

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Bhaskar Mahadu Lohakare**

Land and Farm House on Survey No. 356, Hissa No. 2/2, Ground Floor, Lohakare Mala,
Chari No.4, Aurangabad Road, Panchavati, Village – Nashik, Taluka & District - Nashik,
PIN - 422 003, State - Maharashtra, Country – India.

Latitude Longitude: 19°59'45.5"N 73°49'37.5"E

Valuation Done for:

**Union Bank of India
Karad Branch**

207/2C, Patil Heritage, Datta Chowk, Shaniwar Peth,
Karad - 415 110, Dist.- Satara, State – Maharashtra,
Country – India.

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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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mumbai@vastukala.org



Valuation Report Prepared For: UBI / Karad Branch / Shri. Bhaskar Mahadu Lohakare (3608/2302448) Page 2 of 25

Vastu/Nashik/09/2023/3608/2302448

08/09-92-CHV

Date: 08.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Land and Farm House on Survey No. 356, Hissa No. 2/2, Ground Floor, Lohakare Mala, Chari No.4, Aurangabad Road, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN - 422 003, State - Maharashtra, Country – India belongs to **Shri. Bhaskar Mahadu Lohakare**.

Boundaries of the property.

North	:	Farm
South	:	Road
East	:	Farm
West	:	Farm

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 Fair Market Value purpose at ₹ **1,28,49,749.00 (Rupees One Crore Twenty Eight Lakh Forty Nine Thousand Seven Hundred Forty Nine 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: 2023.09.08 14:12:06 +05'30'

Auth/ Sign.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager
Union Bank of India
Karad Branch

207/2C, Patil Heritage, Datta Chowk, Shaniwar Peth,
 Karad - 415 110, Dist- Satara, State – Maharashtra,
 Country – India.

VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND AND FARM HOUSE)

I	General	
1.	Purpose for which the valuation is made	: As per the request from Union Bank of India, Karad Branch to assess Market value of the property for loan purpose.
2.	a)	Date of inspection : 07.09.2023
	b)	Date on which the valuation is made : 08.09.2023
3	List of documents produced for perusal:	:
	1) Copy of NA Order Letter No. Masha/Kaksha/3/2/A. N.A. Bin. Sheti /SR/33/2023 dated 09.08.2023 issued by Collector office, Nashik 2) Copy of Commencement Certificate No. LND/ BP/ 49 / Panchavati dated 19.04.2000 issued by Nashik Municipal Corporation. 3) Copy of Occupancy Certificate Javak No. NRV/003442 (Panchavati) dated 12.12.2001, issued by Nashik Municipal Corporation. 4) Copy of Approved Plan Accompanying Commencement Certificate No. 49/ Panchavati dated 19.04.2000, issued by Executive Engineer Town Planning Nashik Municipal Corporation. 5) Copy of House Tax Receipt Index No. 31204993 dated 07.06.2023 in the name of Shri. Bhaskar Mahadu Lohakare issued by Nashik Municipal Corporation. 6) Copy of Water Tax Receipt Index No. 30702949 dated 07.06.2023 in the name of Shri. Bhaskar Mahadu Lohakare issued by Nashik Municipal Corporation 7) Copy of Electricity Bill vide Consumer No.049016209626 dated 27.04.2023 in the name of Shri. Bhaskar Mahadu Lohakare issued by M.S.E.D.C.L. 8) Correct Hissa Number Correction Letter Javak No. MNP/NRV/VASHI/483/2023 dated 01.09.2023, issued by Nashik Municipal Corporation. 9) Copy of Title Search Report Ref. No. TSR/Sept/2023 Dated 06.09.2023 issued by Adv. Mukund. R. Odhekar.	
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)	: Shri. Bhaskar Mahadu Lohakare Address: Land and Farm House on Survey No. 356, Hissa No. 2/2, Ground Floor, Lohakare Mala, Chari No.4, Aurangabad Road, Panchavati, Village – Nashik, Taluka & District - Nashik, PIN - 422 003, State - Maharashtra, Country – India. Contact Person: Shri. Bhaskar Mahadu Lohakare (Owner) Contact No.:+ 91 7602093974
5.	Brief description of the property (Including Leasehold / freehold etc.)	:

The property under consideration is Freehold residential land and Farm House standing thereof. It is well connected with road and train. The property is at 6.9 Km. travelling distance from nearest railway station Nashik Road.

