

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Sharad Tukaram Ugale & Sau. Vaishnavi Sharad Ugale**

Residential Duplex Row House No. 1, Ground + First Floor, “**Gurudatta Row Houses**”, Survey No.854/1/B, (Old Survey No.1145), Plot No. 09, Property No. 3536, (Ward No. S6, Zone No. 2) , Near Karpe Ground, Karpe Nagar, Mouje - Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India.

Latitude Longitude: 19°51'03.2"N 73°58'44.1"E

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Valuation Done for:

**Bank of Baroda
Regional Office**

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



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

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Row House No. 1, Ground + First Floor, "Gurudatta Row Houses", Survey No. 854/1/B, (Old Survey No. 1145), Plot No. 09, Property No.3536, (Ward No. S6, Zone No. 2), Near Karpe Ground, Karpe Nagar, Mouje - Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India belongs to **Shri. Sharad Tukaram Ugale & Sau. Vaishnavi Sharad Ugale**

Boundaries of the property.

| Boundaries | Plot | Row House |
|------------|-----------|----------------|
| North | Row House | Row House No.2 |
| South | Row House | Row House |
| East | Road | Road |
| West | Open Plot | Marginal Space |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 29,20,000.00 (Rupees Twenty Nine Lakh Twenty 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.**

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Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



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

To,

The Chief Manager,**Bank of Baroda****Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

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

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

| I | General | |
|----|--|---|
| 1. | Purpose for which the valuation is made | : To assess Fair Market value of the property for Bank Loan Purpose. [®] |
| 2. | a) | Date of inspection : 26.08.2023 |
| | b) | Date on which the valuation is made : 28.08.2023 |
| 3. | List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Agreement Vide No. 2834/2033 dated 07.06.2023 ii. Copy of Commencement Certificate No. BPA/103/00101/2017-18 dated 17.10.2017 issued by Sinnar Nagarparishad, Sinnar. iii. Copy of Occupancy Certificate No.WS/III/103/2018 dated 06.06.2018 issued by Sinnar Municipal, Sinnar. iv. Copy of Approved Building Plan Order No. BPA/103/00101/2017-18 dated 17.10.2017 issued by Sinnar Nagarparishad, Sinnar. v. Copy of NA Order No.Kaksha-3/Bin.Sheti.Prabhak.Kramank/149/1994 dated 06.05.1994, Collector Office, Nashik. | |
| | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : Shri. Sharad Tukaram Ugale & Sau. Vaishnavi Sharad Ugale Address: Residential Duplex Row House No. 1, Ground + First Floor, “ Gurudatta Row Houses ”, Survey No. 854/1/B, (Old Survey No. 1145), Plot No. 09, Property No.3536, (Ward No. S6, Zone No. 2), Near Karpe Ground, Karpe Nagar, Mouje - Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India. Contact Person: Shri. Sharad Tukaram Ugale (Owner) Contact No. +91 8474769651 Joint Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Residential Row House of Ground + First floor. As per approved plan, the composition of Row House is: Ground Floor – Living + Kitchen + Toilet + Passage+ |

| | | |
|-----|---|---|
| | | Staircase + Porch First Floor – 2 Bedroom + WC + Passage+ Staircase +Terrace (i.e. 2BHK) The property is at 22.3 Km. travelling distance from nearest railway station Nashik Road. Landmark: Near Karpe Ground |
| 5a. | Total Lease Period & remaining period (if leasehold) | : N.A. as the property is freehold. |
| 6. | Location of property | : |
| | a) Plot No. / Survey No. Ward / Zone | : Survey No. 854/1/B, (Old Survey No.1145) Plot No.09, Property No.3536, (Ward No. S6, Zone No.2) |
| | b) Door No. | : Residential Row House No.1 |
| | c) T.S. No. / Village | : Mouje – Sinnar |
| | d) Ward / Taluka | : Taluka – Nashik |
| | e) Mandal / District | : District – Nashik |
| | f) Date of issue and validity of layout of approved map / plan | : Copy of Approved Building Plan Order No. BPA/103/00101/2017-18 dated 17.10.2017 issued by Sinnar Nagarparishad, Sinnar. |
| | g) Approved map / plan issuing authority | : Sinnar Nagarparishad, Sinnar |
| | h) Whether genuineness or authenticity of approved map/ plan is verified | : Yes |
| | i) Any other comments by our empanelled valuers on authentic of approved plan | : No |
| 7. | Postal address of the property | : Residential Duplex Row House No. 1, Ground + First Floor, “Gurudatta Row Houses” , Survey No. 854/1/B, (Old Survey No. 1145), Plot No. 09, Property No.3536, (Ward No. S6, Zone No. 2), Near Karpe Ground, Karpe Nagar, Mouje - Sinnar, Taluka – Sinnar, District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India |
| 8. | City / Town | : Nashik |
| | Residential area | : Yes |
| | Commercial area | : No |
| | Industrial area | : No |
| 9. | Classification of the area | : |
| | i) High / Middle / Poor | : Middle Class |
| | ii) Urban / Semi Urban / Rural | : Semi Urban |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : Mouje – Sinnar Sinnar Nagarparishad, Sinnar |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : No |

