

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Rahul Ambadas More & Sau. Aarti Rahul More**

Name Of Owner: **Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh**

Residential Flat No. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesha Valley Apartment Co - Op. Housing Society Ltd.", Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1, Near Swagat Lawns, Chide Mala, Eklahara Road, Village - Deolali -2, Taluka & District - Nashik- 422 101, State - Maharashtra, Country - India.

Latitude Longitude: 19°57'02.7"N 73°50'47.1"E

### Valuation Prepared for:

**Bank of Baroda**

**Regional Office Nashik Road Branch**

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



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

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

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesha Valley Apartment Co - Op. Housing Society Ltd.", Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1, Near Swagat Lawns, Chide Mala, Eklahara Road, Village - Deolali -2, Taluka & District - Nashik-422 101, State - Maharashtra, Country - India belongs to **Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh**. Name of Proposed Purchaser: **Shri. Rahul Ambadas More & Sau. Aarti Rahul More**.

Boundaries of the property.

Boundaries	Building	Flat
North	Lawns	Marginal Space
South	Open Plot	Lift / Duck / Flat No. 603
East	Road	Flat No. 601
West	Bungalow	Wing B

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 **₹ 46,32,200.00 (Rupees Forty Six Lakh Thirty Two Thousand Two Hundred Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Nashik,  
2.5.4.20=9822bdc4f4e354c13d35c4b7366591349573d3b41133  
11527817a18b5632, postalCode=400096, st=Maharashtra,  
serialNumber=11556666ad6c99802953889a3c7e819712d2e  
994e28293a3276238fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.05 16:13:20 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.



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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| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

Regd. Office : B1-001, U/B Floor, Boomerang,  
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TeleFax : +91 22 28371325/24  
mumbai@vastukala.org





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

To,

**The Chief Manager,****Bank of Baroda****Regional Office Nashik Road Branch**BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 30.08.2023
	b) Date on which the valuation is made	: 05.09.2023
3.	List of documents produced for perusal:	
	1. Copy of Notarized Agreement Vide dated. 10.08.2023 between Shri. Rahul Ambadas More & Sau. Aarti Rahul More (Proposed Purchaser) & Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh (Owner)	
	2. Copy of Occupancy Certificate No. NRV / 11462 / 4466 date 28.11.2012 issued by Nashik Municipal Corporation, Nashik	
	3. Copy of Commencement Certificate No. LND/ BP/ 06/ 2025 dated 20.08.2010 issued by Nashik Municipal Corporation, Nashik.	
	4. Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik Road/ 11462/ 4466 dated 29.11.2012 issued by Assistant Director Town Planning, Nashik Municipal Corporation, Nashik.	
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)	: <u>Name of Proposed Purchaser:</u> <b>Shri. Rahul Ambadas More &amp; Sau. Aarti Rahul More</b>  <u>Name Of Owner:</u> <b>Sau. Veenaben Sumanbhai Parekh &amp; Shri. Sumanbhai Champaklal Parekh</b>  <u>Address:</u> Residential Flat No. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesha Valley Apartment Co - Op. Housing Society Ltd.", Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1, Near Swagat Lawns, Chide Mala, Eklahara Road, Village – Deolali -2, Taluka & District – Nashik- 422 101, State – Maharashtra, Country – India.  <u>Contact Person:</u> Mr. Ashok (Building Care Taker) Contact No.: +91 8850232414 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on Sixth Floor The composition of flat is Living + 2 Bedrooms + Kitchen + Attached Toilet + Common Toilet + Balcony



			+ Passage (i.e. 2BHK) The property is at 1.9 Km. travelling distance from nearest Railway Station Nashik Road).  <b>Landmark:</b> Near Swagat Lawns
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1
	b) Door No.	:	Residential Flat No. 604
	c) T.S. No. / Village	:	Village – Devlali - 2
	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 Accompanying Occupancy Certificate No. Nashik Road/ 11462/ 4466 dated 29.11.2012 issued by Assistant Director Town Planning, Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesha Valley Apartment Co - Op. Housing Society Ltd.", Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1, Near Swagat Lawns, Chide Mala, Eklahara Road, Village – Deolali -2, Taluka & District – Nashik- 422 101, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Deolali -2 Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No



