

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Proposed Purchaser: **Mr.Sandip Dilip Wagh &  
Mrs. Poonam Sandip Wagh**

Name of Owner: **M/s. Shree Tirumala Buildcon**

Residential Flat No. D-203, Second Floor, D- Wing, "Shree Tirumala Omkar Apartment",  
Survey No.45/1A+1B+1C+1D+1E/1, Serene Meadows, Right Canal Road, Gangapur Road,  
Village – Anandwalli, Taluka & District - Nashik, PIN Code – 422 005,  
State – Maharashtra, Country – India.

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Latitude Longitude: 20°00'33.9"N 73°43'48.6"E

## 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, 1<sup>st</sup> Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, 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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. D-203, Second Floor, D- Wing, "Shree Tirumala Omkar Apartment", Survey No.45/1A+1B+1C+1D+1E/1, Serene Meadows, Right Canal Road, Gangapur Road, Village – Anandwalli, Taluka & District - Nashik, PIN Code – 422 005, State – Maharashtra, Country – India belongs to M/s. Shree Tirumala Buildcon. Name of Proposed Purchaser: Mr. Sandip Dilip Wagh & Mrs. Poonam Sandip Wagh.

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Flat No. D-202
South	Road	Side Margin
East	Open Plot	Side Margin
West	Open Plot	Lobby and Flat No. D-206

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 ₹ 41,73,000.00 (Rupees Forty One Lakh Seventy Three 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.

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.org, c=IN  
Date: 2023.09.06 11:47:16 +05'30'

Auth. Sign.



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

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

To,

**The Chief Manager,****Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 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 : 04.09.2023 b) Date on which the valuation is made : 06.09.2023
3.	List of documents produced for perusal: 1) Copy of Notarized Agreement between M/s. Shree Tirumala Buildcon (the Developer) and Mr. Sandip Dilip Wagh & Mrs. Poonam Sandip Wagh (Proposed Purchaser) 2) Copy of Commencement Certificate No. LND /BP / A1 / 49 / 2019 dated 11.02.2019 issued by Nashik Municipal Corporation. 3) Copy of Occupancy Certificate No. NNV / A1 / 30569 / 2023 date 19.01.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation 4) Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik /A1 / 30569 / 2023 dated 19.01.2023, issued by Executive Engineer Town Planning Nashik Municipal Corporation. 5) Copy of RERA Registration Certificate No. P51600021906 dated 08.08.2019 issued by Maharashtra Real Estate Regulatory Authority.
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 Owner:</u> <b>M/s. Shree Tirumala Buildcon</b>  <u>Name of Proposed Purchaser:</u> <b>Mr. Sandip Dilip Wagh &amp; Mrs. Poonam Sandip Wagh</b>  <u>Address:</u> Residential Flat No. D-203, Second Floor, D- Wing, "Shree Tirumala Omkar Apartment", Survey No. 45/1A+1B+1C+1D+1E/1, Serene Meadows, Right Canal Road, Gangapur Road, Village – Anandwadi, Taluka & District - Nashik, PIN Code – 422 005, State – Maharashtra, Country – India.
5.	Brief description of the property (Including Leasehold / freehold etc.) :  <u>Contact Person:</u> Mr. Nilesh (Builder Representative) Contact No. +91 7770000364 Joint Ownership (Proposed Purchaser)  The property is a Residential Flat No. D-203 is located on Second Floor.