| 13. | Dimensions / Boundaries of the Property / Plot | | Actual | As per Agreement |
|-----------|--|---|--|---|
| | North | : | Row House | Plot No.6 |
| | South | : | Row House | Plot No.3 |
| | East | : | Road | Colony Road |
| | West | : | Open Plot | Adjoining Survey No.856 (Old Survey No.1156) |
| 13.1 | Dimensions / Boundaries of the property / Row House | | Actual | As per Agreement |
| | North | | Row House No.2 | Row House No.2 |
| | South | | Row House | Plot No. 3 |
| | East | | Road | 6 Mtr. Wide Colony Road |
| | West | | Marginal Space | Adjoining Survey No.856 (Old Survey No.1156) |
| 13.2 | Latitude, Longitude & Co-ordinates of the site | : | 19°51'03.2"N 73°58'44.1"E | |
| 13.3 | Whether Boundaries Matching with Actual | | Yes | |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 730.00 Open Space Area in Sq. Ft. =220.00 (Area as per Site Measurement) Built Up Area in Sq. Ft. = 900.00 (Area as per Agreement) | |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Built Up Area in Sq. Ft. = 900.00 (Area as per Agreement) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential | |
| 2. | Location | : | | |
| | Plot No. / Survey No. Ward / Zone | : | Survey No. 854/1/B, (Old Survey No.1145) Plot No.09, Property No.3536, (Ward No. S6, Zone No.2) | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | : | Village – Sinnar Sinnar Nagarparishad, Sinnar | |
| | Door No., Street or Road (Pin Code) | : | Residential Duplex Row House No. 1, Ground + First Floor, “ Gurudatta Row Houses ”, Survey No. 854/1/B, (Old Survey No. 1145), Plot No. 09, Property No.3536, (Ward No. S6, Zone No. 2), Near Karpe Ground, Karpe Nagar, Mouje - Sinnar, Taluka – | |

| | | |
|------------|--|---|
| | | Sinnar, District - Nashik, PIN Code – 422 103, State – Maharashtra, Country – India |
| 3. | Description of the locality Residential / Commercial / Mixed | : Residential |
| 4. | Year of Construction | : 2018 (As per Occupancy Certificate) |
| 5. | Number of Floors | : Ground Floor + First Floor |
| 6. | Type of Structure | : R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : 6 Row Houses |
| 8. | Quality of Construction | : Good |
| 9. | Appearance of the Building | : Good |
| 10. | Maintenance of the Building | : Good |
| 11. | Facilities Available | : |
| | Lift | : N. A. |
| | Protected Water Supply | : Municipal Water supply |
| | Underground Sewerage | : Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : Covered Parking |
| | Is Compound wall existing? | : Yes |
| | Is pavement laid around the building | : Yes |
| III | ROW House | |
| 1 | The floor in which the Row House is situated | : Ground Floor + First Floor |
| 2 | Door No. of the Row House | : Residential Row House No. 1 |
| 3 | Specifications of the Row House | : |
| | Roof | : R.C.C. Slab |
| | Flooring | : Vitrified tile flooring |
| | Doors | : Teak Wood door framed with flush doors |
| | Windows | : Aluminum Sliding windows |
| | Fittings | : Concealed plumbing with C.P. fittings. Electrical wiring with concealed |
| | Finishing | : Cement Plastering |
| 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 Row House? | : Good |
| 7 | Sale Deed executed in the name of | : Shri. Sharad Tukaram Ugale & Sau. Vaishnavi Sharad Ugale |
| 8 | What is the undivided area of land as per Sale Deed? | : Details not available |
| 9 | What is the plinth area of the Row House? | : Built Up Area in Sq. Ft. = 900.00 (Area as per Agreement) |
| 10 | What is the floor space index (app.) | : As per Sinnar Nagarparishad, Sinnar norms |
| 11 | What is the Carpet Area of the Row House? | : Carpet Area in Sq. Ft. = 730.00 Open Space Area in Sq. Ft. =220.00 (Area as per Site Measurement) |

