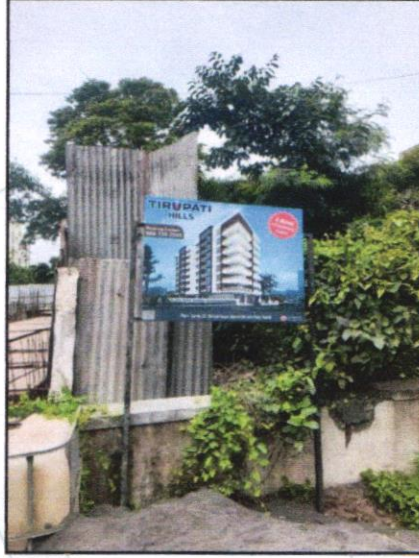


MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Tirupati Hills"

"Tirupati Hills", Proposed Residential Cum Commercial Building on Survey No. 501/1, Plot No. 1 at Village -Aadgaon, Panchwati, Sri. Ram Nagar, Konark Nagar, Ozar Nandur Naka Road, Taluka & District - Nashik, PIN Code - 423 101, State - Maharashtra, Country - India

Latitude Longitude: 20°01'16.1"N 73°50'34.3"E

Think.Innovate.Create

Valuation Done for:

State Bank of India

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik, PIN – 422 007, 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

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

MASTER VALUATION REPORT OF "Tirupati Hills"

"Tirupati Hills", Proposed Residential Cum Commercial Building on Survey No. 501/1, Plot No. 1 at Village -Aadgaon, Panchwati, Sri. Ram Nagar, Konark Nagar, Ozar Nandur Naka Road, Taluka & District - Nashik, PIN Code - 423 101, State - Maharashtra, Country - India

Latitude Longitude: 20°01'16.1"N 73°50'34.3"E

NAME OF DEVELOPER: Rahul Mandaleshwar Kale

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, 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 **19th August 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Tirupati Hills"**, Proposed Residential Cum Commercial Building on Survey No. 501/1, Plot No. 1 at Village -Aadgaon, Panchwati, Sri. Ram Nagar, Konark Nagar, Ozar Nandur Naka Road, Taluka & District - Nashik, PIN Code - 423 101, State - Maharashtra, Country - India. It is about 8.8 Km. travel 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	Rahul Mandaleshwar Kale	
Project Registration Number	Project	RERA Project Number
	Tirupati Hills	P51600051393
Register office address	Rahul Mandaleshwar Kale House No. 8B, "Samarth Bungalow", College Road, Kalpana Nagar, Ganesh Temple, Nashik, Taluka & Dist. - Nashik, Pin - 422 005, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Chavan (Builder Person - Mobile No. 7972431387)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & BSNL Telephone Exchange
On or towards South	Internal Road & Shivmangal Home
On or towards East	Internal Road & Blue Ocean Building
On or towards West	Ozar Nandur Naka Road



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

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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,
State Bank of India
 AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,
 Plot No. 45-47, D - Road, MIDC, Satpur, Nashik, PIN – 422 007,
 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 State Bank of India, Home Loans Sales, Project Approval Cell, Satpur Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 19.08.2023
	b)	Date on which the valuation is made : 21.08.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 25.01.2023 issued by Adv. Sandeep Prabhakar Kapote
	2.	Copy of Search Report date 11.01.2023 issued by Adv. Nisha Gopi Thakariya
	3.	Copy of Architect's Certificate date 17.11.2022 issued by Ahijit V. Malpure (As per RERA Certificate)
	4.	Copy of Engineer's Certificate date 12.04.2023 issued by Gaurav R. Gorhe (As per RERA Certificate)
	5.	Copy of MAHARERA Registration Certificate of Project No. P51600051393 issued by Maharashtra Real Estate Regulatory Authority date 08.06.2023. Last Modified date 20.05.2023
	6.	Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / C2 / 340 / 2022 date 17.10.2022 issued by Executive Engineer Town Planning Department, Nashik Municipal Corporation, Nashik
	7.	Copy of Approved Plan No. C2 / 340 / 2022 date 17.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1)
	Approved upto:	
	Project	Number of Floors
	Tirupati Hills	Basement + Ground (Part Commercial / Part Parking + 5thUpper Floors.
	Project Name (with address & phone nos.)	: "Tirupati Hills", Proposed Residential Cum Commercial Building on Survey No. 501/1, Plot No. 1 at Village -Aadgaon, Panchwati, Sri. Ram Nagar, Konark Nagar, Ozar Nandur Naka Road, Taluka & District - Nashik, PIN Code - 423 101, 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)	: Rahul Mandaleshwar Kale Address: House No. 8B, "Samarth Bungalow", College Road, Kalpana Nagar, Ganesh Temple, Nashik, Taluka & Dist. – Nashik, Pin – 422 005, State - Maharashtra,

