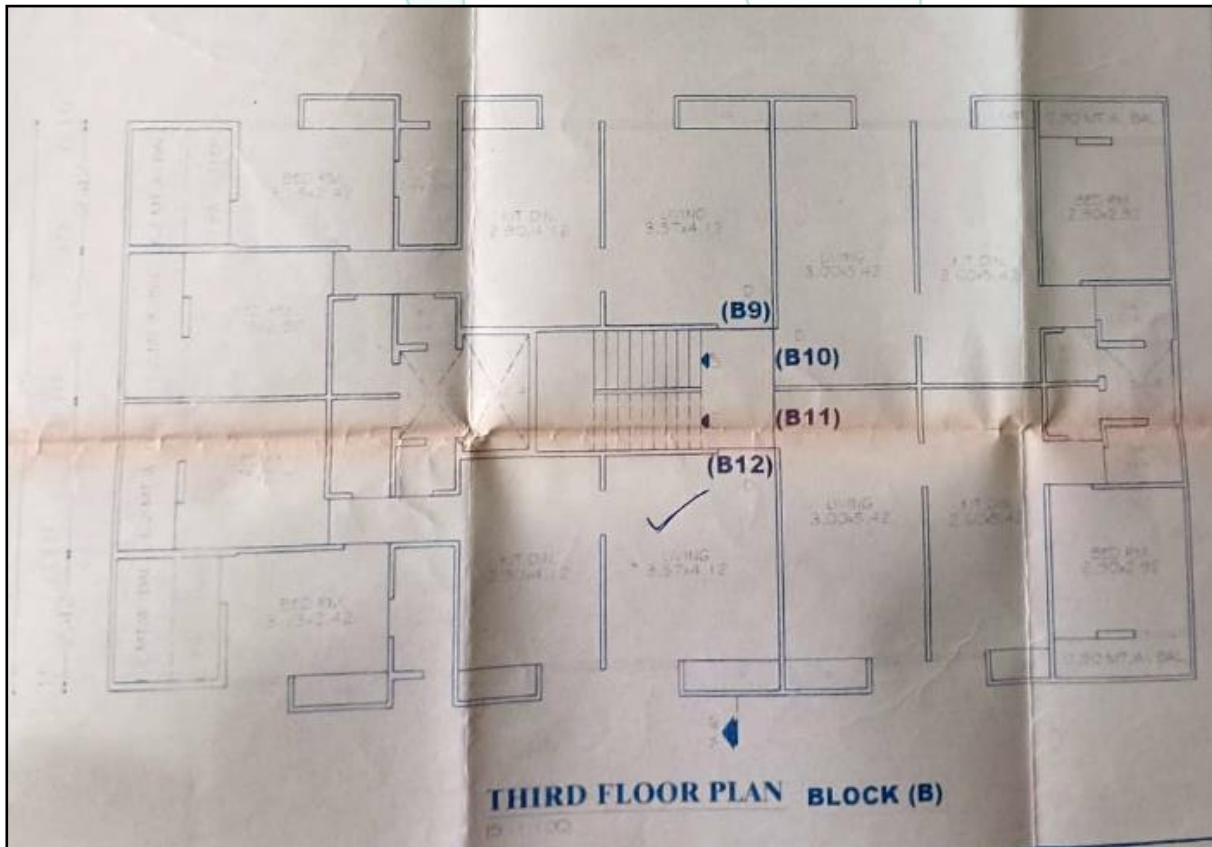
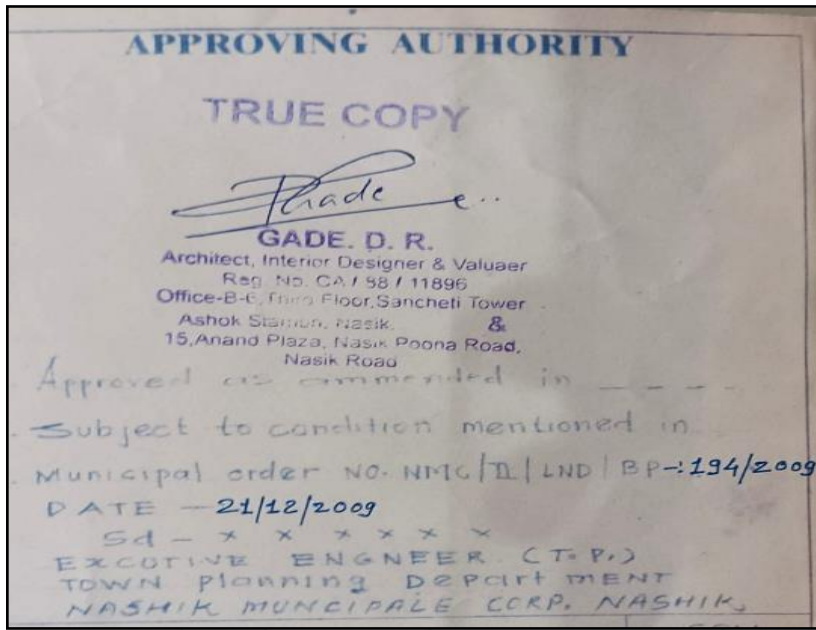
715 sq.ft Build Up Area    4.20 K/sq.ft Avg. Price    8 Year Old Age of property    Ready to move Possession status    Middle of 4 floors    Unfurnished Furnishing