Land:

The Land under valuation is Freehold residential Land. As per N.A. Order Land area is 500.00 Sq. M., which is considered for valuation.

Structure:

The Farm House at site is RCC framed structure of Ground Floor. The composition of Farm House is as under:

Composition (As per Site Inspection)	As per site measurement Carpet Area in Sq. M.
Ground Floor – Hall, 2 Bedrooms, Kitchen cum Dining, WC, Bath, Passage, Cupboard, Staircase, Porch, Open Space.	127.9
First Floor-1 Room	20.00

Composition (As per Approved Plan)	Built Up Area (in Sq.M.)
Ground Floor – Bedroom, Kitchen cum Dining, Grain Store, Pooja, Store for Fertilizer, Store Room, W.C., Bath, Passage, Cupboard, Staircase, Porch, Open Space.	93.70
Total Built Up Area	93.70

As per Approved Plan Built up area is 93.70 Sq. M. which is considered for valuation.

Floors	Area (Sq. M.)
Ground Floor	93.70
Total Built up area	93.70

Note:

- 1) For the purpose of valuation, we have considered the Land area as per NA Order and Built Up Area as per Approved Building Plan.
- 2) The Above Mention Valuation is Consider only for Land area is 500.00 Sq.M. and Built up area is 93.70 Sq. M.
- 3) Additional 1 Room is Constructed on Top Terrace Area, which is not Approved on Provided Farm House Building Plan, said additional area is not consider for this Valuation.
- 4) Separate Legal Opinion of Land, and Land Area of property should be obtained before disbursement of the loan.

6.	Location of property	:	
a)	Survey No. / Hissa Number	:	Survey No. 356/2/2, Hissa No. 2/2
b)	Door No.	:	Land and Farm House on Hissa No. 2/2
c)	T.S. No. / Village	:	Village – Nashik
d)	Ward / Taluka	:	Taluka – Nashik
e)	Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Land and Farm House on Survey No. 356, Hissa No. 2/2, Ground Floor, Lohakare Mala, Chari No.4, Aurangabad Road, Panchavati, Village – Nashik, Taluka & District -



			Nashik, PIN - 422 003, State - Maharashtra, Country - India	
8.	City / Town	:	Village - Nashik	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Nashik Nashik Municipal Corporation.	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site Lands is contemplated	:	N.A.	
13.	Boundaries of the property (Land)		As per the Site	As per Plan
	North	:	Farm	Adjoining Survey No.355
	South	:	Road	18.00 Meter Road
	East	:	Farm	Hissa No.3
	West	:	Farm	Hissa No.1
14.1	Dimensions of the site			
	Boundaries of the property (Farm House)		As per the Documents	As per Actual Site
14.2	Latitude, Longitude & Co-ordinates of Property	:	19°59'45.5"N 73°49'37.5"E	
15.	Extent of the site	:	Land Area = 500.00 Sq. M. (Area as per N.A. Order) Structure Area: Built Up Area = 93.70 Sq. M. (Area as per Approved Plan)	
16.	Extent of the site considered for Valuation	:	Land Area = 500.00 Sq. M. (Area as per N.A. Order) Structure Area: Built Up Area = 93.70 Sq. M. (Area as per Approved Plan)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II CHARACTERISTICS OF THE SITE				
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Developing	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Available	
5.	Level of land with topographical conditions	:	Rectangular	
6.	Shape of land	:	Regular	