		Country - India										
		<u>Contact Person:</u> Mr. Chavan (Builder Person - Mobile No. 7972431387)										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
<p>About "Tirupati Hills" Project: Tirupati Hills Nashik is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51600051393.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tirupati Hills</td> <td>Proposed Basement + Ground (Part Commercial / Part Parking + 5th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Tirupati Hills</td> <td>Foundation work is in progress</td> <td>05%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is March – 2026 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <ul style="list-style-type: none"> ➤ 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 			Project	Number of Floors	Tirupati Hills	Proposed Basement + Ground (Part Commercial / Part Parking + 5 th Upper Floors.	Project	Present stage of Construction	Percentage of work completion	Tirupati Hills	Foundation work is in progress	05%
Project	Number of Floors											
Tirupati Hills	Proposed Basement + Ground (Part Commercial / Part Parking + 5 th Upper Floors.											
Project	Present stage of Construction	Percentage of work completion										
Tirupati Hills	Foundation work is in progress	05%										
6.	Location of property	:										
	a) Plot No. / Survey No.	: Plot No. 2										
	b) Door No.	: Not applicable										
	c) C. T.S. No. / Village	: Survey No.42/1/1 at Village - Gangapur										
	d) Ward / Taluka	: Taluka - Nashik										
	e) Mandal / District	: Dist. - Nashik										
7.	Postal address of the property	: "Tirupati Hills", Proposed Residential Cum Commercial Building on Survey No. 501/1, Plot No. 1 at Village -Aadgaon, Panchwati, Sri. Ram Nagar, Konark Nagar, Ozar Nandur Naka Road, Taluka &										

				District - Nashik, PIN Code - 423 101, State - Maharashtra, Country - India
8.	City / Town	:	Panchwati, Sri. Ram Nagar, Konark Nagar, Ozar Nandur Naka Road	
	Residential area	:	Yes	
	Commercial area	:	Yes	
	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
	North		Gut No. 508	Gut No. 508
	South		Plot No. 2	Plot No. 2, Survey No. 501
	East		12.00 Mtr. Wide Colony Road	12.00 Mtr. Wide Road
	West		Gut No. 500 & 16.00 Mtr. Wide Road	Gut No. 500
				Open Plot & BSNL Telephone Exchange
				Internal Road & Shivmangal Home
				Internal Road & Blue Ocean Building
				Ozar Nandur Naka Road
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°01'16.1"N 73°50'34.3"E	
14.	Extent of the site	:	Plot area - 638.00 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 - 638.00 Sq. M. (As per Approved Plan & RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	



5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
			638	13600	86,76,800.00				
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential Cum Commercial						
	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	:							
	Project		Number of Floors						
	Tirupati Hills		Proposed Basement + Ground (Part Commercial / Part Parking + 5thUpper 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 / 340 / 2022 date 17.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1)						
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tirupati Hills</td> <td>Basement + Ground (Part Commercial / Part Parking + 5thUpper Floors.</td> </tr> </tbody> </table>			Project	Number of Floors	Tirupati Hills	Basement + Ground (Part Commercial / Part Parking + 5 th Upper Floors.
Project	Number of Floors								
Tirupati Hills	Basement + Ground (Part Commercial / Part Parking + 5 th Upper Floors.								
	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	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Under Construction
3.	Superstructure	:	Proposed 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
5.	RCC Works	:	N.A. Building Construction work is in progress

6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:

1) Tirupati Hills:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area 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 + Terrace Area in Sq. Ft.							
1	1	1	2 BHK	589	113	702	772	5200	36,50,400.00	34,67,880.00	29,20,320.00	7500
2	2	1	2 BHK	633	164	797	877	5200	41,44,400.00	39,37,180.00	33,15,520.00	8500
3	3	1	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
4	4	1	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
5	5	2	2 BHK	589	113	702	772	5200	36,50,400.00	34,67,880.00	29,20,320.00	7500
6	6	2	2 BHK	633	164	797	877	5200	41,44,400.00	39,37,180.00	33,15,520.00	8500
7	7	2	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
8	8	2	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
9	9	3	2 BHK	589	113	702	772	5200	36,50,400.00	34,67,880.00	29,20,320.00	7500
10	10	3	2 BHK	633	164	797	877	5200	41,44,400.00	39,37,180.00	33,15,520.00	8500
11	11	3	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
12	12	3	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
13	13	4	2 BHK	589	113	702	772	5200	36,50,400.00	34,67,880.00	29,20,320.00	7500
14	14	4	2 BHK	633	164	797	877	5200	41,44,400.00	39,37,180.00	33,15,520.00	8500



