

NITIN DATE

B.E. Civil, F.I.V, M.I.E

Chartered Engineer, Govt. Approved Valuer

Regn. No. NSK/CCCIT/Tech./34AB/62/13(Imm.Prop.)/CAT-2013-14

Nashik Office:-02, Pradhan Park,
M. G. Road, Nashik

M.: 9850751098

E-mail:- nitindate1965@rediffmail.com

Thane Office :- A-2, HighwayDarshan CHS LTD, RTO Service Road, Teen Hath Naka, Thane(W) 400 604

Cell:- 8451845376

E-mail:-chinmay.kulkarni25@gmail.com

To

State Bank of India

Dist. Nashik

Ref No.: NPD/SBI/2022-23/01/19

Dt. 17/01/2023

VALUATION REPORT

A	GENERAL	
1	Purpose of Valuation	
	To determine the Fair market value of the property	
2	a	Date of Inspection
		15/01/2023
	b	Date on which valuation is made
		17/01/2023
3	List of documents produced for perusal	
	Document Details	Name of Approving Auth
		Approval No.
	i) N.A. Order	Dep. Collector of Niphad
		Not Provided
	ii) Commencement Certificate	Nashik Metropolitan Region Development Authority
		G.No. 2011/4/Bhu No.590 Dated:-04/03/2022
	iii) Completion Certificate	Nashik Metropolitan Region Development Authority
		Not Provided (Under Construction)
	iv) agreement to Sale	Registrar Office –Niphad
		Niphad 2 Sr.No.120-2023 Dated :- 10/01/2023
4	Name of owner(s) & their address with phone no. (Detail of share of each owner in case of joint ownership)	
	MR. RAVINDRA BHIMRAO GAIKWAD & MRS. KAJAL RAVINDRA GAIKWAD	
5	Brief Description of the property	
	MR. RAVINDRA BHIMRAO GAIKWAD & MRS. KAJAL RAVINDRA GAIKWAD has applied for Home Loan for Row House No.A-07 ,Ground + Frist Floor , “Devraj Prestige Row Houses ” On Plot no. 21,Gat No. 1969/1/A. The Row House consist Of Hall, Kitchen, 2 Bed,2 Bath & 2 WC .It is located in Ozar Village ,Near Panchkrishna Lawns, Saikheda Road, Village Ozar, Ta. Niphad, Dist. Nashik.Built-up Area 92.36 Sq.mt. i.e 994.00 Sq. Ft	
6	Location of the property	
	a	Survey No. / Plot No.
		Plot no. 21,Gat No. 1969/1/A, Village Ozar
	b	Door No.
		Row House No.A-07
	c	C.T. S. No. / Village
		Village Ozar, Tal. Niphad, Dist. Nashik -422206
	d	Ward/Taluka
		Tal. Niphad, Dist. Nashik - 422 206
	e	Mandal/District
		District –Nashik - 422 206
	f	Date of issue & validity of layout of approved plan/map
		Not provided
7	Postal Address of the property	
	Row House No.A-07 ,Ground + Frist Floor , “Devraj Prestige Row Houses ” On Plot no. 21,Gat No. 1969/1/A, Near Panchkrishna Lawns, Saikheda Road, Village Ozar, Ta. Niphad, Dist. Nashik.	
8	City / Town	
	Village Ozar, Tal. Niphad, Dist. Nashik – 422 206	
	Residential / Commercial / Industrial Area	
	Residential Area	
9	Classification of the area	

	i) High/Middle/Poor	MiddleClass	
	ii) Urban / Semi Urban / Rural	Rural	
10	Coming under Corporation limit / VillagePanchayatMunicipality/ NMRDA	Nagar PanchayatOzar, Nashik422 206	
11	Whether covered under any Govt. enactment (e.g. Urban Land Ceiling Act.) or notified agency area / Schedule area / Cantonment area	No	
12	Boundaries of the Property Dimension of the Site	A As per the Deed	B Actual (as per site inspection)
	East	Ammenity Plot No. 27	Ammenity Plot No. 27
	West	9.00 Mtr. Colony Road	9.00 Mtr. Colony Road
	South	Plot No. 20	Plot No. 20
	North	Plot No. 22	Plot No. 22
	Boundaries of Row House		
	East	Side Margin	
	West	9.00 Mtr. Colony Road	
	South	Side Margin	
	North	Side Margin	
13	Extent of the site	Built-up Area 92.36 Sq.mt. i.e 994.00 Sq. Ft	
14	Latitude, Longitude & Co-ordinate of the Flat	19°59'03.1"N 73°50'56.2"E	
15	Extent of the site considered for Valuation (least of 13A & 13B)	Built-up Area 92.36 Sq.mt. i.e 994.00 Sq. Ft	
16	Whether occupied by the owner/tenant If occupied by tenant since how long ? How much rent is received per month	Vacant (Under Construction)	
B	APARTMENT BUILDING		
	Description	Remark	
1	Nature of Apartment	Row House	
2	Location	Good	
	S. No.	Plot no. 21,Gat No. 1969/1/A, Village Ozar	
	Block No.	Row House No. A-07	
	Ward No.	Village Ozar, Ta. Niphad, Dist. Nashik – 422 206.	
	Village/Municipality/ Corporation	Village Ozar, Ta. Niphad, Dist. Nashik – 422 206.	
	Door No. / Street or Road (Pin Code)	Mumbai Agra Highway , Village Ozar	
3	Description of locality	Residential Area	
4	Year of Construction	2022 (Under Construction)	
5	Number of Floors	Ground + Frist Floor	
6	Type of Construction	RCC	
7	Number of Dwelling units in the Building	-	
8	Quality of Construction	Under Construction	
9	Appearance of the Building	Under Construction	
10	Maintenance of the Building	Under Construction	
11	Facilities Available		
	Lift	No	