			The composition of flat is Living Room + 2 Bedrooms + Kitchen + Toilet + Passage + Balcony (i.e.2 BHK)
5a.	Total Lease Period & remaining period (if leasehold)	:	The property is at 16.1 Km. distance from nearest railway station Nashik Road.
6.	Location of property	:	Landmark: Serene Meadows
	a) Plot No. / Survey No.	:	N.A. as the property is freehold.
	b) Door No.	:	
	c) T.S. No. / Village	:	Survey No.45/1A+1B+1C+1D+1E/1
	d) Ward / Taluka	:	Residential Flat No. D-203
	e) Mandal / District	:	Village – Anandwalli
	f) Date of issue and validity of layout of approved map / plan	:	Taluka – Nashik
	g) Approved map / plan issuing authority	:	District – Nashik
	h) Whether genuineness or authenticity of approved map/plan is verified	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik/A1/30569/2023 dated 19.01.2023, issued by Executive Engineer Town Planning Nashik Municipal Corporation
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Nashik Municipal Corporation, Nashik
7.	Postal address of the property	:	Yes
8.	City / Town	:	No
	Residential area	:	Residential Flat No. D-203, Second Floor, D- Wing, "Shree Tirumala Omkar Apartment", Survey No.45/1A+1B+1C+1D+1E/1, Serene Meadows, Right Canal Road, Gangapur Road, Village – Anandwalli, Taluka & District - Nashik, PIN Code – 422 005, State – Maharashtra, Country – India
	Commercial area	:	Nashik
	Industrial area	:	Yes
9.	Classification of the area	:	Yes
	i) High / Middle / Poor	:	No
	ii) Urban / Semi Urban / Rural	:	Middle Class
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Urban
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	Village – Anandwalli Nashik Municipal Corporation
13.	Dimensions / Boundaries of the Property / Building	:	No
		As per Actual Site	As per the Deed



	North	Survey No. 47/1	Survey No. 47/1
	South	24 Mtr DP Road	24 Mtr DP Road
	East	Adjoining Survey No. 45/1A+1B+1C+1D+1E/2	Adjoining Survey No. 45/1A+1B+1C+1D+1E/2
	West	Area of out of Adjoining Survey No. 45	Area of out of Adjoining Survey No. 45
13.1	Flat	As per Actual Site Flat No. D-202	As per the Plan Flat No. D-202
	North	Side Margin	Side Margin
	South	Side Margin	Side Margin
	East	Side Margin	Side Margin
	West	Lobby and Flat No. D-206	Lobby and Flat No. D-206
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	20°00'33.9"N 73°43'48.6"E	
14	Extent of the site	Carpet Area in Sq. Ft. = 580.00 Balcony Area in Sq. Ft. = 98.00 (Area as per site Measurement)	Carpet Area in Sq. Ft. = 553.00 Balcony Area in Sq. Ft. = 88.00 <b>Total Carpet Area in Sq. Ft. = 642.00</b> (Area as per Notarized Agreement)
15	Extent of the site considered for Valuation (least of 13A& 13B)	Built up area in Sq. Ft. = 706.00 (Area as per Notarized Agreement + 10%)	Built up area in Sq. Ft. = 706.00 (Area as per Notarized Agreement + 10%)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Carpet area in Sq. Ft. = 642.00 (Area as per Notarized Agreement)	Carpet area in Sq. Ft. = 642.00 (Area as per Notarized Agreement)
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment		Residential Cum Commercial
2.	Location		Survey No. 45/1A+1B+1C+1D+1E/1
	C.T.S. No.		-
	Block No.		-
	Ward No.		-
	Village / Municipality / Corporation		Village - Anandwalli Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)		Residential Flat No. D-203, Second Floor, D- Wing, "Shree Tirumala Omkar Apartment", Survey No. 45/1A+1B+1C+1D+1E/1, Serene Meadows, Right



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		Canal Road, Gangapur Road, Village – Anandwalli, Taluka & District - Nashik, PIN Code – 422 005, State – Maharashtra, Country – India
3.	Description of the locality / Commercial / Mixed Residential	Residential
4.	Year of Construction	2023 (As per Occupancy Certificate)
5.	Number of Floors	Ground / Parking + 14 upper Floors
6.	Type of Structure	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	06 Flats on Second Floor
8.	Quality of Construction	Excellent
9.	Appearance of the Building	Excellent
10.	Maintenance of the Building	Excellent
11.	Facilities Available	
	Lift	1 Lift
	Protected Water Supply	Municipal Water supply
	Underground Sewerage	Connected to Municipal Sewerage System
	Car parking - Open / Covered	Covered Car Parking
	Is Compound wall existing?	Yes
	Is pavement laid around the building	Yes
III	FLAT	
1	The floor in which the Flat is situated	Second Floor
2	Door No. of the Flat	Residential Flat No. D-203
3	Specifications of the Flat	
	Roof	R.C.C. Slab
	Flooring	Vitrified tile Flooring
	Doors	Teak Wood door framed with flush doors
	Windows	Aluminum sliding window with M.S. Grills
	Fittings	Concealed Plumbing, Concealed Electrical wiring
	Finishing	Cement Plastering
	Paint	Lustre 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	Name of Proposed Purchaser: <b>Mr. Sandip Dilip Wagh &amp; Mrs. Poonam Sandip Wagh</b>
		Name of Owner: <b>M/s. Shree Tirumala Buildcon</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?	Built up area in Sq. Ft. = 706.00 (Area as per Notarized Agreement + 10%)
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. = 580.00