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area 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 + Terrace Area in Sq. Ft.							
15	15	4	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
16	16	4	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
17	17	5	2 BHK	589	113	702	772	5200	36,50,400.00	34,67,880.00	29,20,320.00	7500
18	18	5	2 BHK	633	164	797	877	5200	41,44,400.00	39,37,180.00	33,15,520.00	8500
19	19	5	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
20	20	5	2 BHK	567	62	629	692	5200	32,70,800.00	31,07,260.00	26,16,640.00	7000
Total				11780	2005	13785	15164		7,16,82,000.00	6,80,97,900.00	5,73,45,600.00	

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 (₹)
Tirupati Hills	2 BHK - 20	13785	15164	7,16,82,000.00	6,80,97,900.00	5,73,45,600.00

Particulars	Market Value (₹)
Fair Market Value as on date	7,16,82,000.00
Realizable Value as on date	6,80,97,900.00
Distress Sale Value as on date	5,73,45,600.00
Cost of Construction (Total Built up area x Rate) 15164 Sq. Ft. x ₹ 2300.00	3,48,76,000.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost of Construction	Cost of construction as of today
Tirupati Hills	05	15164	3,48,76,000.00	17,43,800.00

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	:
2.	Separate lumber room	:
3.	Separate water tank / sump	:
4.	Trees, gardening	:
	Total	

Part – F (Services)		: Amount in ₹
1.	Water supply arrangements	:
2.	Drainage arrangements	:
3.	Compound wall	:
4.	C.B. deposits, fittings etc.	:
5.	Pavement	:
	Total	

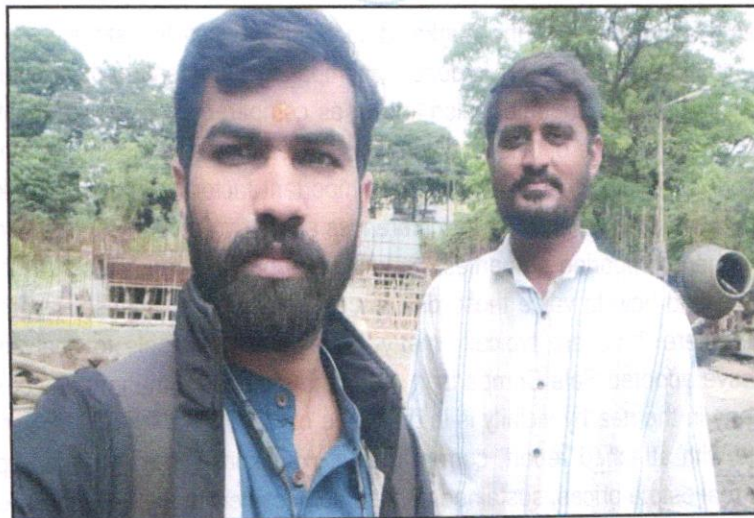
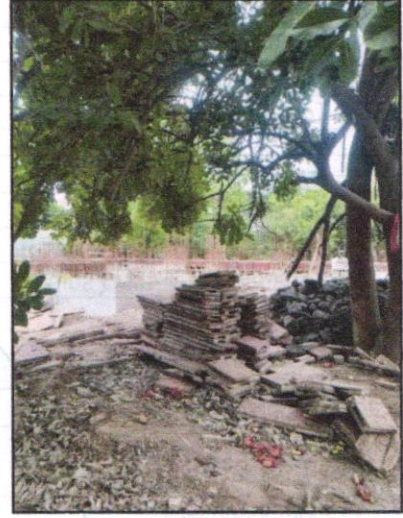
Total abstract of the entire property

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 ₹		:	₹ 7,16,82,000.00
Realizable Value as on date in ₹		:	₹ 6,80,97,900.00
Distress Sale Value as on date in ₹		:	₹ 5,73,45,600.00

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 to ₹ 5,500.00 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 ₹ 5,200.00 per Sq. Ft. on Carpet Area for valuation.



Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°01'16.1"N 73°50'34.3"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik- 8.8 Km.)