13.	Dimensions / Boundaries of the Property / Building		As per Actual Site	As per the Deed
	North	:	Lawns	Survey No. 193 Part, 1, 4, 5 & Survey No. 194
	South	:	Open Plot	Survey No. 193 Part, 14, 15 & 16 B
	East	:	Road	Road
	West	:	Bungalow	Survey No.188
13.1	Flat		As per Actual Site	As per the Deed
	North		Marginal Space	Open Land Space Garden
	South		Lift / Duck / Flat No. 603	Flat No. 603 of Prathamesh Building
	East		Flat No. 601	Flat No. 601 of Prathamesh Building
	West		Wing B	Flat No. 601 of Mayuresh Building
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°57'02.7"N 73°50'47.1"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 773.00 Balcony Area in Sq. Ft. = 58.00 (Area as per actual site measurement)  <b>Built up Area in Sq. Ft. = 1060.00</b> (Area as per Notarized Agreement)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up Area in Sq. Ft. = 1060.00</b> (Area as per Notarized Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Devlali - 2 Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 604, Sixth Floor, A - Wing, "Prathamesh", "Shree Ganesh Valley Apartment Co - Op. Housing Society Ltd.", Survey No.193/ 2+3+6+7+8+9+10+11+12+13 A+192/ 1/ 1, Near Swagat Lawns, Chide Mala, Eklahara Road, Village – Deolali -2, Taluka & District – Nashik- 422 101, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	



4.	Year of Construction	:	2012 (As Per Site Inspection)
5.	Number of Floors	:	Ground + 8 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on Sixth Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	Sixth Floor
2	Door No. of the Flat	:	Residential Flat No. 604
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser:</u> <b>Shri. Rahul Ambadas More &amp; Sau. Aarti Rahul More.</b>  <u>Name Of Owner:</u> <b>Sau. Veenaben Sumanbhai Parekh &amp; Shri. Sumanbhai Champaklal Parekh</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Built up Area in Sq. Ft. = 1060.00</b> <b>(Area as per Notarized Agreement)</b>
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 773.00 Balcony Area in Sq. Ft. = 58.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	





13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	` 9,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	` 4,000.00 to ` 5,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	` 4,700.00 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	:	` 2,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	` 32,760.00 per Sq. M. i.e. ` 3,043.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	` 29,926.00 per Sq. M. i.e. ` 2,780.00 per Sq. Ft.
5	Registered Value (if available)	:	--
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	` 1,670.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	` 2,000.00 per Sq. Ft.
	Age of the building	:	11 Years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	16.5%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	` 1,670.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	` 2,700.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>` 4,370.00 per Sq. Ft.</b>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1060.00 Sq. Ft.	4,370.00	46,00,400.00



2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>46,32,200.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>46,32,200.00</b>
<b>Realizable value</b>	<b>44,00,590.00</b>
<b>Distress Value</b>	<b>37,05,760.00</b>
<b>Insurable value of the property (1060.00 Sq. Ft. X ` 2,000.00)</b>	<b>21,20,000.00</b>
<b>Guideline value of the property (1060.00 Sq. Ft. X ` 2,780.00)</b>	<b>29,46,800.00</b>

**Justification for price / rate**

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

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

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,370.00per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 9,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

