

# MASTER VALUATION REPORT



## Details of the property under consideration:

### Name of Project: "Revati Anandvan"

"Revati Anandvan", Proposed Residential Building on Survey No. 30/31/1 and 2 at Village - Anandwali Shiwar, Pipeline Link Road, Kale Nagar, Viveka Nand Nagar, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India

Latitude Longitude: 20°00'30.0"N 73°44'38.4"E

### 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 Code – 422 007, State - Maharashtra, Country - India



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

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

## MASTER VALUATION REPORT OF "Revati Anandvan"

**"Revati Anandvan", Proposed Residential Building on Survey No. 30/31/1 and 2 at Village - Anandwali Shihar, Pipeline Link Road, Kale Nagar, Viveka Nand Nagar, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India.**

**Latitude Longitude: 20°00'30.0"N 73°44'38.4"E**

### NAME OF DEVELOPER: M/s. Revati Group

Pursuant to instructions from State Bank of India, AGM HLST, Satpur, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **24<sup>th</sup> August 2023** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Revati Anandvan", Proposed Residential Building on Survey No. 30/31/1 and 2 at Village - Anandwali Shihar, Pipeline Link Road, Kale Nagar, Viveka Nand Nagar, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India. It is about 15.2 Km. distance from Nashik Road 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 developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

#### 2. Developer Details:

Name of builder	M/s. Revati Group	
Project Registration Number	Project	RERA Project Number
	Revati Anandvan	P51600050817
Register office address	M/s. Revati Group Flat No. 4, "Meher Apartment", Trimbak Road, Behind-Cebel Hotel, Nashik, Taluka & Dist. - Nashik, PIN Code - 422 002, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Sandip Dawange Patil (Sales Person - Mobile No.8657843555 / 02530397474)	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Open Plot
On or towards South	Fulrani Apartment
On or towards East	Row Houses
On or towards West	Sherlock's Spy Gallery and Pipeline Road



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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**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 Code – 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, Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 24.08.2023
	b)	Date on which the valuation is made : 25.08.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 17.02.2023 issued by Adv. Subodh M. Shah
	2.	Copy of Clarification of Plot area Dated 28.03.2023
	3.	Copy of NA Order Letter No. Maha/Kaksha3/4/Bin.Sheti.Prabhak.Kramank/415/2007 Dated.07.06.2007, issued by Collector Office, Nashik.
	4.	Copy of Development Agreement Vide No.11902/2022 Dated.26.12.2022
	5.	Copy of Declaration About Commencement Certificate date 07.06.2021 issued by M/s. Revati Group (As per RERA Certificate)
	6.	Copy of Schedule of Land Dated 23.03.2023 issued by M/s. Revati Group (As per RERA Certificate)
	7.	Copy of MAHARERA Registration Certificate of Project No. P51600050817 issued by Maharashtra Real Estate Regulatory Authority date 03.05.2023
	8.	Copy of Sanction of Building Permission Extension Commencement Certificate Javak No. NRV/Washi/A1/132/2023 dated 25.04.2023 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation, Nashik
	9.	Copy of Sanction of Building Permission and Commencement Certificate No. LND/BP/A1/BP/574/2022 dated 31.03.2022 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation, Nashik
	10.	Copy of Approved Plan No. A1 / BP / 574 / 2022 dated 31.03.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Five - Sheet No. 1/4 to 4/4)
	<b>Approved upto:</b>	
	<b>Wing</b>	<b>Number of Floors</b>
	<b>B</b>	<b>Lower Ground + Upper Ground + 1<sup>st</sup> to 10<sup>th</sup> Upper Floors.</b>
	<b>D</b>	<b>Lower Ground + Upper Ground + 1<sup>st</sup> to 10<sup>th</sup> Upper Floors.</b>
	Project Name (with address & phone nos.)	: "Revati Anandvan", Proposed Residential Building on Survey No. 30/31/1 and 2 at Village - Anandwadi Shiwar, Pipeline Link Road, Kale Nagar, Viveka Nand Nagar, Taluka & District -



