

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Pawankumar Vitthalrao Narvade & Sau. Switi Pawankumar Narvade.**

Residential Flat No. 07, 2<sup>nd</sup> Floor, "**Shubham Apartment**", Survey No. 8/3A + 3B + 4 + 5A + 5B + 6/1 to 4/6,  
Plot No. 05, Ramkrishna Nagar, Off Makhmalabad Road, Village – Makhmalabad, Taluka &  
District – Nashik, PIN Code – 422 003, State - Maharashtra, Country – India.

**Latitude Longitude: 20°02'27.8"N 73°47'07.8"E**

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### Valuation Done for:

**State Bank of India**

**RACPC Adgaon**




Vibhuti, Plot No. 1, Survey No.501, Nashik-Agra Road, Adgaon Shivar,  
Nashik - 422003, State – Maharashtra, Country – India.



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

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 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 07, 2<sup>nd</sup> Floor, "Shubham Apartment", Survey No. 8/3A + 3B + 4 + 5A + 5B + 6/1 to 4/6, Plot No. 05, Ramkrishna Nagar, Off Makhmalabad Road, Village – Makhmalabad, Taluka & District – Nashik, PIN Code – 422 003, State - Maharashtra, Country – India belongs to **Shri. Pawankumar Vitthalrao Narvade & Sau. Switi Pawankumar Narvade.**

Boundaries of the property.

Boundaries of the property		Building	Flat
North	:	Open Plot	Flat No. 06
South	:	Road	Marginal Space
East	:	Building	Marginal Space
West	:	Road	Flat No. 08

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ **25,44,000.00 (Rupees Twenty Five Lakh Forty Four Thousand Only).**

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

Hence certified

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



Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



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

**Vastukala Consultants (I) Pvt. Ltd.**

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RACPC Adgaon**  
 1<sup>st</sup> Floor, Plot No. P / 24, Near Sakal Circle, MIDC Satpur,  
 Traimbak Road, Dist. Nashik, PIN Code - 422007,  
 State – Maharashtra, Country – India.

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

I		General	
1.	Purpose for which the valuation is made	:	As per the request from State Bank of India, RACPC Nashik Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a)	Date of inspection	: 21.08.2023
	b)	Date on which the valuation is made	: 23.08.2023
3.	List of documents produced for perusal: 1. Copy of Deed of Apartment dated 16.12.2014 Between Shri. Subhash Namdeorao Patil (Seller) and Shri. Pawankumar Vitthalrao Narvade & Sau. Switi Pawankumar Narvade (Purchaser) 2. Copy of 7/12 Extracts 3. Copy of Full Occupancy Certificate Document No. Javak No. NRV / PANCH / 14446 / 1405 dated 18.06.2013 issued by Nashik Municipal Corporation 4. Copy of Previous Valuation Report Ref No. SBI / 18 – 19 / 181 dated 29.01.2019 issued by Atul B. Wadkar		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Shri. Pawankumar Vitthalrao Narvade &amp; Sau. Switi Pawankumar Narvade</b>  <b>Address:</b> Residential Flat No. 07, 2 <sup>nd</sup> Floor, "Shubham Apartment", Survey No. 8/3A + 3B + 4 + 5A + 5B + 6/1 to 4/6, Plot No. 05, Ramkrishna Nagar, Off Makhmalabad Road, Village – Makhmalabad, Taluka & District – Nashik, PIN Code – 422 003, State - Maharashtra, Country – India  Joint Ownership Details of share of ownership is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat No. 07 located on 2 <sup>nd</sup> floor. As the flat was locked at the time of visit, physical measurement, inspection & internal photographs of the property could not be taken. We have visited the property externally only. The property is at 14.9 Km. travelling distance from nearest railway station Nashik Road.