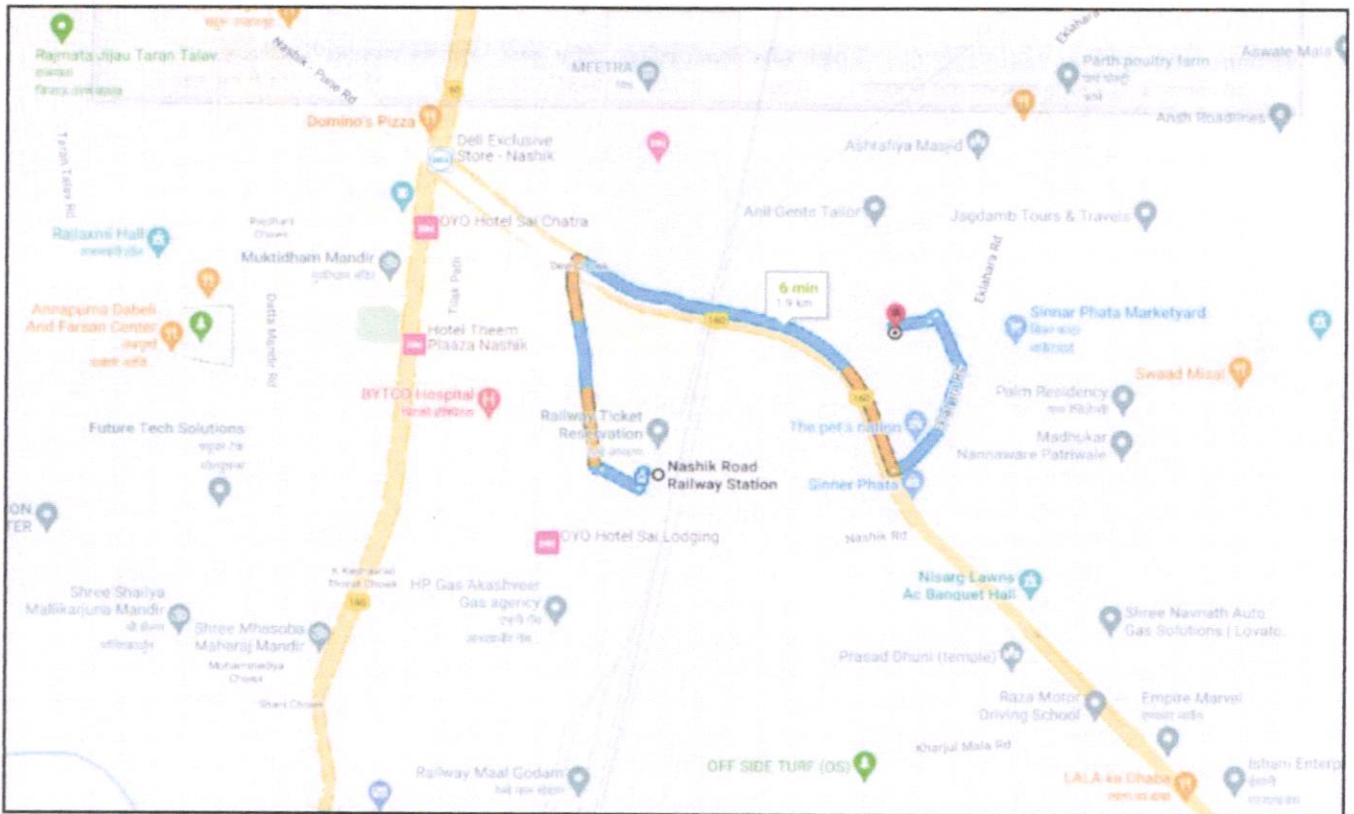






## Route Map of the property

Site u/r



**Latitude Longitude: 19°57'02.7"N 73°50'47.1"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 1.9 Km.)**



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## Ready Reckoner Rate



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Government of Maharashtra

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### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year: 2023-2024 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Devalali - 1

Search By:  Survey No.  Location

Enter Survey No: 193 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक एकक (Rs./)	Attribute
11.16 - विभाग क्र. 11.8 च्या अंतर्गत भागातील मिळकती	7000	31200	34870	39000	0 चौ. मीटर सि.टी.एस. नंबर

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## Price Indicators

**HOUSING.COM** Buy in Nashik

Deolali Camp, Nashik

**2 BHK Apartment** ₹71.0 L BHK starts at ₹37.50k

Deolali Camp, Nashik 7479 sq.ft

Contact Seller

1500 sqft Build Up Area ₹4.70 k/sqft Avg Price Ready to move Possession status Higher of 3 Floors East facing Facing Unfurnished Furnishing

5 of 12

**MAGICBRICKS** Buy Rent Sell Home Loans

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₹40.0 Lac Get ₹12,000 cashback on Home Loan ONLY ON MAGICBRICKS

1200 Sq-ft 2 BHK Flat For Sale in Deolali Camp, Nashik

2 Beds 2 Baths 1 Balcony Unfurnished

Photo not uploaded by advertiser

Request Photos

Carpet Area	Floor	Transaction Type
840 sqft - ₹4.762/sqft	2 (Out of 2 Floors)	Resale
Status	Facing	Lift
Ready to Move	North	NaN
Furnished Status	Car Parking	Type of Ownership
Unfurnished	1 Open	Co-operative Society