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		Nashik, PIN Code - 422 013, 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)	<p><b>M/s. Revati Group</b></p> <p><b>Address:</b> Flat No. 4, "Meher Apartment", Trimbak Road, Behind-Cebel Hotel, Nashik, Taluka &amp; Dist. - Nashik, PIN Code - 422 002, State - Maharashtra, Country - India</p> <p><b>Contact Person:</b> Mr. Sandip Dawange Patil (Sales Person - Mobile No.8657843555 / 02530397474)</p>														
5.	Brief description of the property (Including Leasehold / freehold etc.)															
<p><b>About "Revati Anandvan" Project:</b> Nashik's residential project, Revati Anandvan is offering property for sale. Check out some Apartment. Available configurations include 2 BHK, 3 BHK formats in pipeline Road front Gangapur road. It is a Under Construction project by Revati Group. Revati Anandvan is set in an area of 0.65 Acres and is complete with various modern-day amenities. Revati Anandvan was launched in May 2023 and possession date is May, 2025. There are 80 units in Revati Anandvan. There are 10 floor 2 buildings. Revati Anandvan is located in 30/31/1, Kale Nagar, Viveka Nand Nagar Pipe Line Road Front, Gangapur Road. Revati Anandvan is a RERA registered project with ID P51600050817.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Proposed Lower Ground + Upper Ground + 1<sup>st</sup> to 10<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>D</td> <td>Proposed Lower Ground + Upper Ground + 1<sup>st</sup> to 10<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>RCC work Upto Basement Floor Slab is</td> <td rowspan="2">13%</td> </tr> <tr> <td>D</td> <td>Completed.</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December - 2028 (As per MAHARERA Certificate) (Wing B &amp; D)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with Mosquito Net</li> </ul>			Wing	Number of Floors	B	Proposed Lower Ground + Upper Ground + 1 <sup>st</sup> to 10 <sup>th</sup> Upper Floors.	D	Proposed Lower Ground + Upper Ground + 1 <sup>st</sup> to 10 <sup>th</sup> Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	B	RCC work Upto Basement Floor Slab is	13%	D	Completed.
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Wing	Present stage of Construction	Percentage of work completion														
B	RCC work Upto Basement Floor Slab is	13%														
D	Completed.															

	<ul style="list-style-type: none"> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Landscaping &amp; Tree Planting</li> <li>➤ Open Parking</li> <li>➤ Water Conservation, Rain water Harvesting</li> <li>➤ Sewage Treatment Plant</li> </ul>			
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 30/31/1 and 2	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	Survey No. 30/31/1 and 2 at Village - Anandwali	
	d) Ward / Taluka	:	Taluka - Nashik	
	e) Mandal / District	:	Dist. - Nashik	
7.	Postal address of the property	:	"Revati Anandvan", Proposed Residential Building on Survey No. 30/31/1 and 2 at Village - Anandwali Shiwar, Pipeline Link Road, Kale Nagar, Viveka Nand Nagar, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India	
8.	City / Town	:	Anandwali Shiwar, Nashik	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer Town Planning Nashik Municipal Corporation, Nashik	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	Survey No. 30/29	Survey No.30/29	Road & Open Plot
	South	Survey No. 33	Survey No.33	Fulrani Apartment
	East	Survey No. 30/31/1	Survey No.30/31/1	Row Houses
	West	30 Mtr. Wide DP Road	30 Mtr. Wide DP Road	Sherlock's Spy Gallery and Pipeline Road
14.1	Dimensions of the site	N. A. as the land is irregular in shape		
		A	B	
		As per the Deed	Actuals	
	North	-	-	

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	20°00'30.0"N 73°44'38.4"E	
14.	Extent of the site	:	Plot area – 2644.67 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 2644.67 Sq. M. (As per 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	
<b>II CHARACTERISTICS OF THE SITE</b>				
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Rectangular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. A1 / BP / 574 / 2022 dated 31.03.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Five - Sheet No. 1/4 to 4/4) <b>Approved upto:</b>	
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10.	Corner plot or intermittent plot?	:	Intermittent	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	B. T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	30.00 Mtr. Wide D. P. Road	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Proposed Municipal Water supply	
16.	Underground sewerage system	:	Proposed Connected to Municipal sewer	
17.	Is Power supply is available in the site	:	Yes	
18.	Advantages of the site	:	Located in developed area	