## Agreement for Sale

	<p style="font-size: 1.2em; font-weight: bold;">नसून - २</p> <p>दस्ता क्र. (७५७९) २०१०</p> <p style="font-size: 1.5em; font-weight: bold;">२ / ११</p>								
<p><b>श्री. राजेन्द्र मेघशाम पवार</b>          उ.व. ४६, धंदा - नोकरी,          रा. फ्लॅट नंबर ३४, गितगंगा को. ऑप. हीसिंग सोसायटी,          सप्तशृंगी नगर, जुना सायखेडा रोड, दसक, नाशिकरोड.          PAN-AHUPP 8245 P</p>	<p>लिहून घेणार (सभासद)</p>								
<p>..यांसी..</p>									
<p><b>नंदनदीप को.ऑप.हीसिंग सोसा. लि.</b>          विठ्ठल मंगल कार्यालयाचे समोर, सायखेडा रोड, नाशिकरोड.          रजि. नं.: एनएसके/एनएसके/एचएसजी/(टिसी)/          ४९७१/२००७ दिनांक १३/१२/२००७          तर्फे <b>चेअरमन- श्री.शंकर हंसराज नाकराणी</b>          उ.व. ४१, धंदा: व्यापार,          राहणार: शिवम, शाहूनगर, नाशिकरोड.</p>	<p>लिहून देणार</p>								
<p>सदरचा फ्लॅट विकत घेणेकामी व सभासदत्व मिळणेकामी लिहून घेणार यांचा आलेला अर्ज दिनांक ०१/०६/२०१० ची शहानिशा करून संस्थेची पंचकमिटी सभा दिनांक १०/०६/२०१० ठराव क्र. ३ अन्वये लिहून घेणार यांना संस्थेमध्ये सभासदत्व देण्यात येऊन संस्थेच्या इमारतीमध्ये तिसऱ्या मजल्यावर असलेला फ्लॅट क्र. बी-१२ (बी/बारा) हा विक्री करण्याचे ठरविले असून संस्थेचा चेअरमन ह्या नात्याने सदरचा फ्लॅट विक्री करारनामा लिहून देतो तो ऐसा जे की :-</p>									
<p>१) <b>मिळकतीचे वर्णन :</b>          तुकडी जिल्हा नाशिक, पोट तुकडी तालुके नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, सायखेडा रोड, नाशिकरोड येथील मौजे दसक ह्या गावचे शिवारातील सर्वे नं. ३५/१+२अ/१-२, फ्लॅट नंबर ब, यांसी क्षेत्र २०००.०० चौ. मिटर यांसी चतुःसिमा खालील प्रमाणे :-</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">पुर्वेस :</td> <td>निता रो-हाऊसेस</td> </tr> <tr> <td>पश्चिमेस :</td> <td>१२ मीटर हंदाचा रस्ता</td> </tr> <tr> <td>दक्षिणेस :</td> <td>बांधीव रो-हाऊसेसची मिळकत</td> </tr> <tr> <td>उत्तरेस :</td> <td>६ मीटर हंदाचा रस्ता</td> </tr> </table> <p>येणेप्रमाणे चतुःसिमेतील वर्णनाची मिळकत, जल, तरु, तृण, काष्ठ, पाषाण, निधी, निक्षेपासह, जाणे-येणेचे, वागवहिवाटीचे हक्क व अधिकारासह तदंगभूत वस्तुसह दरोवस्त.</p>		पुर्वेस :	निता रो-हाऊसेस	पश्चिमेस :	१२ मीटर हंदाचा रस्ता	दक्षिणेस :	बांधीव रो-हाऊसेसची मिळकत	उत्तरेस :	६ मीटर हंदाचा रस्ता
पुर्वेस :	निता रो-हाऊसेस								
पश्चिमेस :	१२ मीटर हंदाचा रस्ता								
दक्षिणेस :	बांधीव रो-हाऊसेसची मिळकत								
उत्तरेस :	६ मीटर हंदाचा रस्ता								
<p>२) वर कलम १ यात वर्णन केलेली मिळकत ही बिनशेती असून मा. जिल्हाधिकारी साहेब, नाशिक यांनी त्यांचेकडील पत्र नं. मह/कक्ष-३/बि.शे.प.क्र./१९२/१९९८ दिनांक १७/११/१९९८ अन्वये बिनशेती म्हणून जाहिर केलेली आहे.</p>									