2 of 12



## Price Indicators

99acres
Post property

Buy - Under Locality / Project / Society / Landmark

Home - Property - 2BHK 2Baths - 2019 Park Garden - Nashik

Posted on Dec 12, 2022 | Ready to move

**₹27 Lac** ₹4,909 per sq.ft.

Estimated EMI ₹11,135

**2BHK 2Baths**


Residential Apartment for Sale

2 Bedrooms, 2 Bathrooms, 1 Balcony

**₹27 Lac**  
@ 4,909 per sq.ft. (Market)

Floor Number: 1<sup>st</sup> of 2 Floors

Overlooking: Park/Garden



**₹27 Lac**  
@ 4,909 per sq.ft. (Market)

Floor Number: 1<sup>st</sup> of 2 Floors

Overlooking: Park/Garden

2 Bedrooms, 2 Bathrooms, 1 Balcony

Society: Satnam Society


Deal/1 Camp: Nashik

East

Property Age: 10+ Year Old

Overview | Owner Details | Price Trends | Recommendations

Property (1)



3 of 12

99acres
Post property

Buy - Under Locality / Project / Society / Landmark

Home - Property - 2BHK 1Bath - 2019 Park Garden - Nashik

Posted on Dec 12, 2022 | Ready to move

**₹32 Lac** ₹4,286 per sq.ft.

Estimated EMI ₹12,207

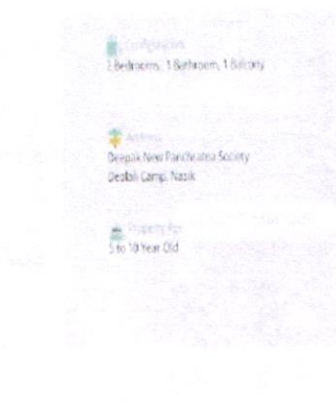
**2BHK 1Bath**

Residential Apartment for Sale

2 Bedrooms, 1 Bathroom, 1 Balcony

**₹32 Lac**  
@ 4,286 per sq.ft.

Floor Number: Ground/2 Floors



**₹32 Lac**  
@ 4,286 per sq.ft.

Floor Number: Ground/2 Floors

2 Bedrooms, 1 Bathroom, 1 Balcony

Society: Deshpik Neev Parichayana Society

Deal/1 Camp: Nashik

Property Age: 5 to 19 Year Old

Overview | Owner Details | Price Trends | Recommendations

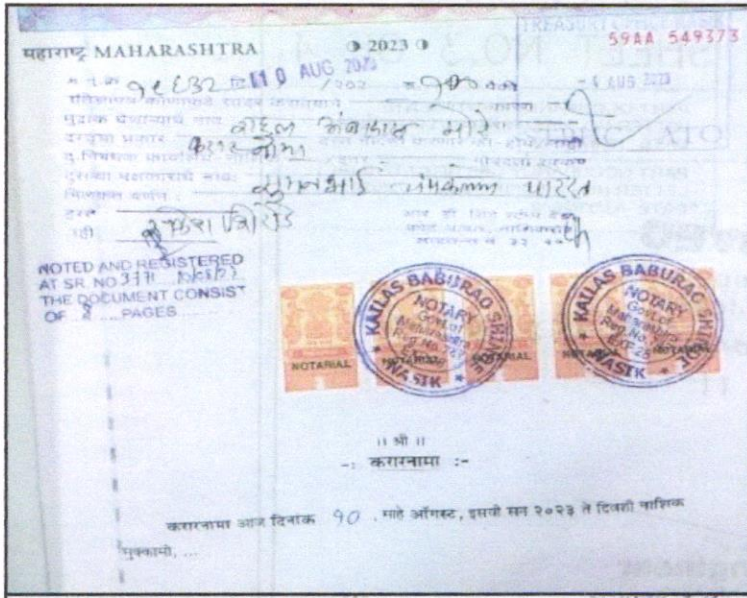
Property (1)

Request Photos

4 of 12



# Agreement For Sale



१. श्री.राहुल अंबादास मोरे,  
उ.वय ३५ वर्ष, धंदा : नोकरी,  
PAN : BQJPM 7146 M UID : 2720 0526 6374

२. सी.आरती राहुल मोरे,  
उ.वय ३४ वर्ष, धंदा : गृहिणी,  
UID : 8372 0885 7826  
राहणार : शास्त्री नगर, भर्ताचिंभर, जि. कुलाबा- ४४३ ००२.