19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)</b>	:	No						
<b>Part – A (Valuation of land)</b>									
1	Size of plot	:	Plot area – 2644.67 Sq. M. (As per RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 51,000.00 per Sq. M. for Residential ₹ 29,600.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>						
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2644.67</td> <td>29,600</td> <td>7,82,82,232.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2644.67	29,600	7,82,82,232.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
2644.67	29,600	7,82,82,232.00							
<b>Part – B (Valuation of Building)</b>									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
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D	Proposed Lower Ground + Upper Ground + 1 <sup>st</sup> to 10 <sup>th</sup> Upper Floors.								
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>						
	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. A1 / BP / 574 / 2022 dated 31.03.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Five - Sheet No. 1/4 to 4/4)						
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Lower Ground + Upper Ground + 1<sup>st</sup> to 10<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	B	Lower Ground + Upper Ground + 1 <sup>st</sup> to 10 <sup>th</sup> Upper Floors.		
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		<b>D</b>	<b>Lower Ground + Upper Ground + 1<sup>st</sup> to 10<sup>th</sup> Upper Floors.</b>
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
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	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	:	
<b>4.</b>	<b>Plumbing installation</b>	:	
	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:**

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## 1. Wing - B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. ft.	Built up Area in Sq. ft. (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹ (Including GST, Car parking & Other Charges) in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
1	1	1	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
2	2	1	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
3	3	1	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
4	4	1	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
5	5	2	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
6	6	2	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
7	7	2	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
8	8	2	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
9	9	3	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
10	10	3	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
11	11	3	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
12	12	3	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
13	13	5	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
14	14	5	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
15	15	5	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
16	16	5	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
17	17	6	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
18	18	6	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
19	19	6	3BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
20	20	6	3BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
21	21	7	3BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
22	22	7	3BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
23	23	7	3BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
24	24	7	3BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
25	25	7	3BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
26	26	7	3BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
27	27	7	3BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
28	28	7	2 BHK	605	46	651	716	8700	56,63,700.00	53,80,515.00	45,30,960.00	12000
29	29	8	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
30	30	8	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
31	31	8	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
32	32	8	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
33	33	9	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
34	34	9	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
35	35	9	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. ft.	Built up Area in Sq. ft. (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹ (Including GST, Car parking & Other Charges) in `	Realizable Value in ₹	Distress Sale Value in `	Expected Rent per month in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
36	36	9	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
37	37	10	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
38	38	10	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
39	39	10	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
40	40	10	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
<b>Total</b>				<b>30662</b>	<b>3675</b>	<b>34337</b>	<b>37771</b>		<b>29,87,31,900.00</b>	<b>28,37,95,305.00</b>	<b>23,89,85,520.00</b>	

**2. Wing - D:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. ft.	Built up Area in Sq. ft. (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹ (Including GST, Car parking & Other Charges) in `	Realizable Value in ₹	Distress Sale Value in `	Expected Rent per month in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
1	101	1	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
2	102	1	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
3	103	1	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
4	104	1	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
5	105	2	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
6	106	2	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
7	107	2	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
8	108	2	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
9	109	3	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
10	110	3	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
11	111	3	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
12	112	3	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
13	113	5	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
14	114	5	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
15	115	5	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
16	116	5	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
17	117	6	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
18	118	6	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
19	119	6	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
20	120	6	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
21	121	7	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
22	122	7	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
23	123	7	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
24	124	7	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. ft.	Built up Area in Sq. ft. (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹ (Including GST, Car parking & Other Charges) in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
25	125	7	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
26	126	7	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
27	127	7	2 BHK	605	46	651	716	8700	56,63,700.00	53,80,515.00	45,30,960.00	12000
28	128	7	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
29	129	8	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
30	130	8	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
31	131	8	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
32	132	8	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
33	133	9	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
34	134	9	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
35	135	9	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
36	136	9	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
37	137	10	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
38	138	10	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
39	139	10	3 BHK	743	71	814	895	8700	70,81,800.00	67,27,710.00	56,65,440.00	15000
40	140	10	3 BHK	797	114	911	1002	8700	79,25,700.00	75,29,415.00	63,40,560.00	16500
<b>Total</b>				<b>30662</b>	<b>3675</b>	<b>34337</b>	<b>37771</b>		<b>29,87,31,900.00</b>	<b>28,37,95,305.00</b>	<b>23,89,85,520.00</b>	