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उपविभाग	कुली जमीन	निवासी सदनिका	बॉडीय दुकाने	बौद्धिक	एक (Rs.)	Attribute
23-30 मी. रेंद दक्षिणोत्तर रस्ता हटिल जवळवळील (हायवेच्या दक्षिणेकडील) - रहिवास व तत्सम विभागातील मिळकती	13600	36800	42320	46000	0	चौ. मीटर गट नंबर



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Roongta Bellissimo
By LAJUT ROONGTA BUILDER & DEVELOPERS
Adgaon, Nashik

₹40.39 L | ₹3.33 K/sq.ft
EMI starts at ₹21.39 K

2 BHK Apartment Configuration | Mar. 2023 Possession Starts | ₹3.23 K/sq.ft Avg. Price | 913.00 sq.ft. (Builtup Area) Size

magicbricks Buy Rent Sell Home Loans

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Nandur Naka > 2 BHK > 800 sq.ft

₹38.0 Lac EMI - ₹17k | Get pre-approved loan

2 BHK Owner Residential House For Sale **Nandur Naka, Nashik**

2 Beds | 2 Baths | Unfurnished

Carpet Area: 700 sqft - ₹5.42/sqft
Floor: Ground (Out of 1 Floors)
Transaction Type: Resale
Status: Ready to Move
Facing: West
Furnished Status: Unfurnished
Car Parking: 1 Open
Type Of Ownership: Freehold

Contact Owner | Get Phone No. | Last contact made 4 days ago

More Details

Price Breakup	₹38 Lac
Booking Amount	₹50000 Secure Now
Address	Ramdas Nagar, opposite Kundan Hotel, Jatra-nandur link road, Nashik, Nandur Naka, Nashik, Maharashtra
Furnishing	Unfurnished

Price Indicators Projects nearby Locality

99acres Buy All Residential Type Location Project Society or Apartment SEARCH

2BHK Flat/Apartment Vrindavan Park
Adgaon, Nashik, Maharashtra

₹27.55 - 31.94 Lac 861 - 998 sq.ft. New Launch
Best Price ₹22.00 per sq.ft. (28.99 - 32.77 sq.ft.)
RERA No. MR24
View Floor Plans

NO BROKERAGE RERA STATUS REGISTERED Registration No. PR160029679 Website: <https://maharera.maharashtra.gov.in/>

Project on Aug 09, 2023 by Satish Kulkarni Builders under Construction

Price per sq.ft. ₹27.55 Lacs

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 Bedrooms	Built-up Area 861 sq.ft.	Area Price ₹27.55 Lacs
	1+2 Bedrooms	Built-up Area 955 sq.ft.	Area Price ₹30.56 Lacs
	2 Bedrooms	Built-up Area 970 sq.ft.	Area Price ₹31.04 Lacs

99acres Buy Under Locality / Project / Society / Landmark SEARCH

₹28 Lac 1,192 (per sq.ft.) 2BHK 2Baths
Best viewed 218 ₹22.35k
Main Apartment for Sale
In partnership with www.99acres.com Adgaon, Nashik, Maharashtra

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview Owner Details Explore Locality Recommendations

Property ID:

Area Super Built up area 877 sq.ft. (84.49 sq.m.)

Price ₹28 Lac @ 3,192 per sq.ft.

Configured 2 Bedrooms, 2 Bathrooms, 2 Balconies

Address yashwant towers vashnavi park Adgaon, Nashik

Floor Number 2nd of 7 Floors

Property Age 5 to 10 Year Old

Why should you consider this property?
Parking Available

Transaction Type: Retail
Property Code: 567662434
www.99acres.com/567662434

Property Ownership: Freehold
Parking: 1 Covered
Power Backup: None

Price Indicators Projects nearby Locality

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

₹25 Lac

Estimated at: ₹15,902

1BHK 2Baths

Ready Apartment for Sale

in S R Constructions Shree Chintamani Nagar Panchavati, Nashik, Maharashtra

Printed on Jul 05, 2023 | Ready to move

NO BROKERAGE
NOB STARBUCKS
REGISTERED
Registration No: 150400022012
Website: <https://maharashtra.mhahousing.gov.in/>

Overview
Owner Details
Price Trends
Explore Locality
Recommendations

Property ID: 150400022012

Area: Built Up area: 610 sq.ft. (561 sq.ft.)

Price: ₹25 Lac @ 4,098 per sq.ft.

Floor Number: 7th of 7 Floors

Configuration: 1 Bedroom, 2 Bathrooms, 1 Balcony

Address: S R Constructions Shree Chintamani Nagar Panchavati, Nashik

Property Age: 1 to 5 Year Old

Request Photos

Why should you consider this property?