-- यांसी --

१. सी.वीनाबेन सुभनभाई पारेख,  
उ.वय ६८ वर्ष, धंदा : गृहिणी,  
PAN : AAFPP 6672 A

२. श्री.सुभनभाई चंपकलाल पारेख,  
उ.वय ७० वर्ष, धंदा : व्यापार,  
PAN : AKRPP 9360 R  
राहणार : १०४ प्रथमेश, श्री गणेश कॉलोनी अपार्टमेंट  
को.ऑप.मोसायटी लि., एकलहा रोड, जागिकरोड - ४२२ १०१  
ता.जि.नाशिक.

कारणो फर्निट विक्री कारनामा लिहून व वांटवून देतो की. :-

१) मिळकतीचे वर्णन :- तुकडी जिल्हा नाशिक,पोट हुकडो तालुका नाशिक पेकी,नाशिक महानगरपालिका हद्दीतील तसेच सीजे डेवळाळी-२ हयागांवचे शिवागरीतील स.नं. १९३/२/३/६ ते १३३ पेकी + १९२/१/१/१ यांसी यांसी एकुण क्षेत्र २०९०५.४० चौ.मी.यांसी सिटी सर्वे नंबर ६१२४ यांसी धनु.मिमा :-

पुर्वेस	: रोड.
पश्चिमेस	: स.नं.१८८.
दक्षिणेस	: स.नं.१९२ पाट, १४.१५ व १६४.
उत्तरेस	: स.नं.१९३ पाट, १.४.५ व स.नं.१९४.

येणेप्रमाणे धनु.मिमेतील मिळकत जल, वर, वायू, पाषाण निष्पे निक्षेपासह जाणवयेण्याचे व वागवढिकादीचे मान्यसह, तसेच कालने रोड संपादनेचे हक्कांसह दरोबस्त मिळकत.

२) फर्निट मिळकतीचे वर्णन :-  
वा कलम १ यांत वर्णन केलेल्या मिळकतीवर बांधण्यात आलेल्या श्री गणेश कॉलोनी अपार्टमेंट को.ऑप.मोसायटी लि., या गृहनिर्माण प्रकल्पा मधील प्रथमेश या इमारतीस महाव्या मजल्यावरील फर्निट क्र.६०४, यांसी क्षेत्र १०६०.०० चौरस फुट म्हणजेच सुमारे १८.९१ चौ.मी. ही २ वेड, हॉल, किचन व स्वतंत्र टोरेससह, तसेच सदा फर्निट मिळकतीचे विल्टअप क्षेत्र हे कार्पेट क्षेत्र २५% असे असून व टोरेसचे क्षेत्र स्वतंत्र असे फर्निटच्या क्षेत्राचे ५० टक्के असे धरलेले आहे. सदाह फर्निट मिळकतीमध्ये स्वतंत्र इलेक्ट्रीक मिटर कनेक्शनसह गॅरवशी बांधीव फर्निट मिळकत यांसी धनु.मिमा पुढील प्रमाणे. :-

पुर्वेस	: प्रथमेश विल्डींग मधील फर्निट क्र.६०१.
पश्चिमेस	: मयुरेश विल्डींग मधील फर्निट क्र.६०१.
दक्षिणेस	: प्रथमेश विल्डींग मधील फर्निट क्र.६०३.
उत्तरेस	: ऑपन लॅण्डमध्ये गार्डन.

येणेप्रमाणे धनु.मिमेतील फर्निट मिळकतीमध्ये जाणवयेण्याचे, वागवढिकादीचे तसेच सामाईकपणे वापरा करण्याचे हक्कांसह, तसेच सदा बांधीव फर्निट मिळकतीमध्ये असलेल्या स्वतंत्र इलेक्ट्रीक मिटर कनेक्शनसह तसेच सदा फर्निट मिळकतीमध्ये आणवे नव्याने ऑनल असेलेली स्वतंत्र पार्किंग क्र.- प्रथमेश-६०४ चे असलेल्या पार्किंगचे मालकीहक्कासह तसेच लिफ्ट व सामाईक टोरेस तसेच गॅस कनेक्शन वाईप लाईनचे कायमस्वरुपी वापरासह दरोबस्त मिळकत.