### Summary of the Project:

Wing	Comp. / Total Number of Flat / RERA Carpet Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
B	2 BHK - 1 3 BHK - 19 3 BHK - 20 Total- 40	34337	37771	29,87,31,900.00	28,37,95,305.00	23,89,85,520.00
D	2 BHK - 1 3 BHK - 19 3 BHK - 20 Total- 40	34337	37771	29,87,31,900.00	28,37,95,305.00	23,89,85,520.00
<b>Total</b>	<b>80</b>	<b>68674</b>	<b>75542</b>	<b>59,74,63,800.00</b>	<b>56,75,90,610.00</b>	<b>47,79,71,040.00</b>

Particulars	Market Value (₹)
Fair Market Value as on date	59,74,63,800.00
Realizable Value as on date	56,75,90,610.00
Distress Sale Value as on date	47,79,71,040.00

<b>Cost of Construction</b> <b>(Total Built up area x Rate)</b> <b>75542 Sq. Ft. x ₹ 2300.00</b>	<b>17,37,46,600.00</b>
--	------------------------

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
B	13	37771	8,68,73,300.00	1,29,93,529.00
D	13	37771	8,68,73,300.00	1,29,93,529.00
<b>Total</b>		<b>75542</b>	<b>17,37,46,600.00</b>	<b>2,25,87,058.00</b>

Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work is in progress
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
Total		

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

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

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

**Total abstract of the entire property**

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	

Part - C	Compound wall	:	
Part - D	Amenities	:	
Part - E	Pavement	:	
Part - F	Services	:	
<b>Fair Market Value as on date in ₹</b>		:	<b>₹ 59,74,63,800.00</b>
<b>Realizable Value as on date in ₹</b>		:	<b>₹ 56,75,90,610.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 47,79,71,040.00</b>

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 ₹ 8,000 to ₹ 9,000.00 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 ₹ 8,700.00 per Sq. Ft. on Carpet Area for valuation.

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## Actual Site Photographs



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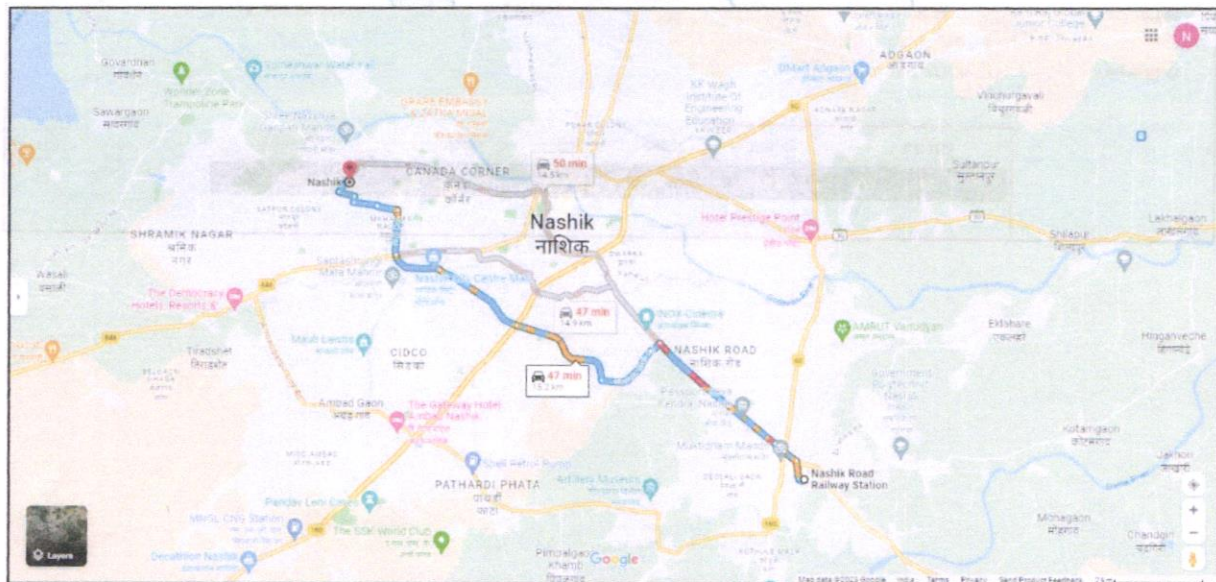