	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking – Covered	Open
	Is Compound wall existing	Yes
	Is pavement laid around the Building	Yes
C	Row House	
1	The Row House Floor	Ground + Frist Floor
2	Door No. the Flat / Shop/ Row House/Bungalow/Plot	Row House No. A-07
3	Specification of the Row house	2BHK
	Roof	RCC Slab Roofing
	Flooring	Under Construction
	Doors	Under Construction
	Windows	Under Construction
	Fitting	Under Construction
	Finishing	Under Construction
4	House Tax Details	NA
	Assessment No.	NA
	Tax paid in the name of	NA
	Tax amount	NA
5	Electricity Service connection no.	NA
	Meter card is in the name of	NA
6	How is the maintenance of the Row House	Under Construction
7	Agreement to Sale executed in the name of	MR. RAVINDRA BHIMRAO GAIKWAD & MRS. KAJAL RAVINDRA GAIKWAD
8	What is the undivided area of land as per sale deed	No it is the net area
9	What is the Plinth area of the Building	-
10	What is the floor space index (approx)	-
11	What is the Plot & Built up area of the Row House	Built-up Area 92.36 Sq.mt. i.e 994.00 Sq. Ft
12	Is it Posh /I Class/ Medium /Ordinary	Medium
13	Is it being used for Residential / Commercial purpose	for Residential
14	Is it Owner occupied or let-out	Owner
15	If rented, what is the monthly rent	NA
D	MARKETABILITY	
1	How is the Marketability	Good
2	What are factor favoring for extra potential Value ?	Situated in city area & close to public amenities
3	Any negative factors are observed which affect market value in general	Not any

E	RATE			
1	After analyzing the comparable sale instance, what is the composite rate for similar Row House with same specification in the adjoining locality?	Rs. 3300.00/- (Including Plot)		
2	Assuming it is new construction, what is the adopted basic composite rate of the flat under valuation after comparing with specification & other factors with the flat under comparison (given details)			
3	Break –up for the rate			
	i) Building + Services	NA		
	ii) Land + Other	NA		
4	Guideline rate obtained from the Registrar’s Office (an evidence thereof to be enclosed) Govt. Guideline Value = RS.24,27,000.00 (In Words Rupee Twenty Four Lakh Twenty Eight Thousand only)			
F	COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
A	Depreciated Building Rate for Bungalow	NA		
	Replacement cost of the flat with services (v(3)i)	NA		
	Age of the Building	00 Years		
	Life of the Building Estimated	60 Years (After 100 % Complete)		
	Depreciation % assuming the salvage value	-		
	Depreciation Rate of the Building			
B	Total composite rate arrived for valuation	NA.		
	Depreciated Building Rate (a)			
	Rate for land & other E (3) ii	NA		
	Total composite Rate	Rs. 3300.00/- Sq. Ft		
G	DETAILS OF THE VALUATION			
Sr.	Description	Qty	Rate (Rs/Unit)	Estimated value (Rs)
1	Plot Area			
2	B/up Area of Row House	994.00 Sq. mt.	Rs. 3300.00/- Sq. Ft.	Rs. 32,80,200.00
3	Kitchen arrangements			-
4	Wardrobes Showcase etc			-
5	Superfine Finish			-
6	Interior Decorations			-
7	Generator & Solar power fitting.			-
8	Fabricated gate, compound etc.			-
9	Alloted Parking, Lift			
10	Total			Rs. 32,80,200.00
	Rounded			Rs. 32,80,000.00
	(In word Rupees Thirty Two Lakhs Eighty Thousand only)			