7.	Type of use to which it can be put	:	Residential (only 500.00 Sq. M.)
8.	Any usage restriction	:	Residential (only 500.00 Sq.M.)
9.	Is Land in town planning approved layout?	:	Layout Plan is Not Provided, hence Cannot Comment
10.	Corner Land or intermittent Land?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road and Mudd Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 ft
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal Sewerage System
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of Land	:	Land Area = 500.00 Sq. M. (Area as per N.A. Order)
	North & South	:	----
	East & West	:	----
2	Total extent of the Land	:	----
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 21,000.00 to ₹ 26,000.00 per Sq. M.
4	Ready Reckoner rate obtained from the Register's for land	:	₹ 7,000.00 per Sq. M.
5	Assessed / adopted rate of valuation	:	₹ 23,000.00 per Sq. M.
6	Estimated value of land	:	₹ 1,15,00,000.00
Part – B (Valuation of Farm House)			
1	Technical details of the Farm House	:	
	a) Type of Farm House (Residential / Commercial / Industrial)	:	Residential Use
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC framed structure
	c) Year of construction	:	2001 (As per Occupancy Certificate)
	d) Age of the Farm House	:	22 Years
	e) Life of the Farm House estimated	:	38 Years after Completion Subject to proper, preventive periodic maintenance & structural repairs.
	f) Number of floors and height of each floor including basement, if any	:	Ground Floor
	g) Plinth area floor-wise	:	Structure Area: Built Up Area = 93.70 Sq. M. (Area as per Approved Plan)
	Condition of the Farm House	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Excellent



	ii) Interior – Excellent, Good, Normal, Poor	:	Excellent
	h) Date of issue and validity of layout of approved map	:	Copy of Approved Farm House Plan Accompanying Commencement Certificate No. 49/ Panchavati dated 19.04.2000, issued by Executive Engineer Town Planning Nashik Municipal Corporation
	i) Approved map / plan issuing authority	:	Nashik Municipal Corporation
	j) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	k) Any other comments by our empanelled valuers on authentic of approved plan	:	Yes- Additional 1 Room is Constructed on Top Terrace Area, which is not Approved on Provided Farm House Building Plan, said additional area is not consider for this Valuation.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C Footing
2.	Basement	:	-
3.	Superstructure	:	R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Teak Wood Door Framed with Flush Doors, Powder Coated Aluminum Sliding Windows
5.	RCC Works	:	R.C.C. Framed Structure
6.	Plastering	:	Cement Plastering. With POP
7.	Flooring, Skirting, dado	:	Proposed Vitrified tiles flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Marble
9.	Roofing including weather proof course	:	RCC Slab Roofing
10.	Drainage	:	Underground Sewerage connected to Municipal drain lines

2.	Compound Wall	:	No
	Height	:	
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Provided as per requirement
	Type of wiring	:	Provided as per requirement
	Class of fittings (superior / ordinary / poor)	:	Provided as per requirement
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	-
4.	Plumbing installation	:	Provided as per requirement
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Provided as per requirement
2.	Ornamental front door	:	Provided as per requirement
3.	Sit out / Verandah with steel grills	:	Provided as per requirement
4.	Overhead water tank	:	Provided as per requirement
5.	Extra steel / collapsible gates	:	Provided as per requirement
	Total		

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

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	Included in the Cost of Construction
3.	Separate water tank / sump	:	Included in the Cost of Construction
4.	Trees, gardening	:	Included in the Cost of Construction
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	Included in the Cost of Construction
3.	Compound wall	:	Included in the Cost of Construction
4.	C.B. deposits, fittings etc.	:	Included in the Cost of Construction
5.	Pavement	:	Included in the Cost of Construction
	Total		

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	500.00	7,000.00	35,00,000.00
Structure	As per valuation table		13,49,749.00
	Total		48,49,749.00

Structure

Particulars	Built Up Area	Year Of Const.	Type of Property	Estimated Replacement Rate	Age Of Farm House	Rate to be Consider	Value to be Consider
	(Sq. M.)			(₹)	In Years	(₹)	(₹)



Ground Floor	93.70	2001	Residential	21,500.00	22	14,405.00	13,49,749.00
Total							13,49,749.00