	<p style="font-size: 1.2em; font-weight: bold;">नसून - २</p> <p>दस्ता क्र. (७५७९) २०१०</p> <p style="font-size: 1.5em; font-weight: bold;">३ / ११</p>								
<p>३) वर कलम १ यात वर्णन केलेल्या मिळकतीचा अंतिम सबडिव्हिजन ले-आऊट मे. असिस्टंट डायरेक्टर ऑफ टाऊन प्लॅनिंग नाशिक महानगरपालिका, नाशिक यांचेकडील पत्र क्र. जा.नं./नगररचना/अंतिम/१०/२००८ दि. ३०/०५/२००८ अन्वये मंजूर केलेला आहे. तसेच ना.ज.क.म. कायदा रद्द झाल्याने तशी परवानगीची आवश्यकता नाही.</p>									
<p>४) वर कलम १ यात वर्णन केलेली मिळकत ही नंदनदीप को.ऑप.हीसिंग सोसायटी लि., ह्यांचे मालकीची असून वरील संस्थेचे लाभात मा. दुय्यम निबंधक सो. नाशिक २ यांचे कार्यालयात नोंदणी दस्त क्र. ३८६४ दिनांक २५/०४/२००८ अन्वये खरेदीखत नोंदविण्यात आलेले आहे व संस्थेचे नाव रेकॉर्ड ऑफ राईटला लावण्यात आलेले असून सदरील मिळकत ही संस्थेच्या कब्जात, वहिवाटीत व उपभोगात आहे. सदरील संस्था ही महाराष्ट्र राज्य सहकारी कायदा १९६० अन्वये नोंदणीकृत असून तिचा रजि. नं. एनएसके/एनएसके/एचएसजी/(टिसी)/४९७१/२००७ दिनांक १३/१२/२००७ असा आहे.</p>									
<p>५) नंदनदीप को.ऑप.हीसिंग सोसायटी लिमिटेड ह्या संस्थेचे चेअरमन हे वर कलम १ यात वर्णन केलेल्या मिळकतीवर रो-हाऊस व फ्लॅट्स बांधणार असून सदरचा प्लॅन नाशिक म.न.पा.ने त्यांचे पत्र क्र. एलएनडी/बीपी/२८०/२००९ दिनांक ३१/०३/२००९ अन्वये मंजूर केलेला असून त्यानंतर सदर बिल्डींग प्लॅन नाशिक म.न.पा.ने त्यांचे पत्र क्र. एलएनडी/बीपी/१९४/२००९ दिनांक २१/१२/२००९ अन्वये रिवाइज करण्यात आलेला आहे.</p>									
<p>६) सदर फ्लॅट विक्री करारनाम्यात लिहून घेणार यांचा उल्लेख तुम्ही, लिहून देणार यांचा उल्लेख <b>चेअरमन</b> असा केलेला आहे व या करारनाम्यात विक्री करण्यात आलेल्या फ्लॅट मिळकतीचा उल्लेख <b>सदर मिळकत</b> असा करण्यात आलेला आहे.</p>									
<p>७) वर कलम ६ मध्ये नमुद केलेल्या कथनाप्रमाणे सदरील संस्थेच्या इमारतीमध्ये तिसऱ्या मजल्यावर असलेला फ्लॅट क्र मांक बी-१२ (बी/बारा) अंदाजित एरिया ११०.०० चौ.फुट विल्टअप म्हणजेच ८४.५७ चौ.मीटर, ३ रुम+ किचन+ कवर टरेस, संडास बाथरूमसह, यांसी चतुःसिमा खालील प्रमाणे.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">पुर्वेस :</td> <td>फ्लॅट नं. बी-१ व स्टेअरकेस</td> </tr> <tr> <td>पश्चिमेस :</td> <td>मोकळी जागा</td> </tr> <tr> <td>दक्षिणेस :</td> <td>फ्लॅट नं. बी-११</td> </tr> <tr> <td>उत्तरेस :</td> <td>मोकळी जागा</td> </tr> </table> <p>येणेप्रमाणे चतुःसिमेतील वर्णनाची मिळकत, जाणे- येणेचे, वागवहिवाटीचे हक्क व अधिकारासह तदंगभूत वस्तुसह दरोवस्त.</p>		पुर्वेस :	फ्लॅट नं. बी-१ व स्टेअरकेस	पश्चिमेस :	मोकळी जागा	दक्षिणेस :	फ्लॅट नं. बी-११	उत्तरेस :	मोकळी जागा
पुर्वेस :	फ्लॅट नं. बी-१ व स्टेअरकेस								
पश्चिमेस :	मोकळी जागा								
दक्षिणेस :	फ्लॅट नं. बी-११								
उत्तरेस :	मोकळी जागा								