| | | | |
|-----------|---|---|---|
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Medium |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential purpose |
| 14 | Is it Owner-occupied or let out? | : | Owner Occupied |
| 15 | If rented, what is the monthly rent? | : | ₹ 5,000.00 Expected rental income per month |
| IV | MARKETABILITY | : | |
| 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 |
| V | Rate | : | |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar Row House 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) | : | ₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details). | : | 2,800.00 per Sq. Ft. on Built Up Area |
| 3 | Break – up for the rate | : | |
| | i) Building + Services | : | ₹ 2,000.00 per Sq. Ft. |
| | ii) Land + others | : | ₹ 800.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | ₹ 21,800.00 per Sq. M. ₹ 2,025.00 per Sq. Ft. |
| | Guideline rate (After Depreciation) | : | N.A. as the age of the property is below 5 years |
| 5 | Registered Value (if available) | : | Purchase Value-22,00,000.00 Document No.2834/2023 Dated.27.06.2023 |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | : | |
| a | Depreciated building rate | : | N.A. as the age of the property is below 5 years |
| | Replacement cost of Row House with Services (v(3)i) | : | ₹ 2,000.00 per Sq. Ft. |
| | Age of the building | : | 05 years |
| | Life of the building estimated | : | 55 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | N.A. as the age of the property is below 5 years |
| | Depreciated Ratio of the building | : | N.A. as the age of the property is below 5 years |
| b | Total composite rate arrived for Valuation | : | - |
| | Depreciated building rate VI (a) | : | ₹ 2,000.00 per Sq. Ft. |

| | | | |
|--|--------------------------------|---|-------------------------------|
| | Rate for Land & other V (3) ii | : | ₹ 800.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 2,800.00 per Sq. Ft. |
| | Remark : - | | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|----------------|-------------------|---------------------|
| 1 | Present value of the Row House | 900.00 Sq. Ft. | 2,800.00 | 25,20,000.00 |
| 2 | Vetting of Extra Amenities | As per Notary | As per Notary | 4,00,000.00 |
| 3 | Showcases | | | |
| 4 | Kitchen arrangements | | | |
| 5 | Superfine finish | | (R) | |
| 6 | Interior Decorations | | | |
| 7 | Electricity deposits / electrical fittings, etc. | | | |
| 8 | Extra collapsible gates / grill works etc. | | | |
| 9 | Potential value, if any | | | |
| 10 | Others | | | |
| 11 | As per current stage of work completion the value of the Row House (if Row House is under construction) | | | |
| 12 | After 100% completion final value of Row House | | | |
| | Total Value of the property | | | 29,20,000.00 |

Value of Row House

| | |
|--|---------------------|
| Fair Market Value of the property | 29,20,000.00 |
| Realizable value of the property | 27,74,000.00 |
| Distress Value of the property | 23,36,000.00 |
| Insurable value of the property (900.00 Sq. Ft. X ₹ 2,000.00) | 18,00,000.00 |
| Guideline value of the property (900.00 Sq. Ft. X ₹ 2,025.00) | 18,22,500.00 |

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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.

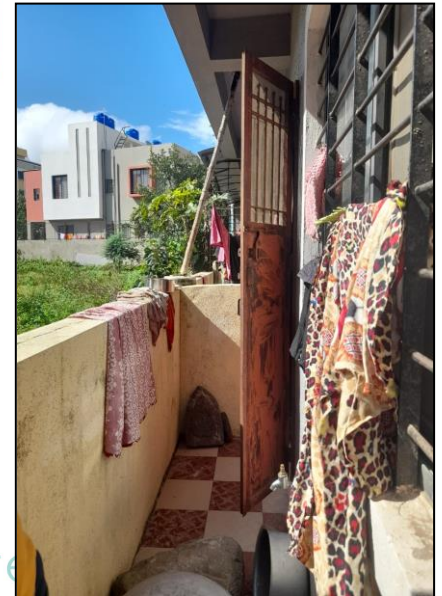
Method of Valuation / Approach

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 Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 2,800.00 per Sq. Ft. on Built Up Area for valuation.