प्रस्तुतचे फर्निट विक्री कारनामा कारणातये लिहून घेणार यांचे उल्लेख 'तुम्ही' व लिहून देणार यांचा उल्लेख 'आम्ही' असा करण्यात आलेला आहे. तसेच कलम २ यांत वर्णन केलेल्या बांधीव फर्निट मिळकतीचा उल्लेख 'सदा मिळकत' असा करण्यात आलेला आहे.

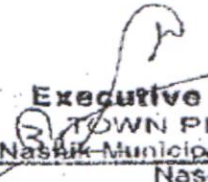
३) विनशोती परवानगी :-  
वा कलम १ यांत वर्णन केलेली मिळकत मे. जिल्हाधिकारी सौ., नाशिक यांचेकडील विनशोती हुकुम नंबर महाकक्ष-३/४/एनएमएमआर/३४३/२००८ नाशिक,दिनांक १६/१०/२००९ अन्वये विनशोतीकडे वर्ग करण्यात आलेली आहे.

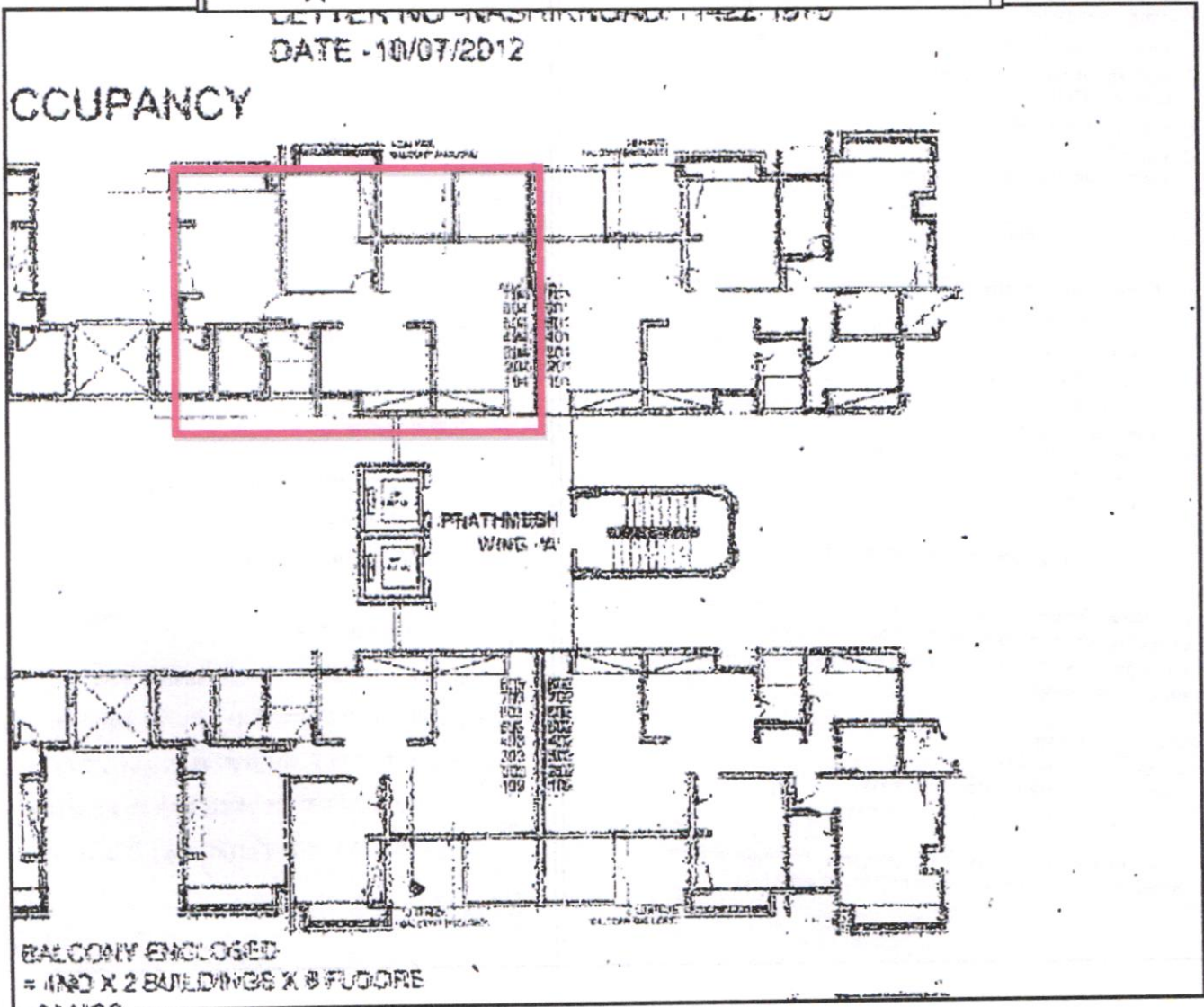
४) विल्डींग फर्निट व कंपनीशन :-  
वा कलम १ यांत वर्णन केलेल्या फर्निट मिळकतीवर बांधण्यात आलेल्या इमारतीस इमारतीचा विल्डींग फर्निट नाशिक महानगरपालिका, नाशिक यांनी वेळोवेळी भंडार केलेला असून त्यांचेकडील आंम मंजूरीचे पत्र क्र. एलएनडी.बोरो/सी-३/२१८.५.१०५, दिनांक ०७/०२/२०११ असे आहे. तसेच सदा इमारतीचा बांधकाम पूर्णत्वाचा सख्खा नाशिक महानगरपालिका, नाशिक यांचेकडून त्यांचेकडील पत्र क्र. जा.क्र.नरवि/११४२२/१८७८, दिनांक १०/०७/२०१२ अन्वये मिळालेला आहे.





