

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Jayant Damodar Jopale &
Sau. Hemangi Jayant Jopale**

Name of Owner: **M/s. Anand Builders & Developers**

Residential Row Bungalow on Plot No. 2/1, Ground + Second Floor, Survey No. 58/ 2 to 6, Behind Hotel Ranwara, Near Mahadu Baba Mandir, Front of Shilp Vihar, Swami Samarth Nagar, DP Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.

Longitude Latitude: 19°58'52.5"N 73°50'22.6"E

Valuation Done for:

Union Bank of India

Gangapur Road Branch

Shree Ganesh Avenue, Gangapur Road,
Nashik - 422 013, 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 Report Prepared For: UBI / Gangapur Road Branch / Shri. Jayant Damodar Jopale (3508/2302459) Page 2 of 23

Vastu/Nashik/09/2023/3508/2302459
08/20-103-RYV
Date:08.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on Plot No. 2/1, Ground + Second Floor, Survey No. 58/ 2 to 6, Behind Hotel Ranwara, Near Mahadu Baba Mandir, Front of Shilp Vihar, Swami Samarth Nagar, DP Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to **M/s. Anand Builders & Developers**. Name of Proposed Purchaser: **Shri. Jayant Damodar Jopale & Sau. Hemangi Jayant Jopale**.

Boundaries of the property:

Boundaries	Plot
North	Road
South	Open Plot
East	Row Bungalow
West	Row Bungalow

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 60,72,400.00 (Rupees Sixty Lakh Seventy Two Thousand Four 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.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.08 17:14:15 +0530

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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TeleFax : +91 22 28371325/24
mumbai@vastukala.org

			<p>Ground Floor – Living + Kitchen + 1 Bedroom + Toilet + Porch Area + Passage + Staircase.</p> <p>First Floor – 2 Bedrooms + 2 Toilets + Study Room / Puja Room + Passage + Staircase.</p> <p>Second Floor – 1 Bedroom + Toilet + Seatout + Passage + Staircase + Open Terrace (i.e. 4BHK + Open Terrace)</p> <p>The property is at 5.1 Km travelling distance from Nashik Road Railway Station, Nashik.</p>
6.	Location of property		
	a)	Plot No. / Survey No.	: Survey No. 58/ 2 to 6, Plot No. 2/1
	b)	Door No.	: Residential Row Bungalow on Plot No. 2/1
	c)	C.T.S. No. / Village	: Village – Dasak
	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 Digital Sign by Sanjay Sudhakar Khule dated 20.10.2022 issued by Nashik Municipal Corporation, Nashik
	g)	Approved map / plan issuing authority	: Nashik Municipal Corporation
	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 Row Bungalow on Plot No. 2/1, Ground + Second Floor, Survey No. 58/ 2 to 6, Behind Hotel Ranwara, Near Mahadu Baba Mandir, Front of Shilp Vihar, Swami Samarth Nagar, DP Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India
8.	City / Town		: Village – Dasak
		Residential area	: Yes
		Commercial area	: No
		Industrial area	: No
9.	Classification of the area		:
	i)	High / Middle / Poor	: Middle Class
	ii)	Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		: Village - Dasak Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling		: No

	Act) or notified under agency area/ scheduled area / cantonment area		
12.	Boundaries of the property		
	Plot	As per Site	As per Document
	North	Road	9.00 M. Colony Road
	South	Open Plot	Adj. Plot No. 07
	East	Row Bungalow	Adj. Plot No. 03
	West	Row Bungalow	Adj. Plot No. 2/2
	Bungalow	As per Site	As per Documents
	North	-	-
	South	-	-
	East	-	-
	West	-	-
13	Dimensions of the site	N. A. as property under consideration is a Residential Row Bungalow.	
		A As per the Deed	B Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	: Carpet Area in Sq. Ft. = 1247.00 Porch Area in Sq. Ft. = 63.00 Open Space Area in Sq. Ft. = 491.00 (Area as per actual site measurement) Carpet Area in Sq. Ft = 1292.00 (Area as per Draft Agreement and Approved Plan) Built Up Area in Sq. Ft. = 1421.00 (Total Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Row Bungalow	: 19°58'45.3"N 73°47'38.5"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft = 1292.00 (Area as per Draft Agreement and Approved Plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant	
II	APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Survey No. 58/ 2 to 6, Plot No. 2/1	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village - Dasak	

		Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Row Bungalow on Plot No. 2/1, Ground + Second Floor, Survey No. 58/ 2 to 6, Behind Hotel Ranwara, Near Mahadu Baba Mandir, Front of Shilp Vihar, Swami Samarth Nagar, DP Road, Village – Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India
3.	Description of the locality Residential / Industrial / Mixed	: Residential
4.	Year of Construction	: 2023 (As per Full Occupancy Certificate)
5.	Number of Floors	: Ground + 2 nd Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Row Bungalows in the building	: 2 Row Bungalows
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: No lift
	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

III	ROW BUNGALOW	
1	The floor in which the Row Bungalow is situated	: Ground + 2 nd Upper Floors
2	Door No. of the Row Bungalow	: Residential Row Bungalow on Plot No. 2/1
3	Specifications of the Row Bungalow	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified Tiles Flooring
	Doors	: Teak wood door frame with flush doors
	Windows	: Aluminum Sliding windows
	Fittings	: Concealed plumbing with C.P. fittings & Concealed Electrical wiring
	Finishing	: Cement Plastering
4	Bungalow Tax	: Not Applied Yet
	Assessment No.	: Not Applied Yet
	Tax paid in the name of:	: Not Applied Yet
	Tax amount:	: Not Applied Yet
5	Electricity Service connection No.:	: Not Applied Yet
	Meter Card is in the name of:	: Not Applied Yet
6	How is the maintenance of the Row Bungalow?	: Good
7	Sale Deed executed in the name of	: Name of Proposed Purchaser:

		Shri. Jayant Damodar Jopale & Sau. Hemangi Jayant Jopale.
		Name of Owner: M/s. Anand Builders & Developers
8	What is the undivided area of land as per Sale Deed?	: As per NMC norms
9	What is the plinth area of the Row Bungalow?	: Built Up Area in Sq. Ft. = 1421.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Row Bungalow?	: Carpet Area in Sq. Ft. = 1247.00 Porch Area in Sq. Ft. = 63.00 Open Space Area in Sq. Ft. = 491.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 1292.00 (Area as per Draft Agreement and Approved Plan)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Industrial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ₹12,500.00 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 Bungalow 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 Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row Bungalow under valuation after comparing with the specifications and other factors with the Row Bungalow under comparison (give details).	: ₹ 4,700.00 per Sq. Ft. on Carpet 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 (evidence thereof to be enclosed)	: ₹ 29,500.00 per Sq. M. i.e. i.e. ₹ 2,741.00 per Sq. Ft.
	Guideline rate (After Depreciation)	-

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 Bungalow with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: New Construction
	Life of the building estimated	: 60 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	: -
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	: ₹ 2,700.00 per Sq. Ft.
	Total Composite Rate	: ₹ 4,700.00 per Sq. Ft.
	Remark:	

Details of Valuation:

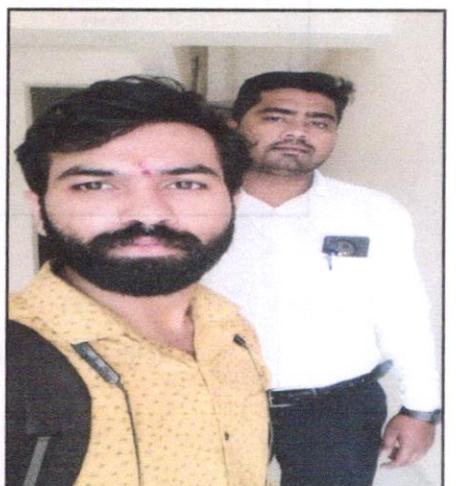
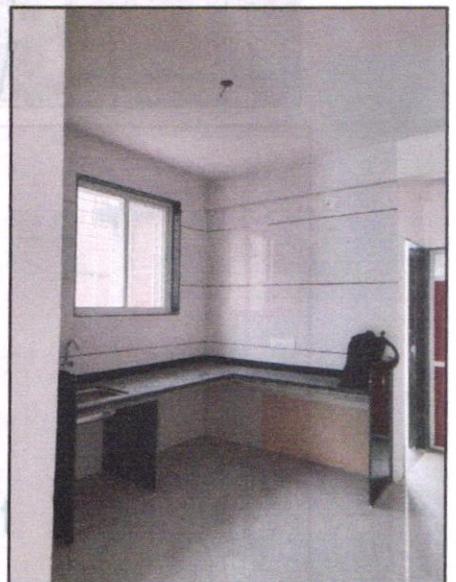
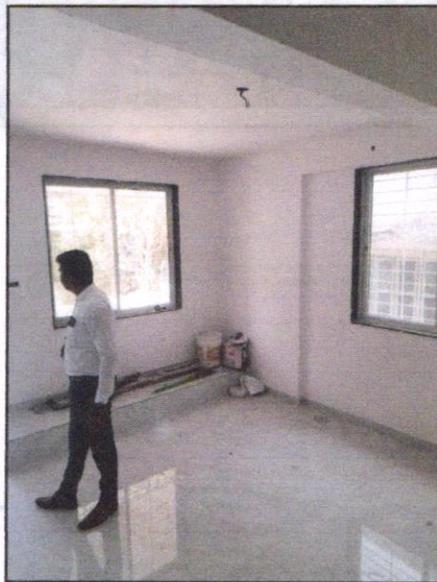
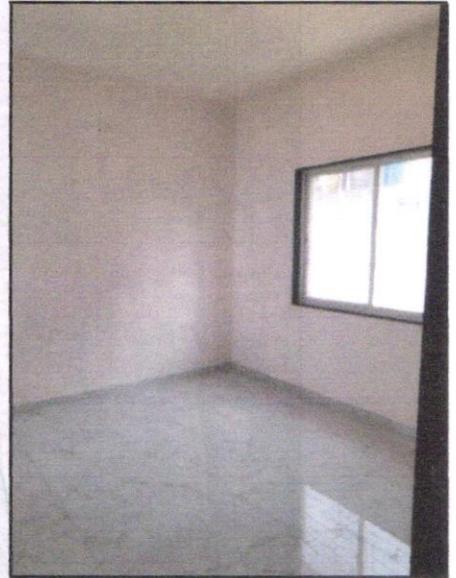
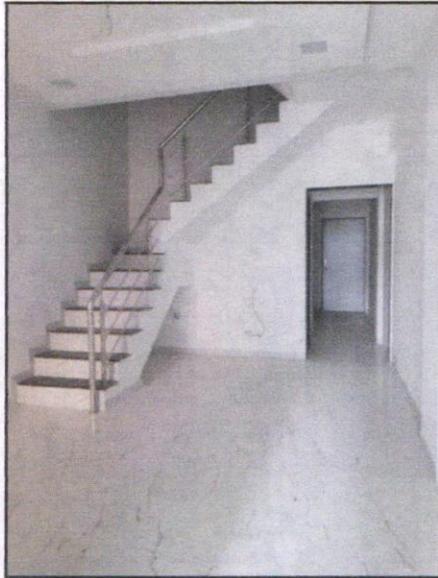
Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Row Bungalow	1292.00 Sq. Ft.	4,700.00	60,72,400.00
2	Showcases			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
	Total Value of the property			60,72,400.00
	The Realizable value of the property			57,68,780.00
	Distress value of the property			48,57,920.00
	Insurable value of the property (1421.00 Sq. Ft. X ₹ 2,000.00)			28,42,000.00
	Guideline value of the property (1421.00 Sq. Ft. X ₹ 2,741.00)			38,94,961.00

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.