			<b>Landmark: Near Shanti Nagar</b>
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 8/3A + 3B + 4 + 5A + 5B + 6/1 to 4/6, Plot No. 05
	b) Door No.	:	Residential Flat No. 07
	c) C.T.S. No. / Village	:	Village – Makhmalabad
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Full Occupancy Certificate Document No. Javak No. NRV / PANCH / 14446 / 1405 dated 18.06.2013 issued by Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 07, 2 <sup>nd</sup> Floor, <b>"Shubham Apartment"</b> , Survey No. 8/3A + 3B + 4 + 5A + 5B + 6/1 to 4/6, Plot No. 05, Ramkrishna Nagar, Off Makhmalabad Road, Village – Makhmalabad, Taluka & District – Nashik, PIN Code – 422 003, State - Maharashtra, Country – India
8.	City / Town	:	Village – Makhmalabad, Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Makhmalabad Nashik Municipal Corporation
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.	Boundaries of the property		<b>As per actual Site</b> <b>As per Agreement</b>
	Building		
	North	:	Open Plot      Property of Survey No. 8/3A Part
	South	:	Road      9.00 M. Colony Road
	East	:	Building      Plot No. 06
	West	:	Road      15 Mt. D.P. Road
	<b>Flat</b>		<b>As per actual Site</b> <b>As per Agreement</b>

	North	:	Flat No. 06	Flat No. 06
	South	:	Marginal Space	Marginal Space
	East	:	Marginal Space	Marginal Space
	West	:	Flat No. 08	Flat No. 08
13	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<b>Carpet Area in Sq. Ft. = 634.00</b> <b>(Area as per Deed of Apartment)</b> <b>Built Up Area in Sq. Ft. = 795.00</b> <b>(Area as per Deed of Apartment)</b>	
14.	Latitude, Longitude & Co-ordinates of flat	:	20°02'27.8"N 73°47'07.8"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	<b>Built Up Area in Sq. Ft. = 795.00</b> <b>(Area as per Deed of Apartment)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	At the time of visit, flat was locked	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 8/3A + 3B + 4 + 5A + 5B + 6/1 to 4/6, Plot No. 05	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Makhmalabad Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 07, 2 <sup>nd</sup> Floor, " <b>Shubham Apartment</b> ", Survey No. 8/3A + 3B + 4 + 5A + 5B + 6/1 to 4/6, Plot No. 05, Ramkrishna Nagar, Off Makhmalabad Road, Village – Makhmalabad, Taluka & District – Nashik, PIN Code – 422 003, State - Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2013 (As per Full Occupancy Certificate)	
5.	Number of Floors	:	Ground + 4 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on 2 <sup>nd</sup> Floor	
8.	Quality of Construction	:	Normal	



9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking Space
	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	:	2 <sup>nd</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 07
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	
	Doors	:	
	Windows	:	At the time of visit, flat was locked
	Fittings	:	
	Finishing	:	
		:	
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	At the time of visit, flat was locked
7	Sale Deed executed in the name of	:	<b>Shri. Pawankumar Vitthalrao Narvade &amp; Sau. Switi Pawankumar Narvade</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Built Up Area in Sq. Ft. = 795.00 (Area as per Deed of Apartment)</b>
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the flat?	:	At the time of visit, flat was locked
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	At the time of visit, flat was locked
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed 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)	:	₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 3,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 1,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 31,600.00 per Sq. M. i.e. ₹ 2,936.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 26,466.00 per Sq. M. i.e. ₹ 2,459.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<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	:	10 Years
	Life of the building estimated	:	50 years completion Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	15.00%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 3,200.00 per Sq. Ft.</b>
	<b>Remarks:</b> As the flat was locked at the time of visit, physical measurement, inspection & internal photographs of the property could not be taken. We have visited the property externally only.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	795.00 Sq. Ft.	3,200.00	25,44,000.00
2	Terrace Value			
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
<b>Total / Fair Market Value of the property</b>				<b>25,44,000.00</b>
<b>The Realizable Value of the property</b>				<b>21,62,400.00</b>
<b>The Distress Value of the property</b>				<b>17,80,800.00</b>
<b>Insurable value of the property (795.00 Sq. Ft. x 2,000.00)</b>				<b>15,90,000.00</b>
<b>Guideline value of the property (795.00 Sq. Ft. x 2,459.00)</b>				<b>19,54,905.00</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

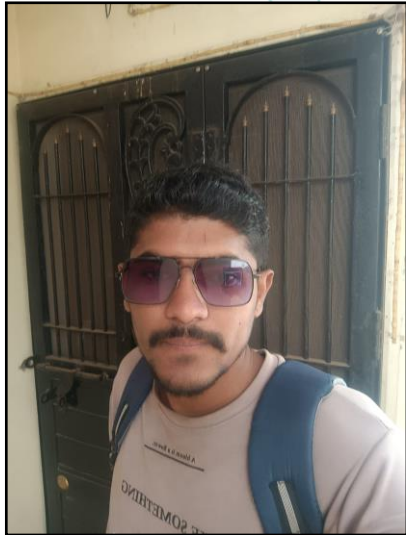


needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for 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 ₹ 3,000.00 to ₹ 4,000.00 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 ₹ 3,500.00 per Sq. Ft. on Built up Area for valuation. <sup>®</sup>