		Balcony Area in Sq. Ft. = 98.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 553.00 Balcony Area in Sq. Ft. = 88.00 <b>Total Carpet Area in Sq. Ft. = 642.00</b> (Area as per Notarized Agreement)
12	Is it Posh / Class / Medium / Ordinary?	:
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ` 8,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in 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)	: ` 6,000.00 to ` 7,000.00 per Sq. Ft. on Carpet 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).	: ` 6,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	i) Building + Services	: ` 2,000.00 per Sq. Ft.
	ii) Land + others	: ` 4,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ` 40,700.00 per Sq. M.
	Guideline rate obtained (after Depreciation)	: ` 3,781.00 per Sq. Ft.
5	Registered Value (if available)	: N.A. as the age of the property is below 5 years
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:
<b>a</b>	Depreciated building rate	: N.A. as the age of the property is below 5 years
	Replacement cost of Flat 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	: N.A. as the age of the property is below 5 years
<b>b</b>	Total composite rate arrived for Valuation	: ` 2,000.00 per Sq. Ft.
	Depreciated building rate VI (a)	: ` 4,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ` 6,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:
	<b>Remarks:</b>	:



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	642.00 Sq. Ft.	6,500.00	41,73,000.00
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>41,73,000.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>41,73,000.00</b>
<b>Realizable value</b>	<b>39,64,350.00</b>
<b>Distress Value</b>	<b>33,38,400.00</b>
<b>Insurable value of the property (706.00 Sq. Ft. X ` 2,000.00)</b>	<b>14,12,000.00</b>
<b>Guideline value of the property (706.00 Sq. Ft. X ` 3,781.00)</b>	<b>26,69,386.00</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 It 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 ` 6,000.00 to ` 7,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ` 6,500.00 per Sq. Ft. on Carpet 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	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	` 8,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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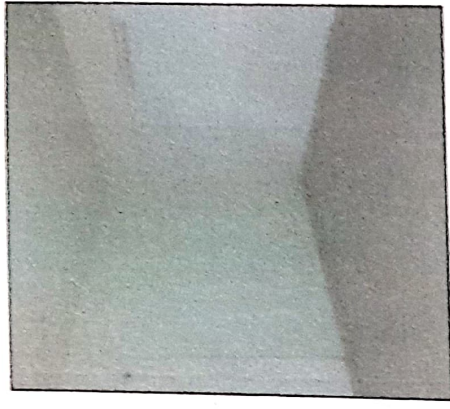
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### Actual site photographs