## Actual Site Photographs



## Route Map of the property

Site u/r




**Latitude Longitude: 20°00'30.0"N 73°44'38.4"E**

**Note: The Blue line shows the route to site from nearest Railway Station (Nashik– 15.2 Km.)**




## Ready Reckoner Rate



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

**नोंदणी व मद्रांक  
विभाग**  
महाराष्ट्र शासन



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### Valuation For Rural Area

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

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Nashik Help on Division

---

District Name: नाशिक Taluka Name: नाशिक Village/Zone Name: शिव भाद्रवली

Attribute: शह रस्त SubZone Name: S-2-महाराष्ट्र पट्टण

Mahapalika Area: Nashik Municipal Cor

Open Land	Residence	Office	Shop	Industry	Unit
29600	51000	58630	63800	0	Square Meter

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## Price Indicators

Nashik / Nashik / Gangapur / Revati Anandvan

Last updated: Jul 22, 2023

### Revati Anandvan

By REVATI GROUP

30/31/1, Kale Nagar, Viveka Nand Nagar Pipe Line Road Front, Gangapur Road, Nashik

₹67.4 L - 81.87 L | ₹5.22 K/sq.ft  
EMI starts at ₹35,69 K

Price excludes maintenance, floor rise etc. See More

Contact Developer



3 BHK Apartment Configuration

May, 2025 Possession Starts

₹5.22 K/sq.ft Avg. Price


1290.00 sq.ft. - 1435.00 sq.ft. (Builtup Area) Sizes

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Anandvalli > 3 BHK Flats for Sale in Anandvalli > 1290 Sq-ft

₹ 67.4 Lac EMI - ₹ 30k Can I afford it?

3 BHK 1290 Sq-ft Flat For Sale Anandvalli, Nashik



3 Beds 2 Baths 1 Covered Parking Unfurnished

Super Built-Up Area 1290 sqft ₹ 5,222/sqft	Developer <b>Revati Group</b>	Project <b>Revati Anandvan</b>
Transaction Type <b>New Property</b>	Status <b>Under Construction</b>	Lifts <b>2</b>
Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>	

## Price Indicators Projects nearby Locality

The screenshot shows a real estate listing for a 3BHK 3Baths flat. The price is ₹ 90 Lac, with an estimated EMI of ₹ 71,088. The property is located in Roingta Shree Tirumala Luxuria, Serene Meadows, Nashik. The listing includes a photo of the interior, a carpet area of 1486 sq. ft., and a configuration of 3 Bedrooms, 3 Bathrooms, and 1 Balcony. The price is negotiable at ₹ 6.056 per sq. ft. The property is on the 12th floor of a 13-story building and is 1 to 5 years old. The address is Roingta Shree Tirumala Luxuria, Serene Meadows, Nashik, and the facing is East.

**₹ 90 Lac** @ 6.056 per sq. ft.  
Estimated EMI ₹ 71,088

**3BHK 3Baths**  
Flat/Apartment for Sale

Roingta Shree Tirumala Luxuria, Serene Meadows, Nashik, Maharashtra

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

Overview | Owner Details | Recommendations

**Property (5)**

**Area**  
Carpet area: 1486 sq. ft. (138.05 sq. m.)

**Configuration**  
3 Bedrooms, 3 Bathrooms, 1 Balcony

**Price**  
₹ 90 Lac  
@ 6.056 per sq. ft. (Negotiable)

**Address**  
Roingta Shree Tirumala Luxuria, Serene Meadows, Nashik

**Floor Number**  
12<sup>th</sup> of 13 Floors

**Facing**  
East

**Property Age**  
1 to 5 Year Old

Photos (1/5)

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## Price Indicators Projects nearby Locality

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Rent ▾
Sell ▾
Home Loans ▾


Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 3 BHK Flats for Sale in Gangapur Road > 1799 Sq.ft