Abstract of the entire property

Part – A	Land	:	₹ 1,15,00,000.00
Part – B	Farm House	:	₹ 13,49,749.00
Part – C	Compound wall	:	N.A.
Part – D	Amenities	:	N.A.
Part – E	Pavement	:	N.A.
Part – F	Services	:	N.A.
Market Value		:	₹ 1,28,49,749.00
Realizable Value		:	₹ 1,22,07,262.00
Distress Sale Value		:	₹ 1,02,79,799.00
Total Insurable value (Full Replacement Cost - Subsoil Structure Cost (15%))		:	₹ 11,47,286.00
Remarks	<p>5) For the purpose of valuation, we have considered the Land area as per NA Order and Built Up Area as per Approved Building Plan.</p> <p>6) The Above Mention Valuation is Consider only for Land area = 500.00 Sq.M. and Built up area = 93.70 Sq. M.</p> <p>7) Additional 1 Room is Constructed on Top Terrace Area, which is not Approved on Provided Farm House Building Plan, said additional area is not consider for this Valuation.</p> <p>8) Separate Legal Opinion of Land, and Land Area of property should be obtained before disbursement of the loan.</p>		

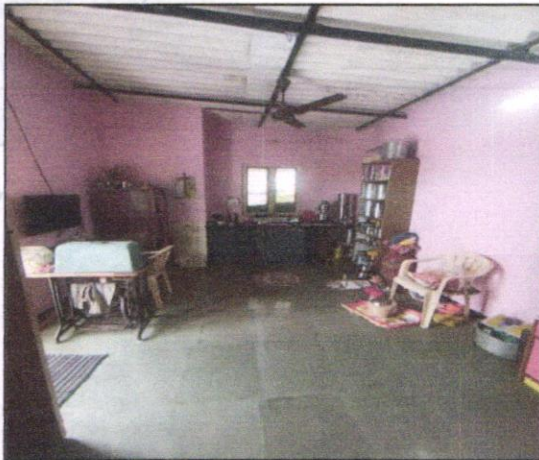
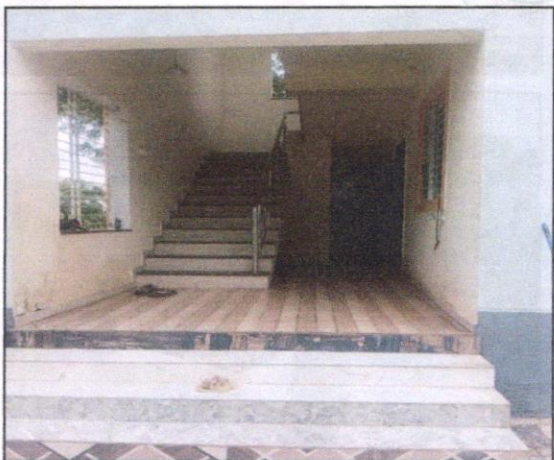
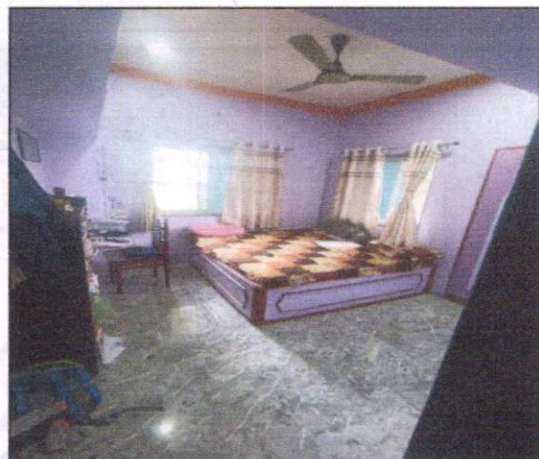
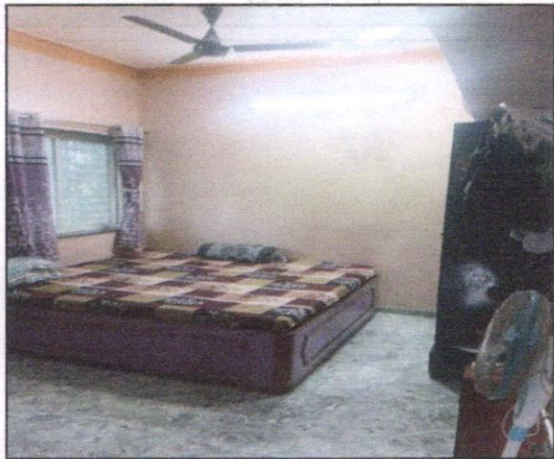
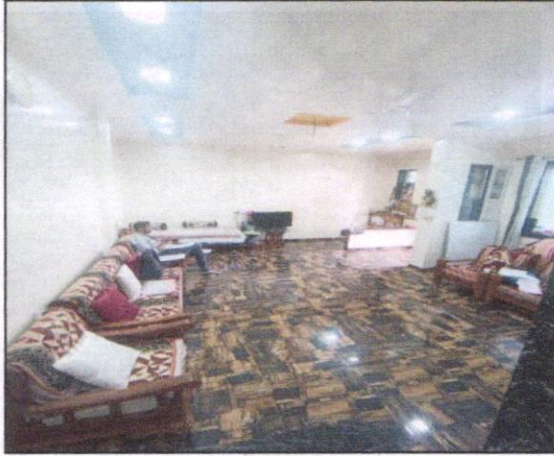
The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the Farm House (construction costs) minus the physical and functional depreciation.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government Farm Houses and above type of property. Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property. There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the Farm House. The cost approach is commonly used for Residential Bungalow, Residential Farm House and properties mentioned above. As the property is an residential land and Farm House thereof, we have adopted Cost approach / Land and Farm House Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 21,000.00 to ₹ 26,000.00 per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential Farm House / Land, all round development of commercial and residential application in the locality etc.