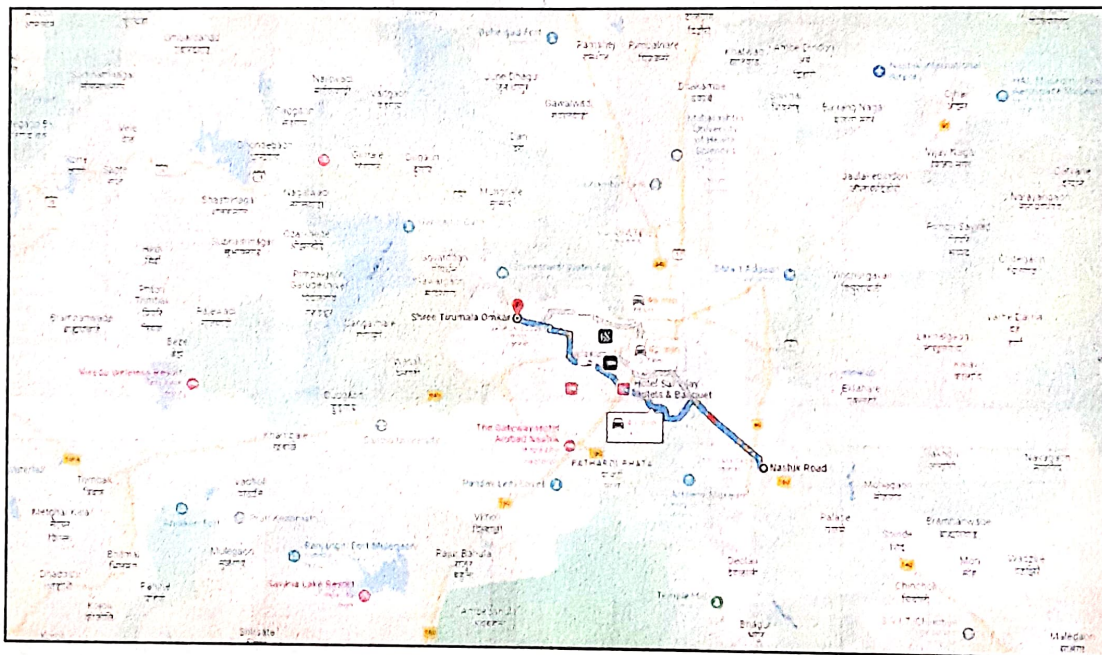
Floor	Area (sq. ft.)
1 <sup>st</sup> Floor	13,000
2 <sup>nd</sup> Floor	13,000
3 <sup>rd</sup> Floor	13,000
4 <sup>th</sup> Floor	13,000
5 <sup>th</sup> Floor	13,000
6 <sup>th</sup> Floor	13,000
7 <sup>th</sup> Floor	13,000
8 <sup>th</sup> Floor	13,000
9 <sup>th</sup> Floor	13,000
10 <sup>th</sup> Floor	13,000
11 <sup>th</sup> Floor	13,000
12 <sup>th</sup> Floor	13,000
13 <sup>th</sup> Floor	13,000



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## Route Map of the property

Site u/r



**Latitude Longitude: 20°00'33.9"N 73°43'48.6"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 16.1 Km.)**



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Location Details

Select Type:  Development Agreement  Tenant Occupied  Other

Circular Name:  [Help on Division](#)

District Name:  Taluka Name:  Village/Zona Name:    
Attribute:  SubZone Name:    
Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
18200	40700	40000	50000	0	Square Meter

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50.0 Lac [View the Owner's Profile](#)

2 Beds For Sale in Markode Apartments, Anandvalli, Nashik

2 Beds, 2 Baths, 2 Balconies, Unfurnished

1205 sqft

Markode Apartments | 1 (Out of 6 Floors)

Ready to Move | East

Freehold | New Construction

Contact Owner | Book Site Visit

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Save Time & Money with MB Prime Find the right Property by calling Up to 35 Owners directly Join Prime @ 50% OFF

65.0 Lac [View the Owner's Profile](#)

3 Beds For Sale in Serene Meadows, Nashik

3 Beds, 3 Baths, 1 Balcony, Unfurnished

1125 sqft

1 (Out of 7 Floors) | New Property

Ready to Move | North

Unfurnished

Contact Owner | Book Site Visit



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## Price Indicators

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**62.0 Lac** [Apply for home loan](#)

3 BHK 1355 Sq-ft Flat For Sale in [Serene Meadows, Nashik](#)

3 Beds
3 Baths
2 Balconies
1 Covered Parking

Carpet Area	Floor	Transaction Type
1150 sqft * 25.997sqft	3 (Out of 7 Floors)	Resale
Additional Rooms	Facing	Lift
1 Servant Room	East	1
Furnished Status	Car Parking	Type Of Ownership
Unfurnished	1 Covered	Freehold

**Contact Agent**

**Sachin** -91-91-XXXXX89

Your Name

Email

IND -91  Mobile Num

Agree to MagicBricks Terms of

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**65.0 Lac** [Apply for home loan](#)