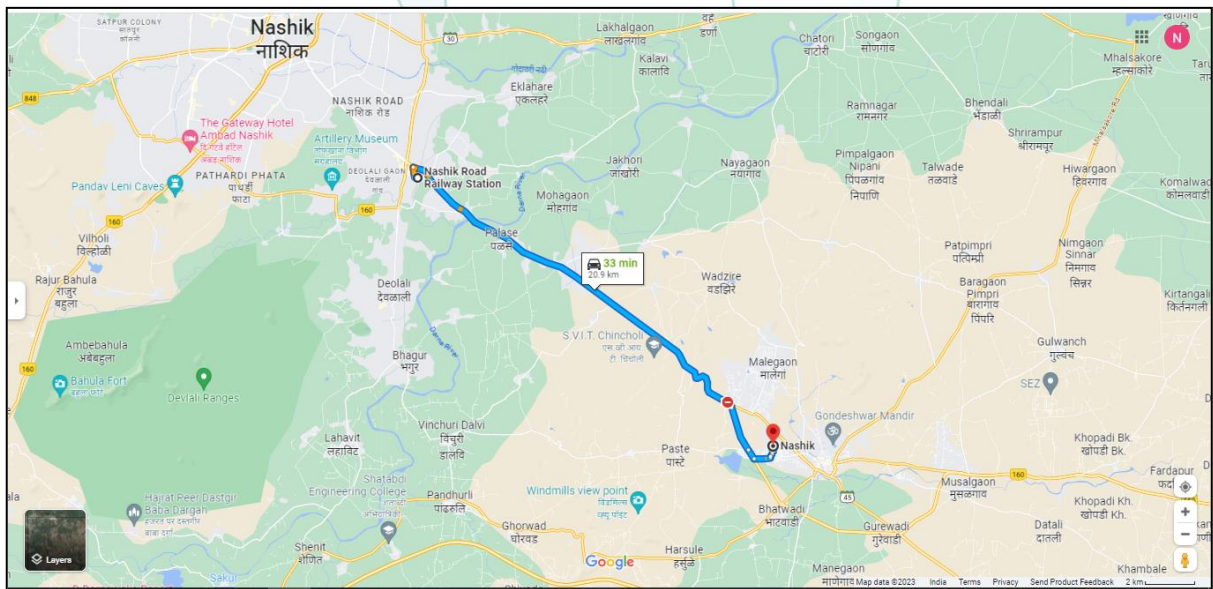
| | |
|--|---|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | There is no threat of acquisition by Govt. CRZ Provisions not applicable. |
| i) Saleability | Good |
| ii) Likely rental values in future in and | ₹ 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



Latitude Longitude: 19°51'03.2"N 73°58'44.1"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 20.9 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मुद्रांक
विभाग
महाराष्ट्र शासन

Valuation Form Rule Codes LOGIN

Valuation For Urban Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name:

Attribute: SubZone Name:

Mahapalika Area:

| Open Land | Residence | Office | Shop | Industry | Unit |
|-----------|-----------|--------|-------|----------|--------------|
| 2570 | 21800 | 25000 | 27250 | 0 | Square Meter |

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Price Indicators

Home / Sinnar Taluka / House for Sale in Sinnar Taluka / 1 BHK Independent House Last updated: Oct 27, 2022


1 BHK Independent House ₹28.0 L EMI starts at ₹14.83 K

Sinnar Taluka, Kedarpur ₹4.00 K/sq.ft



OFFERS

Zero brokerage Know More

Contact Owner



SHARE
SAVE

700 sq.ft
Build Up Area

₹4.00 K/sq.ft
Avg. Price

7 Year Old
Age of property

Ready to move
Possession status

Unfurnished
Furnishing

OVERVIEW
PROMOTIONS
POPULAR PROPERTIES NEARBY
AMENITIES
LOCALITY
CALCULATOR

Home > Property in Nasik > House for sale in Nasik > House for sale in Sinnar > 2 BHK House for sale in Sinnar Posted on Feb 23, 2023 | Ready to move

₹26.5 Lac @ 3,312 per sq.ft. | 2Bedrooms 2Baths

Estimated EMI ₹21,166 Independent House/Villa for Sale

In Sinnar, Nasik, Maharashtra Contact Owner FREE


RERA STATUS ! NOT AVAILABLE

Website: <https://maharerait.mahaonline.gov.in>

Shortlist

Overview
Owner Details
Explore Locality
Recommendations

Property (5)



Photos (1/5)

Area

Plot area 800 sq.ft. (74.32 sq.m.)

Price

₹ 26.5 Lac+ Govt Charges & Tax @ 3,312 per sq.ft.