We estimate ₹ 23,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

The salability of the property is: Good
Likely rental values in future in: N.A.
Any likely income it may generate: Nil

Actual Site Photographs



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Actual Site Photographs



Route Map of the property



Latitude Longitude: 19°59'45.5"N 73°49'37.5"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik 6.9 Km.)



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Valuation For Influence Area

Location Details

Division Name: Nashik Help on Division

District Name: नाशिक Taluka Name: नाशिक Village/Zone Name: श्री नाशिक - परवडी
 Attribute: ग्राम पर 13 SubZone Name: 1.3.75-नशिकग्राम शरण
 Mahapalika Area: Nashik Municipal Cor

Open Land	Residence	Office	Shop	Industry	Unit
7000	31000	33070	30750	0	Square Meter

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Price Indicators

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Home > Property in Nashik > Plots for Sale in Nashik > Panchvati > 1101 Sq.ft

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1101 Sq-ft Residential Plot, Land For Sale in [Panchvati, Nashik](#) [View on map](#)

⋮



2 Photos

NDUDD Approved
West
Congo Floors allowed

Plot Area 1101 sqft -	Dimensions(L X B) 57.49 X 19.15	No Of Open Sides 2
Any Construction Done No	Boundary Wall No	Type Of Ownership Freehold
Overlooking Main Road	Transaction Type New Property	

Contact Agent

Get Phone No.

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Home > Property in Nashik > Plots for Sale in Nashik > Aurangabad Road > 1809 Sq.ft

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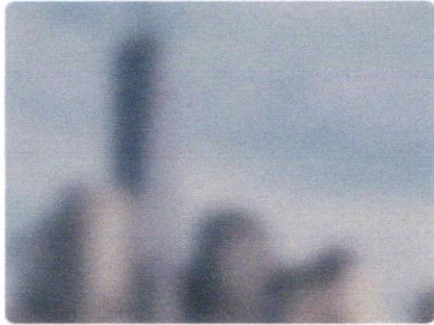
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⋮



East

Plot Area 1809 sqft -	Any Construction Done No	Status Legal & Infra Status
Boundary Wall No	Type Of Ownership Freehold	Transaction Type Resale

Contact Owner

Get Phone No.

Last contact made 6 days ago

Price Indicators


The screenshot shows a real estate listing on the Magicbricks website. The header includes navigation options: Buy, Rent, Sell, and Home Loans. The listing details are as follows:

- Price: ₹ 20.0 Lac
- Price per sqft: ₹ 2963/sqft
- EMI: ₹ 9k
- Location: Aurangabad Road, Nashik
- Plot Area: 75 sqyrd
- Transaction Type: Resale
- 5 Floors allowed
- Any Construction Done: No
- Boundary Wall: No

Buttons for 'Contact Owner' and 'Get Phone No.' are visible at the bottom of the listing card.