2 BHK 1050 Sq-ft Flat For Sale in [Serene Meadows, Nashik](#)

2 Beds
2 Baths
2 Balconies
1 Covered Parking

Carpet Area	Developer	Project
750 sqft * 24.667sqft	<a href="#">Samraat Group</a>	<a href="#">Samraat Tropicano</a>
Floor	Transaction Type	Status
10 (Out of 12 Floors)	Resale	Ready to Move
Facing	Lifts	Furnished Status
East	10	Furnished

**Contact Agent**

**Vivek** -91-91-XXXXX86

Your Name

Email

IND -91  Mobile Num

Agree to MagicBricks Terms of

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## Price Indicators

**67.0 Lac** Ready to Move

2 Beds 2BHK 2 Balconies 1 Covered Parking

Carpet Area	Floor	Transaction Type
950 sqft	1 (Out of 13 Floors)	New Property
Status	Additional Income	Facing
Ready to Move	1 Servant Room	East
Furnished Status	Car Parking	
Furnished	1 Covered	

Contact Agent: Sachin

**51.0 Lac** Ready to Move

2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area	Floor	Transaction Type
800 sqft	5 (Out of 6 Floors)	Resale
Status	Furnished Status	Age of Construction
Ready to Move	Semi-Furnished	Less than 5 years

Join Prime @ 80% OFF

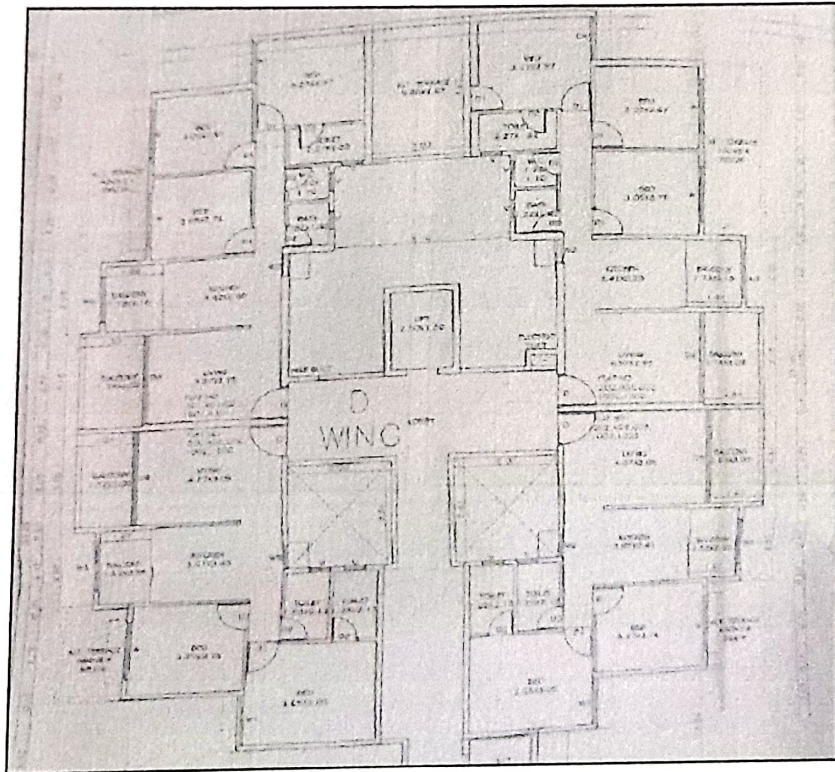
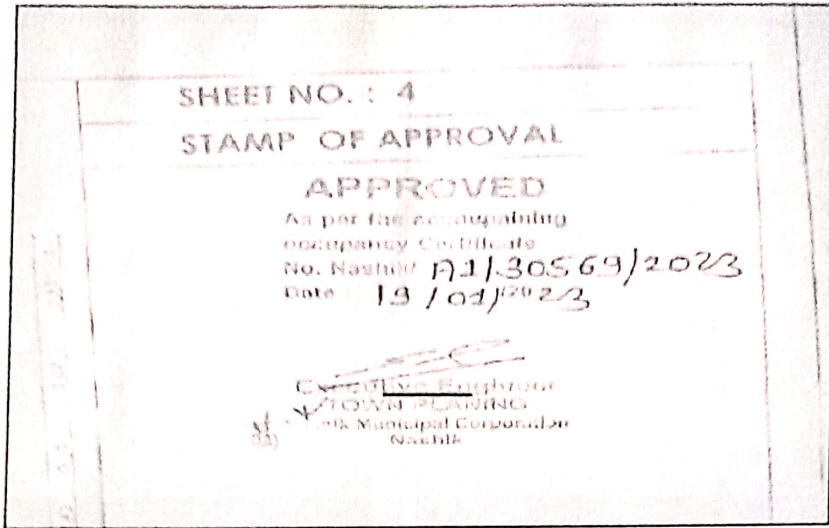
Contact Owner: vivek b