## Approved Plan

	SHEET NO.3 OF 4
COMMENCEMENT CERTIFICATE LETTER NO - LND/SP/C-3/21/6105 DATE -07/02/2011	PART OCCUPANCY CERTIFICATE LETTER NO - NASHIKROAD/11472/1878 DATE - 10/07/2012
FULL OCCUPANCY CERTIFICATE LETTER NO - DATE	PART OCCUPANCY CERTIFICATE (FIRE) LETTER NO -HMC/FIREAWS/111/23/2012 DATE -03/03/2012
APPROVAL STAMP <div style="border: 2px solid black; padding: 5px; display: inline-block;"> <b>APPROVED</b>                      As per the accompanying                      occupancy Certificate                      No. No. .... Road/11462/4466                      Date: 29/11/2012                 </div>  <b>Executive Engineer</b> TOWN PLANNING Nashik Municipal Corporation Nashik	



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(Annexure – I)

**DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 05.09.2023 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 30.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Rahul Ambadas More & Sau. Aarti Rahul More From Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh vide Notarized Dated.10.08.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Vinita Surve – Technical Manager Rishidatt Yadav – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 30.08.2023 Valuation Date - 05.09.2023 Date of Report - 05.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 30.08.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached







## Property Title

Based on our discussion with the Client, we understand that the subject property is being Purchased by Name of Proposed Purchaser: **Shri. Rahul Ambadas More & Sau. Aarti Rahul More**. Name Of Owner: **Sau. Veenaben Sumanbhai Parekh & Shri. Sumanbhai Champaklal Parekh**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

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

## Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **1060.00 Sq. Ft. Built Up Area**

## Condition & Repair

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

## Valuation Methodology

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

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

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

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



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

### Not a Structural Survey

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

### Other

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

### Legal

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

### Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1060.00 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 necNayaray disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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

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





**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

Place: Nashik  
Date: 05.09.2023

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

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, postalCode=422004, st=Maharashtra, b=17/1/8/6/6/5/2, postalCode=422004, st=Maharashtra, serialNumber=71844020466, c=IN, email=manoj.chalikwar@vastukala.com, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, postalCode=422004, st=Maharashtra, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.05 16:13:54 +05'30'

*(Handwritten Signature)*  
**Auth. Sign.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941

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