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N.A. Order



आदेश

ज्याज्यादी अर्जदार श्री भास्कर महादु लोहकारे हा, लोहकारे मळा, घारी नंबर 4, औरंगाबाद रोड, पंचवटी, नाशिक, ता.जि.नाशिक याचा दि. 21/06/2023 रोजीचा अर्ज व दि. 24/06/2023 रोजीचे प्रतिप्रत्यय

2) कार्यकारी अधिका, नगरपालिका विभाग, महानगरपालिका नाशिक यांचेकडील पत्र ज्ञा. क. एकएनटी/बीसी/49/पंचवटी/दिनांक 19/4/2006 रोजीचा संजुल नकशा

3) लोहकारे यांचेकडील नोंदीस ज्ञा. क. जमा-1/कारा/150/2023 दि. 26/06/2023

4) महाराष्ट्र जमीन महसूल संहिता 1966, चे कलम 45 व 47ब, अन्यदे जमिनीच्या वापरशील बदल आणि अकुञ्चिक आकारणी नियम, 1969 चे नियम 8 व 9

जिल्हाधिकारी कार्यालय नाशिक
क्र महा/कळ/3/2/अ ना शि रो./एसअर/33/2023
नाशिक दि 05/08/2023

आदेश

ज्याज्यादी अर्जदार श्री भास्कर महादु लोहकारे हा, लोहकारे मळा, घारी नंबर 4, औरंगाबाद रोड, पंचवटी, नाशिक, ता.जि.नाशिक यांनी माझे नाशिक 2 ता.जि.नाशिक येथील स न/ग न 356/212 घाटी 7/12 नुसार एकूण क्षेत्र 22100.00 चौ.मी. व पो ल क्षेत्र 900.00 चौ.मी असे एकूण क्षेत्र 23000.00 चौ.मी. पेची अर्जदार श्री. भास्कर महादु लोहकारे यांचे मातकीचे क्षेत्र 5500.00 चौ.मी. पेची क्षेत्र 500.00 चौ.मी. या क्षेत्रात महाराष्ट्र जमीन महसूल अधिनियम 1966 मधील तरतुदीचे उपबन्धन करून **फॉर्म हाऊस** या प्रयोजनासाठी अनधिकृत अकुञ्चिक वापर केल्याचे दिसून येते.

ज्याज्यादी उक्त जमिन घाटक घाना सदरचा अनधिकृत अकुञ्चिक वापर बदलाबाबत महाराष्ट्र जमीन महसूल संहिता 1966 चे कलम 45 व 47ब अन्यदे जमिनीच्या वापरशील बदल आणि अकुञ्चिक आकारणी नियम, 1969 चे नियम 8 व 9 नुसार सदर मिळकतीस अकुञ्चिक वापर नियमानुकूल करून देण्यासाठी घावटे क. 1 अन्यदे या काढीप्रमाण विवरी केली आहे.

सामान्य क्षेत्र	स न/ ग न	वि शे क्षेत्र चौ.मी	वि शे र	वाचिक वि शे सारा	वि शे उपभोग वा कालखे ची	एकूण वि शे सारा	कपालरी त कर	40 पट टॅड व शा रा 20 ऑगस्ट 2014 नुसार टॅड वा पेची जातल असले ती	एकूण
मातकीचे क्षेत्र	356/21	5500.00 चौ.मी.	4.76	1.8	स न 2002/2023 = 34 वर्षे सारा	2700/-	रू. 1200/-	रू. 25000/-	रू. 31900/-
पो ल क्षेत्र	8	500.00 चौ.मी. लोहकारे	2.	200		1000/-	रू. 1000/-	रू. 10000/-	रू. 11000/-
एकूण रक्कम संपदे						रू. 3700/-	रू. 2200/-	रू. 25000/-	रू. 31900/-
अर्जदार घानी दिनांक 21/06/2023 लानटी नाशिक यांचेकडे बदलेची रक्कम						रू. 3700/-	रू. 2200/-	रू. 25000/-	रू. 31900/-
अर्जदार घानी शासन जमा केलेली रक्कम वजा जमा वसूल पाव रक्कम						रू. 480/-	रू. 0.00	रू. 0.00	रू. 480/-