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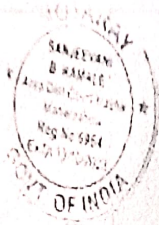


## Approved Plan





# Notarized Agreement For Sale

<b>AGREEMENT FOR SALE</b>	
NAME: MR. SANDIP DILIP WAGH MRS. PURNIMA SANDIP WAGH	
FLAT NO. : D-287	
PROJECT NAME : SHREE THIRUMALA OMKAR APARTMENT	
	
<p><b>SCHEDULE II</b> <b>(OF THE SAID PREMISES REFERRED TO ABOVE)</b></p> <p>Plot area of the above 55.43 square meters i.e. 55.18 square feet along with balcony area measuring 9.50 square meters i.e. 98.23 square feet.</p> <p>1. The No. 00000</p> <p>2. The No. 00000</p> <p>3. The No. 00000</p> <p>4. To the East Towards SHREE THIRUMALA OMKAR APARTMENT</p> <p>Clear towards East</p> <p>Clear towards West</p> <p>Clear towards South</p> <p>Clear towards North</p>	
<p><b>SCHEDULE III</b> <b>COMMON AREAS AND FACILITIES:</b></p> <p>a. The Overhead Tankage</p> <p>b. The electricity available to the wing project</p> <p>c. The overhead water tank situated on the top of SHREE THIRUMALA OMKAR APARTMENT</p> <p>d. The underground water Tank constructed in ground level along with the electrical supply lines and plumbing system located in the SHREE THIRUMALA OMKAR APARTMENT in Maharashtra</p> <p>e. The drainage system connected to the SHREE THIRUMALA OMKAR APARTMENT</p> <p>f. The area reserved for all the common things up to the boundary of each flat along with the electrical lines and water pipes</p> <p>g. The Overhead electrical lines</p> <p>h. The area between the road and the wing with all the common walls</p> <p>i. The area reserved for the common things like water supply system, etc.</p> <p>j. The area reserved for the common things</p> <p>k. The area reserved for the common things like water supply</p> <p>l. The area reserved for the common things like water supply</p> <p>m. The area reserved for the common things like water supply</p>	

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# Occupancy Certificate



**नाशिक महानगरपालिका, नाशिक** [ARC-788-23]

इमारत बांधण्याचा द्यावतला

No. **30568**

(पूण/भा/शः)

नावक क्र./दिनांक/30/09/2023

श्री/श्रीमती **श्री विरुमाता लिट्लेकर**

नावक क्र. : 315/09/2023

इमारतचे ठिकाण व पत्ता : **पार्श्व प्लॉट नं. 205, आंगरेवली शिवार नाशिक**

संदर्भ : आगळी दिनांक 30/09/2023 वी क्रमांक अं०/मोसॉ/१८३

माहिती : इमारत देण्यात येतो की, **आंगरेवली** शिवारातील/वि.स.नं. व नं. ४५१७ अं. १०१-१०५ + १५-१३/३

परत नं. **अ.पू.प्र.** **आंगरेवली** स्थित इमारतीच्या **पट्टिलान चौका मजाले**

सजल्यारचे इच्छित बांधकाम परवानगी क्र. **अं०/१८६६/२०२०** दिनांक **०६/०९/२०२०** अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि. /सुर/वायस, बी. **नागार कोठार** दिनांक **२०/०९/२०२०**

याचे विशेषण/पत्ती पूर्ण झाली असून निवासी/विवाहा/श्री/श्रीमती/ **निवासी** कारणासाठी चालविले अटी

शर्तीस अधिन राहून इमारतीचा वापर परवानग्या परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र **१४२५३.३५** चौ.मी. या पैकी निवासी **१४२५३.३५** निवासी चौ.मी.