Top Floor Parking Available Semi-Furnished

99acres
Buy ▾ All Residential Type location or Project/Society or Keyword
SEARCH

2BHK Flat/Apartment

Vraj Landmark

Panchavati, Nashik, Maharashtra

Why choose

- Located on 100'
- Nestled amidst

₹25 - 37.2Lac

Size: Floor: 6459 Per Sq Ft

775 - 1145 sq.ft.

17.5 - 18.37 Sq.Mts

View Floor Plans




Under Construction

Estimated January 2024

Printed on Aug 17, 2023 by 40196 Sanjay Chavhan

NO BROKERAGE
NOB STARBUCKS
REGISTERED
Registration No: 150400022012
Website: <https://maharashtra.mhahousing.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Builder Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 Bedrooms	775 sq.ft. (71.53 sq.m)	Size Price: ₹ 25.0 Lacs
	2 Bedrooms	800 sq.ft. (74.15 sq.m)	Size Price: ₹ 29.75 Lacs
	2 Bedrooms	825 sq.ft. (76.47 sq.m)	Size Price: ₹ 29.75 Lacs



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Price Indicators Projects nearby Locality

HOUSING.COM Buy in Nashik


Download App

Home / Nashik / Adgaon / Apartment for Sale in Adgaon / 1 BHK Flat

1 BHK Flat

By SWAROOP DEVELOPERS ADGAON
Swaroop Vitthal Adgaon, Nashik

Others



765 sq.ft
Build Up Area

₹3.50 K/sq.ft
Avg. Price


Ready to move
Possession status

Last updated Aug 14, 2023

₹26.77 L EMI starts at ₹14.17 K

₹3.50 K/sq.ft

Contact Seller



Middle of 5 floors

Unfurnished
Furnishing

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER
CALCULATOR

HOUSING.COM Buy in Nashik


Download App

Home / Nashik / Mhasrul Ganesh / Rushiraj Galaxy

Rushiraj Galaxy

By RUSHIRAJ REALTORS
Opp. Reliance Petrol Pump, Rameshwari Nagar, Dindori Road, Nashik

Project Images



2, 3 BHK Apartments
Configurations

Dec. 2025
Possession Starts

₹5.30 K/sq.ft
Avg. Price


Last updated Jun 6, 2023

₹30.0 L - 45.01 L | ₹5.30 K/sq.ft

EMI starts at ₹15,89 K

Basic Price Only

Contact Developer



566.00 sq.ft. - 888.00 sq.ft.
(Carpet Area)
Sizes

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
DEVELOPER
CALCULATOR

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: 21.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=India, 2.5.4.20=9822b6c4fad35dc03a0cf39e26855911104113241333115279b17a18b5652, postalCode=400009, st=MH, serialNumber=41a4a566ab8c89d662a55a81c194e32e394a282e293279a33d4c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.21 12:49:23 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. 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.
- d. I/ my authorized representative have personally inspected the property on 19.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Rahul Mandaleshwar Kale
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur 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;	Manoj B. Chalikwar – Regd. Valuer Swapnil Wagh – Site Engineer Vinita Surve – Processing Manager
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 - 19.08.2023 Valuation Date - 21.08.2023 Date of Report - 21.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.08.2023
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 **21st 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 **Rahul Mandaleshwar Kale**. 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 **Rahul Mandaleshwar Kale**. 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****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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35dc3e0c139c2685913702929141333,
115279b17e18b5652, postalCode=400069, st=MA,
serialNumber=41a56a56fab8cc94692a51702929141333,
394e28f2e29a327b625bf,cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.21 12:49:42 +05'30'

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.

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Remarks:

1. This APFisbasedonsanctionedplancopy providedbySBI.
2. Constructionstageiscalculatedaspernooffloorssanctioned.
3. RatederivedinreportisbasicrateandonCarpetarea.
4. Flat area (Carpetarea)consideredinAPFreportisprovidedbySanctionedBuildingPlan/RERA.
5. Builder taking (carpet to build up) loadingfactor35%forresidentialflat.
6. Wehavenotconsideredlegalcharges,Stampdutyforvaluation

We have considered Market Approach for Valuation and Composite Method Valuation. // We here by declare that Parking space, Infra structure charges, MSEB Charges, Water Charges, One Time Maintenance Charges, and GST is not considered while arriving at valuation of the unit.

Place: Nashik
Date: 08.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=822b0c4fa275d630bc79e28b991349bc7d33d47333
113279e17a1865632, postalCode=400009, st=Maharashtra,
serialNumber=41a56a56aabbcc89a02a55a8f0c3c6a337112e23,
946082e29a3275a25f0c, cn=MANOJ BABURAO CHALIKWAR,
Date: 2023.08.08 17:34:58 +0530

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3



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

Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

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