# Approved Plan







As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **31,30,400.00 (Rupees Thirty One Lakh Thirty Thousand Four Hundred Only)**. The **Realizable Value** of the above property ₹ **29,73,880.00 (Rupees Twenty Nine Lakh Seventy Three Thousand Eight Hundred Eighty Only)**. And the **Distress Value** ₹ **25,04,320.00 (Rupees Twenty Five Lakh Four Thousand Three Hundred Twenty Only)**.

Place: Nashik

Date: 21.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
 on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
 ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
 \_\_\_\_\_ only).

Date

Signature  
 (Name Branch Official with seal)

**(Annexure – I)**

**DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 21.08.2023 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 18.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Name of Shri. Rajendra Meghsham Pawar from M/s. Nandandip Co-op Hsg. Soc. Ltd vide Agreement for Sale Dated.13.07.2010
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Shobha Kuperkar – Technical Manager Rishidatt Yadav – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 18.08.2023 Valuation Date - 21.08.2023 Date of Report - 21.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 18.08.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> <li>Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **21<sup>st</sup> August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necNayaray 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 necNayaray part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built up Area = 910.00 Sq. Ft.** in the Name of **Shri. Rajendra Meghsham Pawar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

## Property Title

Based on our discussion with the Client, we understand that the subject property is being owned Name of **Shri. Rajendra Meghsham Pawar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

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

## Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Total Built up Area = 910.00 Sq. Ft.**

## Condition & Repair

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

## Valuation Methodology

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

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

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

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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built up Area = 910.00 Sq. Ft.**

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

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

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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

15. A valuer shall wherever necNayaray 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 necNayaraily 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: 21.08.2023

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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