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	
i) Saleability	Good
ii) Likely rental values in future in	₹ 5,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

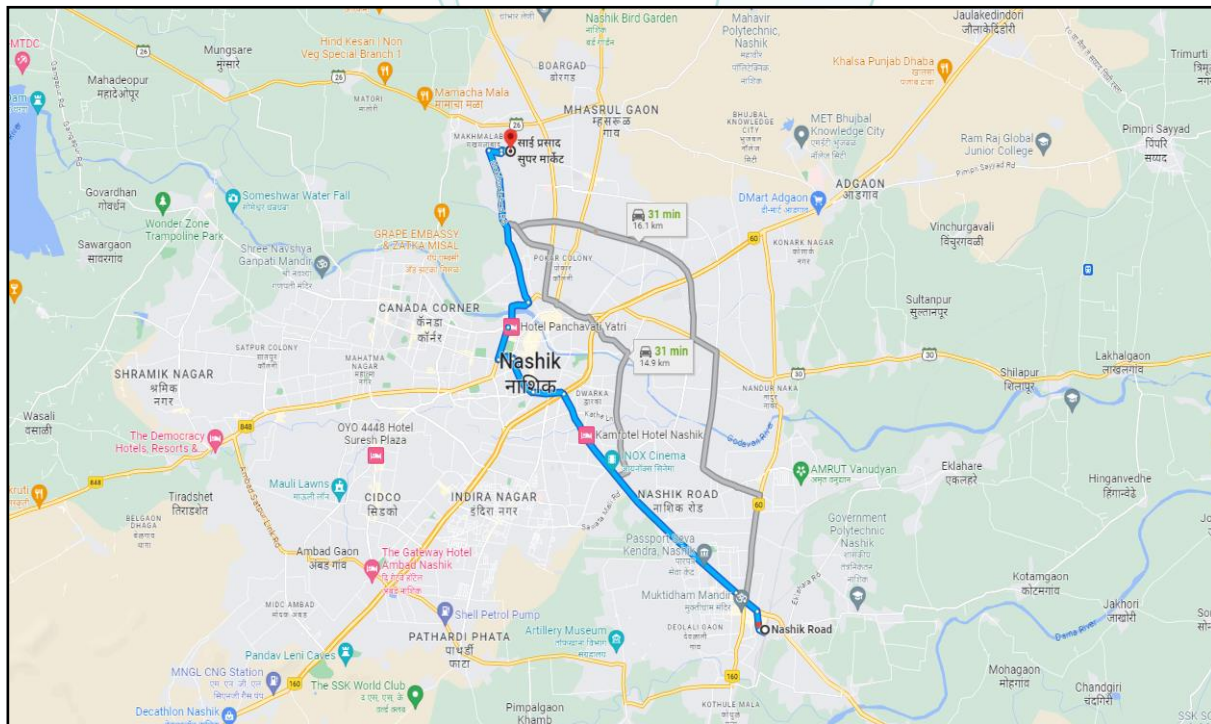
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## Actual site photographs



# Route Map of the property

Site u/r




**Latitude Longitude: 20°02'27.8"N 73°47'07.8"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 14.9 Km.)**



## Ready Reckoner Rate


**Department of Registration & Stamps**  
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Year	Annual Statement of Rates							Language
20232024								English
Selected District	नाशिक							
Select Taluka	नाशिक							
Select Village	मीजे मखमलाबाद							
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location							
Enter Survey No	8							<input type="button" value="Search"/>
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute	
14.6 -मखमलाबाद म्हसखळ लिक रस्त्याच्या दक्षिणेकडील रस्ता विभाग वगळता अंतर्गत रहिवास व तत्सम विभागातील मिळकती	8700	31600	35370	39500	0	चौ. मीटर	सर्व्हे नंबर	

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## Price Indicators




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2 BHK Flat For Sale in Makhmalabad, **Makhmalabad, Nashik**