₹1.24 Cr

EMI - ₹56k

Get pre-approved loan

3 BHK Flat For Sale in Prima Casa: [Gangapur Road, Nashik](#)



-7 Photos

3 Beds
3 Baths
3 Balconies
2 Covered Parking

Carpet Area 1221 sqft - 110156/sqft	Developer <a href="#">Casa Costruzione</a> <a href="#">Infratech</a>	Project <a href="#">Prima Casa</a>
Floor 3 (Out of 6 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Facing East	Lift 1

East Facing Property

Contact Owner

Book Site Visit

Last contact made 2 days ago

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 4 BHK > 1840 sq.ft

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Unlock exclusively Reserved Owner Properties

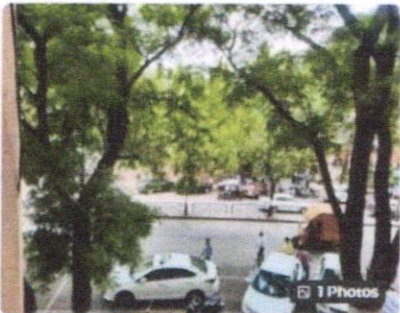
Join Prime 50% OFF

1.20 Cr

Get ₹36,000 cashback on Home Loan

ONLY ON MAGICBRICKS

1840 Sq.ft 4 BHK Flat For Sale in [Gangapur Road, Nashik](#)



1 Photos

4 Beds
4 Baths
unfurnished

Super Built Up Area 1840 sqft - 6.522/sqft	Floor 1 (Out of 3 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Unfurnished	Age Of Construction Above 20 years


3 of 7

## Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾




**2.03 Cr** [Get ₹ 60,900 cashback on Home Loan](#)

4 BHK 1936 Sq. ft Flat For Sale in **Gangapur Road, Nashik**



4 Beds   4 Baths   1 Covered Parking   Unfurnished

<p>Carpet Area <b>1936 sqft</b> * = 10.485/sqft</p>	<p>Developer <b>Adikara Builders And Developers</b></p>	<p>Project <b>RIVERFRONT</b></p>
<p>Floor <b>7 (Out of 7 Floors)</b></p>	<p>Transaction Type <b>New Property</b></p>	<p>Status <b>Under Construction</b></p>
<p>Lift <b>1</b></p>	<p>Furnished Status <b>Unfurnished</b></p>	<p>Car Parking <b>1 Covered</b></p>


4 of 7

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > Flats for sale in Nashik > Flats for sale in Gangapur Road > 4 BHK > 1640 Sq. Ft.




**88.0 Lac** [Get ₹ 26,400 cashback on Home Loan](#)   ✔ ONLY ON MAGICBRICKS

4 BHK Flat For Sale in **Ishwar Prestige, Gangapur Road, Nashik**



4 Beds   3 Baths   1 Balcony   Furnished

<p>Carpet Area <b>1400 sqft</b> * = 6.286/sqft</p>	<p>Developer <b>Samnani Group</b></p>	<p>Project <b>Ishwar Prestige</b></p>
<p>Floor <b>2 (Out of 7 Floors)</b></p>	<p>Transaction Type <b>Resale</b></p>	<p>Status <b>Ready to Move</b></p>
<p>Additional Rooms <b>1 Store Room</b></p>	<p>Facing <b>North - East</b></p>	<p>Furnished Status <b>Furnished</b></p>

2 of 7


## Price Indicators Projects nearby Locality

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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 3 BHK Flats for Sale in Gangapur Road > 1365 Sq Ft

**₹99.0 Lac** EMI - ₹ 45k | [Get Loan offers from 34+ banks](#)

**3 BHK Flat For Sale in Zion Herald, Gangapur Road, Nashik**



3 Beds | 3 Baths | 2 Balconies | Furnished

Carpet Area	Developer	Project
1160 sqft - 78.524/sqft	<b>Zion Worldwide</b>	<b>Zion Herald</b>
Floor	Transaction Type	Status
4 (Out of 7 Floors)	Resale	Ready to Move
Facing	Furnished Status	Type Of Ownership
East	Furnished	Freehold

East Facing Property

[Contact Owner](#) [Book Site Visit](#) Last contact made 1 day ago


**magicbricks** Buy Rent Sell Home Loans

Home > Property in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 4 BHK > 4230 Sq Ft