ज्याज्यादी, उपरोक्त जमिन घाटक घानी **फॉर्म हाऊस** या प्रयोजनासाठी अनधिकृत अकुञ्चिक वापर केल्याचे दिसून येते. त्यामुळे महाराष्ट्र जमिन महसूल अधिनियम 1966 चे कलम 45 अन्यदे वरील तरक्यामतील नमुद आकारणी करण्यात येत आहे. ज्यामुळे अकुञ्चिक सारा 3 वर्षांसाठी कर व 40 पट टॅड अथवा शा. रासपत्र दि. 22 ऑगस्ट, 2014 अन्यदे टॅड घाटकी जी जास्त असले ती अर्जी उर्वरित एकूण रक्कम रु. 480/- (असरी घावटे रशी रूपये मात्र) इतकी रक्कम शासन जमा करण्याबाबत या कार्यलघाने दि. 14/07/2023 रोजी दिलेल्या निर्देशानुसार अर्जदार श्री भास्कर महादु लोहकारे हा, लोहकारे मळा, घारी नंबर 4, औरंगाबाद रोड, पंचवटी, नाशिक, ता.जि.नाशिक यांचेकडे न सदरील रक्कम वसूल करून घेतल ज्ञा. MH000032745920234M दि.08/07/2023 अन्यदे शासन जमा पेली आहे.

या अनुषंगाने महाराष्ट्र जमिन महसूल अधिनियम, 1966 चे कलम 45 व 47ब अन्यदे जमिनीच्या वापरशात बदल आणि अकुञ्चिक आकारणी नियम, 1969 चे नियम 8 व 9 चे उपबन्धात अधिन राहून उक्त जमिन **फॉर्म हाऊस** या प्रयोजनासाठी होयसरा अनधिकृत अकुञ्चिक वापर खातील अटी व शर्तीस अधिन राहून नियमानुकूल करीत आहे.



As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,28,49,749.00 (Rupees One Crore Twenty Eight Lakh Forty Nine Thousand Seven Hundred Forty Nine Only). The Realizable Value of the above property is ₹ 1,22,07,262.00 (Rupees One Crore Twenty Two Lakh Seven Thousand Two Hundred Sixty Two Only) and The Distress Value is ₹ 1,02,79,799.00 (Rupees One Crore Two Lakh Seventy Nine Thousand Seven Hundred Ninety Nine Only).

Place: Nashik
Date: 08.09.2023

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: 2023.09.08 14:12:27 +05'30'

Auth. Sign.

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

Certificate

This is to certify Copy of **Approved Farm House Plan No. 49/ Panchavati dated 19.04.2000**, issued by Nashik Municipal Corporation, issued by Nashik Municipal Corporation is genuine & construction is as per copy of Approved Farm House 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 Official seal)

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

Annexure-II

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 07.09.2023. 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. 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	As per Approved Farm House Plan owner is Shri. Bhaskar Mahadu Lohakare
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India Karad 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 Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal –Valuation Engineer Vinita Surve – Technical Officer Chintamani Chaudhari – Technical Manager
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 – 07.09.2023 Valuation Date – 08.09.2023 Date of Report – 08.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 07.09.2023
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;	Land and Farm House 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, Commercial shop size, location, upswing in real estate prices, sustained demand for Residential Land, all round development of commercial 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous land parcel admeasuring **Land Area = 500.00 Sq. M. and Built up Area = 93.70 Sq. M.** Owned by **Shri. Bhaskar Mahadu Lohakare**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by Owned by **Shri. Bhaskar Mahadu Lohakare**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a owner occupied, contiguous land parcel admeasuring **Land Area = 500.00 Sq. M. and Built up Area = 93.70 Sq. M.**

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 land and properties that are typically traded on a unit basis.

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently in owner possession, contiguous land parcel admeasuring **Land Area = 500.00 Sq. M. and Built up Area = 93.70 Sq. M.**

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

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions

are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.



24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

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 14:12:41 +05'30'

Auth. Sign.