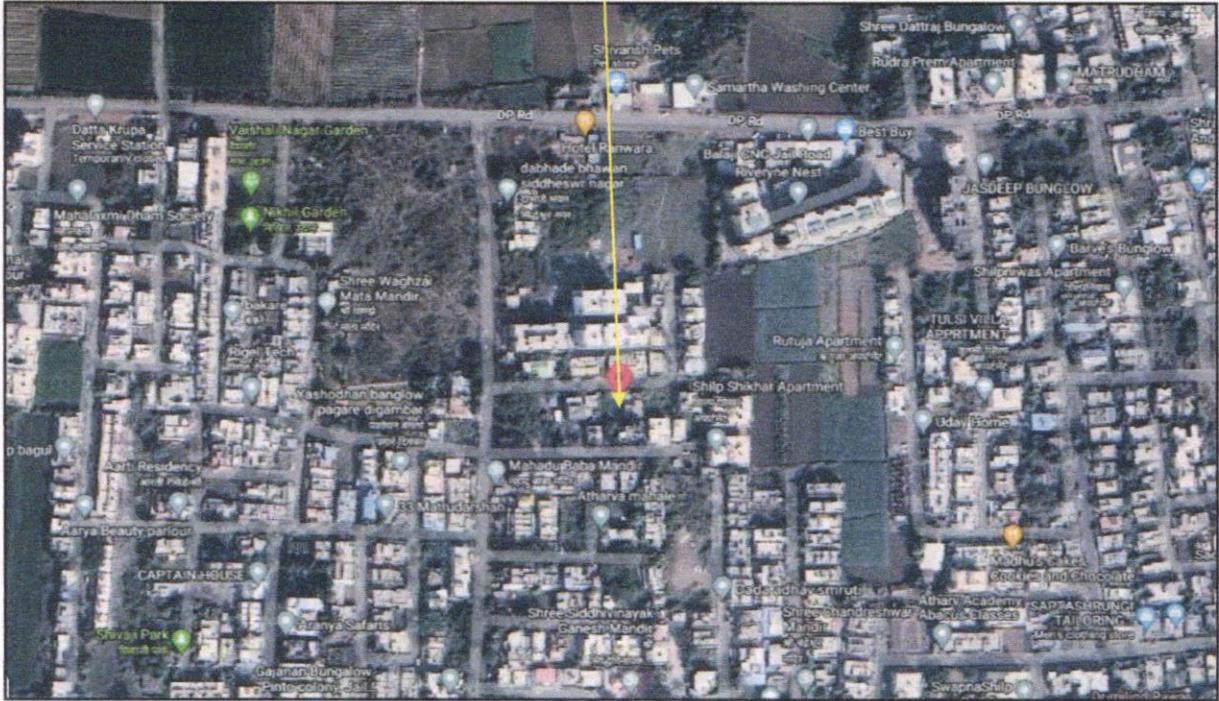
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in mark

Actual Site Photograph



Route Map of the property

site u/r



Longitude Latitude: 19°58'52.5"N 73°50'22.6"E

Note: The Blue line shows the route to site from Railway Station, Nashik (Nashik- 5.1 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Valuation Home Rule Guide LOGOUT

Valuation For Rural Area

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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
6800	29500	33920	36870	0	Square Meter

Think.Innovate.Create

Price Indicators

Flats / BHK / Panchak / House for Sale in Panchak / 2 BHK Independent House

Last updated: Jul 25, 2023

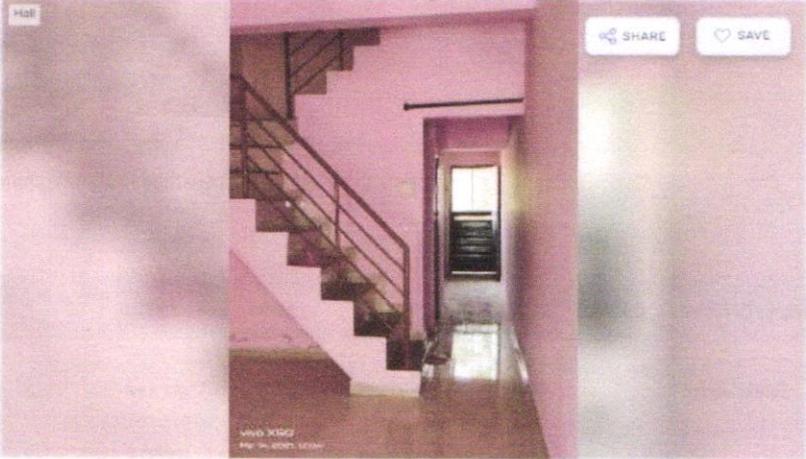
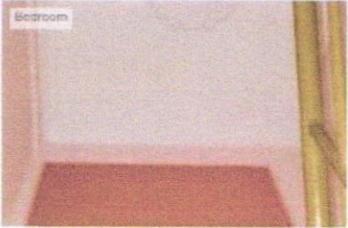
2 BHK Independent House

₹32.0 L EMI starts at ₹16.95 K

Ganray Row House No 12 Rajeshwari Road Near SB plaza Nashik, Panchak, Nashik

₹3.20 K/sq.ft

OFFERS Free registration [Know More](#) [Contact Owner](#)


1000 sq.ft Build Up Area ₹3.20 K/sq.ft Avg. Price 10 Year Old Age of property Ready to move Possession status Fully Furnished Furnishing