+3 Photos

🛏 2 Beds
🚿 2 Baths
🏠 Unfurnished

Super Built-Up Area	Developer	Project
<b>815 sqft</b> ▾	<b>Surya Properties Pvt. Ltd.</b>	<b>Makhmalabad</b>
₹ 3,926/sqft	<b>Resale</b>	<b>Ready to Move</b>
Floor		
<b>1 (Out of 8 Floors)</b>	Transaction Type	Status
	<b>Resale</b>	<b>Ready to Move</b>
Furnished Status		
<b>Unfurnished</b>		

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Property ID: 68455841

🏠 **₹24.0 Lac** **₹21.6 Lac** EMI - ₹11k | How much loan can I get? Special Price by Owner

1 BHK Owner Residential House For Sale **Makhmalabad, Nashik**



🛏 1 Bed
🚿 1 Bath
🏠 Unfurnished

Super Built-Up Area	Floor	Transaction Type
<b>688 sqft</b> ▾	<b>Ground (Out of 3 Floors)</b>	<b>Resale</b>
₹ 3,488/sqft		
Status		
<b>Ready to Move</b>	Furnished Status	
	<b>Unfurnished</b>	

Contact Owner
Get Phone No.
👤 Last contact made 3 days ago

**More Details**

Price Breakup	₹24.0 Lac <b>₹21.6 Lac</b>
Booking Amount	<b>₹50000</b> <span style="color: #e91e63; font-weight: bold;">Secure Now</span>
Address	Makhmalabad, Nashik, Maharashtra

Contact Owner

Vandana Avhad -91-97XXXXXXX

Get Phone No.



## Price Indicators

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Home > Property in Nasik > Flats in Nasik > Flats in Makhmalabad > 2 BHK Flats in Makhmalabad > 20 to 25 Lakh
Posted on Apr 19, 2023 | Ready to move

₹25 Lac

@ 35,714 per sq.m.  
Estimated EMI ₹19,968

2BHK 1Bath

Flat/Apartment for Sale  
in Swami Niwas Apartment, Makhmalabad, Nasik, Maharashtra

REERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview
Owner Details
Explore Locality
Recommendations

Property (13)

Photos (1/13)

Area

Super Built up area 753.2 sq.ft. (70 sq.m.)

Price

₹ 25 Lac+ Govt Charges & Tax @ 35,714 per sq.m.

Floor Number

1<sup>st</sup> of 4 Floors

Configuration

2 Bedrooms , 1 Bathroom, No Balcony

Address

Swami Niwas Apartment  
Makhmalabad, Nasik

Property Age

1 to 5 Year Old

Why should you consider this property?

Parking Available

Transaction Type: **Resale**

Power Backup: **None**

Property Ownership: **Co-operative S...**

Property Code: **B55938972**  
[www.99acres.com/B55938972](http://www.99acres.com/B55938972)

Furnishing: **Unfurnished**

Parking: **1 Covered**

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 Member's Engineer  
 NO. 1720 MH2010 PTC/19/199