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Join Prime 50% OFF

**3.0 Cr** [Get ₹ 90,000 cashback on Home Loan](#) ONLY ON MAGICBRICKS

**4 BHK Flat For Sale in The Imperial, Gangapur Road, Nashik**



4 Beds | 6 Baths | 3 Balconies | Unfurnished

Super Built-Up Area	Developer	Project
4230 sqft - 7.092/sqft	<b>Suyash Group</b>	<b>The Imperial</b>
Floor	Transaction Type	Status
2 (Out of 7 Floors)	Resale	Ready to Move
Additional Rooms	Facing	Furnished Status
1 Servant Room	East	Unfurnished

1 of 7



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## Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Gangapur Road > 3 BHK Flats for Sale in Gangapur Road > 1255 sq.ft

**₹78.0 Lac** EMI - ₹35k | Can I afford it?

3 BHK 1255 Sq-ft Flat For Sale Gangapur Road, Nashik

3 Beds | 3 Baths | 1 Balcony | 1 Covered Parking

Super Built-Up Area  
1255 sqft - 16218 sqft

Floor  
5 (Out of 11 Floors)

Lift  
1

Developer  
**Samraat Group**

Transaction Type  
**Resale**

Furnished Status  
**Furnished**


Project  
**Samraat Tropicano**

Status  
**Ready to Move**

Car Parking  
**1 Covered**

Contact Agent
Get Phone No.

Last contact made 6 days ago



Home > Property for Sale in Gangapur Road > The Grand by Parksyde

**The Grand by Parksyde** ☆

Gangapur Road, Nashik

View Number

✓ No Brokerage | 36/30 Floor Plans Available | +20 Top Facilities

**CONSTRUCTION STATUS**

**New Launch**

Completion in Apr. 2027

**₹ 89 L - 1.06 Cr** + Govt. Charges

PRICE RANGE

3.4 BHK Apartment

3 BHK Apartment

1576 sq.ft. - 198.42sq.ft. ▾

₹ 89 L + Govt. Charges

4 BHK Apartment

1889 - 3153 sq.ft. - 175.29 - 292.92sq.ft. ▾

₹ 1.06 Cr + Govt. Charges


**Why you should consider The Grand by Parksyde?**

- Commercial shops within the premises
- Ample parking space available
- Eco-friendly features like rain water harvesting for sustainable living

DEVELOPED BY


**Jaikumar Constructions Limited**

Contact Builder



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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: 25.08.2023

**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=Vastukala, email=manoj@vastukala.com, serialNumber=1, cn=Manoj Baburao Chalikwar  
Date: 2023.08.25 16:38:10 +05'30'

*Handwritten Signature*  
**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

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 25.08.2023 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 24.08.2023. 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.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Revati Group</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Nashik 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 – Valuation Engineer Vinita Surve – Processing Manager Chintamani Chaudhari- Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 24.08.2023 Valuation Date - 25.08.2023 Date of Report - 25.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.08.2023
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 **25<sup>th</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's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Revati Group**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Revati Group**. 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: cn=P, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
2.5.4.201=9822bde4f4e35dcd3e0cf29e26869913490c9e33d4131,  
3.1.132.79817a18b56632, postalCode=400009, st=Maharashtra,  
serialNumber=115064604d8c2399922c5a88c7eb217218d,  
#394e287e29a32776a2350f, cn=MANOJ BABURAO CHALIKWAR,  
Date: 2023.08.25 16:37:53 +05'30'

Auth. Sign.



## Remarks:

1. This APF is based on sanctioned plan copy provided by SBI.
2. Construction stage is calculated as per no of floors sanctioned.
3. Rate derived in report is basic rate and on Carpet area.
4. Flat area (Carpet area) considered in APF report is provided by Sanctioned Building Plan/RERA.
5. Builder taking (carpet to build up) loading factor 35% for residential flat.
6. We have not considered legal charges, Stamp duty for valuation

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: 25.08.2023

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=9822b6c4fad336cd10c79626865913490c7d33d41333  
115279617a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=+1156565646b1cc398882a5a6fca28531164647  
94082629822762926f, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.08 17:14:58 +05'30'

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

### Our Pan India Presence at :

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| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

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