Total Floors

2 Floors

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

Address

Sinnar, Nasik

Property Age

0 to 1 Year Old

Sale Deed

(1)

साठेखत करारनामा

सिन्धर वि.क्र. 2.3
मुल्यांकन - 22,00,000/-
मोबदला रकमे - 22,00,000/-
मुद्रांक शुल्क - 1,32,000/-
नोंदणी फी - 22000/-

आज दिनांक 27 माहे जुन सन 2023 रोज मंगळवार ते दिवशी सिन्धर मुक्कामी...


- श्री. शरद तुकाराम उगले, उ.प. - 30
(PAN - AFIPU1870P) (UID - 3923 4501 5747)
- सौ. वैष्णवी शरद उगले, उ.प. - 20
(PAN - ANHPU0010E) (UID - 3871 7890 7403)
दोघे रा. सिन्धर तालुका सिन्धर जिल्हा नाशिक- 422103 लिहून घेणार

- श्री. तुकाराम पंढरी ऊर्फ पंढरीनाथ पाटोळे
(PAN - BPXPP9016E) (UID- 9555 4118 5174)
उ.प. - 50, घंदा - नोकरा
- सौ. जयश्री तुकाराम पाटोळे
(PAN - EKUPP1730E) (UID - 7827 4015 4834)
उ.प. - 44, घंदा - धरकाम
दोघे रा. सिन्धर तालुका सिन्धर जि. नाशिक लिहून घेणार

कारणे साठेखत करारनामा लिहून घेता की ,

- मिळकतीचे वर्णन -
तुळशी जिल्हा नाशिक, पोट तुळशी तालुका सिन्धर नाशिक जिल्हा परीषद, तालुका व पंचायत समिती सिन्धर पेडी सिन्धर नगरपालिका हद्दीतील आणि सिन्धर गा गांवचे शिवावरील विनशेती प्लॉट मिळकत

सनर-१
सदर 25/8/2023
3-20



(2)

सर्व्हे नंबर 854/1/ब (जुना सर्व्हे नंबर 1145) या मिळकतीच्या मंजूर ले आऊट भूमील विनशेती प्लॉट नंबर 9 यांच क्षेत्र 300.00 चौ.मी.

यांस धुकु.सिमा

पुर्वेस - कॉलनी रोड
पश्चिमेस - लागू सर्व्हे नंबर 856 (जुना सर्व्हे नं. 1156)
दक्षिणेस - प्लॉट नंबर 3
उत्तरेस - प्लॉट नंबर 6


यावर बांधलेल्या आणि गुरुवत रो हाऊसेस या नावाने ओळखल्या जाणा-या कुप्लेस रो हाऊस संकुलातील प्लॉट नंबर 9 पैकी 55.00 चौ.मी. क्षेत्रातील तुम्हास कायम खरेदी दिलेले कुप्लेस रो हाऊस नंबर 1 चे बिल्टअप क्षेत्र 900 चौ.फुट म्हणजेच 83.64 चौ.मी. यानुसार तुम्हास कायम खरेदी दिलेले क्षेत्र प्लॉट नंबर 9 पैकी 55.00 चौ.मी. सदर मिळकती सिन्धर नगरपालिका मालगता क्रमांक 3536 (वॉर्ड नं. 86, ग्रोन क्र. 2) असा आहे.

यांस धुकु.सिमा

पुर्वेस :- 6 मीटर रेंदीचा कॉलनी रोड
पश्चिमेस :- लागू सर्व्हे नंबर 856 (जुना सर्व्हे नं. 1156)
दक्षिणेस :- प्लॉट नंबर 3
उत्तरेस :- रो हाऊस नंबर 2 दरम्यान सामाईक भित

- हस्तांतरणाचा अधिका -
वर कलम 2 मध्ये वर्णन केलेली मिळकत आम्ही श्री. शाहुराज लक्ष्मण कुंभार व इतर बांध्या कडून कायम खरेदी घेतलेली असून ती खरेदीखलाचा दस्त ये. युज्यम निबंधक सा. सिन्धर-2 यांच्या कार्यालयात दस्त नंबर 3072/2018 नुसार दिनांक 21/07/2021 रोजी नोंदणी करण्यात आलेला आहे. त्या दस्ताने मिळकतीच्या सिन्धर नगरपालिकेच्या रेकॉर्डला आमच्या नावाची नोंद झालेली आहे.
- सदर प्लॉटवर आम्ही रो हाऊसचे बांधकाम करण्यासाठी मूळ मासकांनी सिन्धर नगरपालिकेकडून बांधकाम परवानगी घेतलेली असून त्याबाबतचा बांधकामाचा