२) एकूण चढी क्षेत्र **१७००९.६६** चौ.मी. या पैकी निवासी **१७००९.६६** निवासी चौ.मी.

३) खतर इमारतीचा वापर **निवासी/विवाहा/श्री/श्रीमती/** **निवासी** कारणाकारिताच करता येईल.

४) खतर इमारतीस या न या न्या पूर्ण परवानगी शिवाय बांधकामाने व बांधकामातपणे कोणताही बदल करता येणार नाही, परंतु बांधकाम व बांधकामात बदल करण्याचे आदेशानुसार आवश्यक नियमांनुसार व्यतुदीमुता बडक कामवाई करण्यात येईल.

५) ब्लॉक नंबर / चढी इन्फो व नं. **७३९९०४२५**

६) अधिष्ठापन विभागाच्या अधिसूचना क्रमांक **Nmc/Fire/Ws/MSXED-15/2022 date 24/11/2022**

७) पुरवठाकरी विभागाच्या अधिसूचना क्रमांक **१५/२०२२**

८) चढी अडथळी व रचना मधील संबंधित विभागात मंजूर करण्यात आले.

९) **तपासणी चौकिस अ.पू.प्र. १२५०/- प.स. १२५० दिनांक ३०/०९/२२**

**अन्वये झाले आहे (०) तपासणी चौकिस अ.पू.प्र. १६०२०/- प.स. १६०२० दिनांक २६/०९/२०२२ अंजी झाले आहे.**

कार्यकारी अधिकारी (नगरसचिव)

नाशिक महानगरपालिका, नाशिक



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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 **'41,73,000.00 (Rupees Forty One Lakh Seventy Three Thousand Only)**. The **Realizable Value** of the above property **'39,64,350.00 (Rupees Thirty Nine Lakh Sixty Four Thousand Three Hundred Fifty Only)**, and the **Distress Value** **'33,38,400.00 (Rupees Thirty Three Lakh Thirty Eight Thousand Four Hundred Only)**.

Place: Nashik

Date: 06.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar****B. Chalikwar**

Director

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: 2023.09.06 11:47:30 +05'30'

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).

Date

Signature  
(Name Branch Official with seal)



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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 04.09.2023 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 06.09.2023. 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.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is being purchased by Mr. Sandip Dilip Wagh & Mrs. Poonam Sandip Wagh from M/s. Shree Tirumala Buildcon Vide Notarized Agreement
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 fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Vinila 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 – 04.09.2023 Valuation Date - 06.09.2023 Date of Report - 06.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 04.09.2023
7.	nature and sources of the information used or relied upon;	<input checked="" type="checkbox"/> Market Survey at the time of site visit <input checked="" type="checkbox"/> Ready Reckoner rates / Circle rates <input checked="" type="checkbox"/> Online search for Registered Transactions <input checked="" type="checkbox"/> 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 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

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06<sup>th</sup> 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **642.00 Sq. Ft. Total Carpet Area** owned by **M/s. Shree Tirumala Buildcon**. Name of Proposed Purchaser **Mr. Sandip Dilip Wagh & Mrs. Poonam Sandip Wagh**. Further VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Shree Tirumala Buldcon**. Name of Proposed Purchaser **Mr. Sandip Dilip Wagh & Mrs. Poonam Sandip Wagh**. 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 **642.00 Sq. Ft. Total Carpet 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 **642.00 Sq. Ft. Total Carpet 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.



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(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.

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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.



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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: 06.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

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

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: 2023.09.06 11:47:53 +0530

Auth. Sign.



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