Sales Transaction at Nearby

2027539 22-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक सह दु.नि. नाशिक 7 दस्तावेज क्रमांक.:2027/2023 नोंदणी : Regn:63m
गाव : मखमलाबाद - 1		
(1)दस्तावेज प्रकार	विष्की करारनामा	
(2)मोबदला	2189000	
(3)बाजारभाव (भाडेपट्ट्याच्या बायतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	2257760	
(4)भूमापन ,पोटहिस्सा व घरकमांक (असल्यास)	1) इतर माहिती : , इतर माहिती : तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे मखमलाबाद या गांवचे शिवाारातील विनशेती स्थावर मिल्कत यांसी सप्ले नं. 20/3/बी/1/7 मधील मजूर ले-आऊट मधील प्लॉट नं. 7 यांसी एकुण क्षेत्र 518.49 चौ.मी.(रस्ता रुंदीकरण पूर्वी क्षेत्र 526.50 चौ.मी.)+ हस्तांतरणीय विकास हक्क(टी.डी.आर.)क्षेत्र 210.00 चौ.मी. यावरील शिव गजानन शिल्प या इमारतीमधील स्टिक्ट पहिल्या मजल्यावरील प्लॉट नं. 8 यांसी क्षेत्र 48.68 चौ.मी. यांसी बाल्कनी क्षेत्र 7.24 चौ.मी.	
(5)क्षेत्रफळ	1) 48.68 चौ.मीटर	
(6)आकारणी केल्या जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव केल्या दिवाणी न्यायालयाचा हुकूमनामा केल्या आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) संमती देणार ओमकार रेसिडेन्सी प्रोप्रायटरी फर्म तर्फे अशोक बाळासाहेब पवार 42 प्लॉट नं. : माळा नं. : इमारतीचे नाव : . ब्लॉक नं. : रा. प्लॉट नं. 2 श्रीकृष्ण अपार्टमेंट निसर्ग कॉलनी अशोका स्कुलचे मागे पखाल रोड वडाळा नाशिक रोड नं. : आधार नं. 727612280080 महाराष्ट्र शासःईक्र. 422006 2) लता गोपालदास भाटीया 58 प्लॉट नं. : माळा नं. : इमारतीचे नाव : . ब्लॉक नं. : रा. 4612 भाटीया निवास गजानन चौक सेवा कुंज समोर पंचवटी नाशिक रोड नं. : आधार नं. 3638460 3968 महाराष्ट्र शासःईक्र. 422003 3) हितेश गोपालदास भाटीया 29 प्लॉट नं. : माळा नं. : इमारतीचे नाव : . ब्लॉक नं. : रा. 4612 भाटीया निवास गजानन चौक सेवा कुंज समोर पंचवटी नाशिक रोड नं. : आधार नं. 772064774779 महाराष्ट्र शासःईक्र. 422003 4) सौ. प्रज्ञा सन्नी भाटीया ऊर्फ प्रज्ञा गोपालदास भाटीया 36 प्लॉट नं. : माळा नं. : इमारतीचे नाव : . ब्लॉक नं. : रा. बी/13 सुरेद्रनाथ पाण्डेय चाळ टाटा पॉवर रोड सावरकर जिम जयळ बोरीवली ईस्ट मुंबई रोड नं. : आधार नं. 645770701651 महाराष्ट्र मुम्बई. 400066 5) परेश गोपालदास भाटीया 38 प्लॉट नं. : माळा नं. : इमारतीचे नाव : . ब्लॉक नं. : रा. 4612 भाटीया निवास गजानन चौक सेवा कुंज समोर पंचवटी नाशिक रोड नं. : आधार नं. 360952077219 महाराष्ट्र शासःईक्र. 422003	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव केल्या दिवाणी न्यायालयाचा हुकूमनामा केल्या आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) रघुनाथ विश्राम दाब 47 प्लॉट नं. : माळा नं. : इमारतीचे नाव : . ब्लॉक नं. : रा. 206 मनोली शिव दुगांव नाशिक रोड नं. : आधार नं. 852661937459 महाराष्ट्र शासःईक्र. 422203 2) सुनंदा रघुनाथ दाब 40 प्लॉट नं. : माळा नं. : इमारतीचे नाव : . ब्लॉक नं. : रा. 206 मनोली शिव दुगांव नाशिक रोड नं. : आधार नं. 984534263132 महाराष्ट्र शासःईक्र. 422203	
(9)दस्तावेज करून दिल्याचा दिनांक	20/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/02/2023	
(11)अनुकमांक,शंड व पृष्ठ	2027/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	135500	

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 25,44,000.00 (Rupees Twenty Five Lakh Forty Four Thousand Only).

Place: Nashik

Date: 23.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Auth. Sign.

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, Sharadkumar 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 23.08.2023 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 21.08.2023. 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. 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 Shri. Pawankumar Vitthalrao Narvade & Sau. Switi Pawankumar Narvade from Shri. Subhash Namdeorao Patil vide Deed of Apartment dated 16.12.2014.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Adgaon to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Sachin Raundal – Valuation Engineer Shobha Kuperkar – Technical Manager Prajakta Patil – 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 – 21.08.2023 Valuation Date - 23.08.2023 Date of Report - 23.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.08.2023
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.	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 **23<sup>rd</sup> August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **795.00 Sq. Ft. Built up Area** in the name of **Shri. Pawankumar Vitthalrao Narvade & Sau. Switi Pawankumar Narvade**. 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 **Shri. Pawankumar Vitthalrao Narvade & Sau. Switi Pawankumar Narvade**. 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 **795.00 Sq. Ft. Built up Area**

## Condition & Repair

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

## Valuation Methodology

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

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

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **795.00 Sq. Ft. Built up Area**

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

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

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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### **Confidentiality**

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

### **Information Management**

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

### **Gifts and hospitality:**

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

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

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### 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.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13