सनर-१
सदर 25/8/2023
4-20



Approved Plan

| AREA STATEMENT | |
|------------------------------------|-------|
| Plot Area | 300 |
| FSI | 1.0 |
| PERMISSIBLE BUP AREA ON G.F. | 150 |
| PERMISSIBLE BUP AREA ON F.F. | 150 |
| TOTAL PERMISSIBLE BUP AREA ON PLOT | 300 |
| PROPOSED BUP AREA ON G.F. | 125.0 |

SCHEDULE OF DOOR & WINDOWS

| NO. | DESCRIPTION |
|-----|----------------------|
| 01 | 1.00x1.50 PLANK DOOR |
| 02 | 1.00x1.50 PLANK DOOR |
| 03 | 1.00x1.50 PLANK DOOR |
| 04 | 1.00x1.50 PLANK DOOR |
| 05 | 1.00x1.50 PLANK DOOR |
| 06 | 1.00x1.50 PLANK DOOR |
| 07 | 1.00x1.50 PLANK DOOR |
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| 97 | 1.00x1.50 PLANK DOOR |
| 98 | 1.00x1.50 PLANK DOOR |
| 99 | 1.00x1.50 PLANK DOOR |
| 100 | 1.00x1.50 PLANK DOOR |

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

AREA STATEMENT

| | |
|------------------------------------|-------|
| Plot Area | 300 |
| FSI | 1.0 |
| PERMISSIBLE BUP AREA ON G.F. | 150 |
| PERMISSIBLE BUP AREA ON F.F. | 150 |
| TOTAL PERMISSIBLE BUP AREA ON PLOT | 300 |
| PROPOSED BUP AREA ON G.F. | 125.0 |
| PROPOSED BUP AREA ON F.F. | 125.0 |
| TOTAL BUP AREA ON PLOT | 250.0 |
| RECONSTRUCTION COMPETITELY | 250 |

PROPOSED ROW HOUSES AT BINNAR SAHAYANR PINDI AT BINNAR TAL, BINNAR DIST, NAGK FOR

M. ANSHRY SUNIL UGALE
M. SHAMRAJ LAKSHMAN KUMHAR
M. SANJAY DADA LONDHE

AAADITYA CONSULTANT
 Valuers & Appraisers
 Architects &
 Interior Designers
 Chartered Engineers (I)
 TEV Consultants
 London's Engineer

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **29,20,000.00 (Rupees Twenty Nine Lakh Twenty Thousand Only)**. The **Realizable Value** of the above property ₹ **27,74,000.00 (Rupees Twenty Seven Lakh Seventy Four Thousand Only)** and the **Distress value** ₹ **23,36,000.00 (Rupees Twenty Three Lakh Thirty Six Thousand Only)**.

Place: Nashik

Date: 28.08.2023

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

Encl: Valuation report

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____

_____ only).
Think.Innovate.Create

Date

Signature
(Name Branch Official with seal)

(Annexure – III)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 28.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 26.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | background information of the asset being valued; | The property under consideration is Purchased by Shri. Sharad Tukaram Ugale & Sau. Vaishnavi Sharad Ugale from Shri. Tukaram Pandhari Alias Padharinath Patole and Other 1 Vide Agreement Dated.27.06.2023 |
| 2. | purpose of valuation and appointing authority | As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess value of the property for Banking purpose |
| 3. | identity of the valuer and any other experts involved in the valuation; | Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh– Site Engineer Vinita Surve – Technical Manager Chintamani Chaudhari – 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 – 26.08.2023 Valuation Date - 28.04.2023 Date of Report - 28.04.2023 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on - 26.08.2023 |
| 7. | nature and sources of the information used or relied upon; | <ul style="list-style-type: none"> • 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 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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. |
| 11. | major factors that were not taken into account during the valuation; | Nil |
| 12. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached |

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th 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 Row House, admeasuring **900.00 Sq. Ft. Built Up Area** owned by **Shri. Sharad Tukaram Ugale & Sau. Vaishnavi Sharad Ugale**. 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. Sharad Tukaram Ugale & Sau. Vaishnavi Sharad Ugale**. 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 Row House, admeasuring **900.00 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 Purchasers 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 Row House 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 Row House, admeasuring **900.00 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.

Place: Nashik
Date: 28.08.2023

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

Auth. Sign.

Think.Innovate.Create