Flats / BHK / Panchak / House for Sale in Nashik Road / 2 BHK Independent House

Last updated: Aug 30, 2023

2 BHK Independent House

₹56.0 L EMI starts at ₹29.66 K

Nashik Road, Nashik

₹4.31 K/sq.ft

[Contact Owner](#)

No Property Images Available

[Request Photos](#)

1300 sq.ft Build Up Area ₹4.31 K/sq.ft Avg. Price Ready to move Possession status Semi Furnished Furnishing

Price Indicators

Home / Nashik / Nashik Road / House for Sale in Nashik Road / 2 BHK Independent House ****
 List updated: Aug 25, 2025

2 BHK Independent House ₹36.0 L EMI starts at ₹19.06 K
 ₹3.60 K/sq.ft

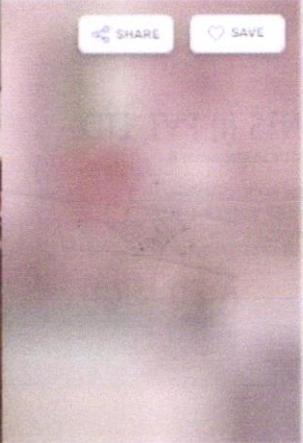
Nashik Road, Nashik

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[Contact Owner](#)



Kitchen



Living Area



Bedroom



Bedroom

1000 sq.ft
Build Up Area

₹3.60 K/sq.ft
Avg. Price

20 Year Old
Age of property

Ready to move
Possession status

Semi Furnished
Furnishing

Home / Nashik / Nashik Road / House for Sale in Nashik Road / 2 BHK Independent House ****
 List updated: Aug 25, 2025

2 BHK Independent House ₹47.0 L EMI starts at ₹20.89 K
 ₹3.92 K/sq.ft

Nashik Road, Nashik

[Contact Owner](#)



Bedroom



Kitchen



Bathroom

1200 sq.ft
Build Up Area

₹3.92 K/sq.ft
Avg. Price

Ready to move
Possession status

Semi Furnished
Furnishing

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications ₹ 60,72,400.00(Rupees Sixty Lakh Seventy Two Thousand Four Hundred Only). The Realizable Value of the above property is ₹ 57,68,780.00(Fifty Seven Lakh Sixty Eight Thousand Seven Hundred Eighty Only) and The Distress Value is ₹ 48,57,920.00 (Rupees Forty Eight Lakh Fifty Seven Thousand Nine Hundred Twenty Only).

Place: Nashik

Date: 08.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.com, c=IN
Date: 2023.09.08 17:14:34 +05'30'

Auth. Sign.

Certificate

This is to certify that Approved Building Plan Digital Sign by **Sanjay Sudhakar Khule** dated **20.10.2022** is approved by **Nashik Municipal Corporation, Nashik** is genuine & construction is as per copy of Approved Building Plan furnished.

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 of the Branch Manager with Row

Bungalow Seal)

Enclosures		
	Declaration From Valuers (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

Annexure – I

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 08.09.2023 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 31.08.2023. 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - 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 being purchased by Shri. Jayant Damodar Jopale & Sau. Hemangi Jayant Jopale from M/s. Anand Builders & Developers vide Draft Agreement dated August 2023
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India-Gangapur Road Branch, Nashik to assess Market value of the property for loan 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 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 – 31.08.2023 Valuation Date – 08.09.2023 Date of Report – 08.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 31.08.2023
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 Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, all round development of Industrial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **08th September 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 advice 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 Residential Row Bungalow admeasuring **Total Carpet Area - 1292.00 Sq. Ft.** in the Name of Proposed Purchaser: **Shri. Jayant Damodar Jopale & Sau. Hemangi Jayant Jopale.** Name of Owner: **M/s. Anand Builders & Developers**, 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 Purchased by Name of Proposed Purchaser: **Shri. Jayant Damodar Jopale & Sau. Hemangi Jayant Jopale**. Name of Owner: **M/s. Anand Builders & Developers**. 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's representative, we understand that the Residential Row Bungalow measuring **Total Carpet Area- 1292.00 Sq. Ft.**

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 shop and properties that are typically traded on a Row Bungalow 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 analyze 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 Bungalow, admeasuring **Total Carpet Area- 1292.00 Sq. Ft.**

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.

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 valuers organisation discredits the profession.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.com, Date: 2023.09.08 17:14:44 +05'30'

Auth. Sign.

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