The Property is Near Panchkrishna Lawns, Saikheda Road, Village Ozar, Ta. Niphad, Dist. Nashik. Which is a well-developed residential area. Infrastructure facilities such as Road, Water & Electricity are available. Civic amenities are available at around 05 Km radius from the property.As a Result of my appraisal & analysis it is my considered opinion that	
Fair Market Value (After 100% Work Complete) of the above property in the prevailing condition with aforesaid specification	Rs. 32,80,000.00 (In word Rupees Thirty Two Lakhs Eighty Thousand only)
Realizable Value 95%	Rs. 31,16,000.00 (In Words Thirty One Lakh Sixteen Thousand only)
Distressed Value 85%	Rs. 27,88,000.00 (In Words Rs. Twenty Seven Lakhs Eighty Eighth Thousand only)
Govt. Guideline Value	RS.24,27,000.00 (In Words Rupee Twenty Four Lakh Twenty Eight Thousand only)
Insurance Value (Approx.)	Rs.13,91,600.00
Remark	➤ 70 % Work Complete

NOTE – 1.READY RECKONER RATES OF GOVT. ARE BASED ON GENERAL & OVERALL SURVEY MADE BY THE AUTHORITY FOR THE PURPOSE OF CHARGING STAMP DUTY & EARNING REVENUE. THESE RATES DO NOT REFLECT PREVAILING MARKET RATES, WHICH VALUER HAVE TO ASCERTAIN BASED ON VARIOUS VALUATION NORMS, MARKET SURVEY & ATTRIBUTES OF THE PROPERTY. HENCE THESE TWO ARE AT VARIANTS.

2. MANY TIMES PROPERTY DEALS OCCUR DUE TO NEED &/OR CONVENIENCE OF THE PURCHASER. E.G. WORK PLACE OF PURCHASER IS NEARER TO THE PROPERTY WHICH RESULTS IN TO CONVENIANCE IN ACCESS THE WORK PLACE, ALSO DUE TO FAMILY NEED &/OR EXPANDED COMM. ACTIVITIES, PURCHASER WISHES TO PURCHASE THE PROPERTY (EITHER RESI. OR COMM.)ADJOINING TO HIS EXISTING PROPERTY. IN SUCH CASES SELLER ALWAYS DEMANDS MORE AMOUNT AS COMPARED TO MARKET RATE FROM PURCHASER, WHICH RESULTIN VAST DIFFERENCE IN BET. GOVT. VALUE & ACTUAL TRANSACTION VALUE.

Place: Nashik
Date: 17/01/2023

Nitin Date
B.E. (Civil), FIE, FIV
Govt. Approved Valuer
Regd. No. NSK/CCIT/Tech/34AB/62/12
CAT-1/2013-14

ANNEXURE- I
DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 17/01/2023 is true & correct to the best of my knowledge & belief & I have made an impartial & true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. I have personally inspected the property on dt.15/01/2023. The work is not sub-contracted to any other valuer & carried out by myself
- d. I have been not convicted of any offence & sentenced to a term of Imprisonment
- e. I have been not found guilty of misconduct in my professional capacity
- f. I have read the Handbook of policy, Standards & Procedure for Real Estate Valuation, 2011 of the IBA & this report is in conformity to the "standard" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- g. I have read the International Valuation Standard (IVS) & the report submitted to the Bank for the respective asset class is in conformity to the "standard" as enshrined for valuation in the IVS in "General Standard" and "Asset Standard" as applicable
- h. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank. (Annexure-II, A signed copy of the 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 the proprietor/ partner/ authorized official of the firm/company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

No.	Particulars	Valuer's Comment
1	Background info. Of the valued asset	Mentioned in the report
2	Purpose of valuation	Mentioned in the report
3	Appointing authority	Mentioned in the report
4	Identity of the valuer/other experts involved.	NA
5	Disclosure of valuer interest or conflict, if any	Mentioned in Annexure – I (declaration from Valuer)
6	Date of Appointment/ Date of Valuation & Date of Report	Mentioned in the report
7	Inspection and/ or investigation undertaken, Nature and sources of information used or relied upon	Physical Inspection, rate enquiries i
8	Procedures adopted for valuation and valuation standards followed	Procedures adopted and valuation standards as per IBA guidelines
9	Restrictions on use of report if any	To be used only by the person/authority mentioned by the report, for the purpose mentioned on the report & on the date of issuance of the report.
10	Major factors that were taken into account during valuation	Location, type & quality of construction, material specifications. Condition of the structure and its maintenance, amenities provided, infrastructure available, demand and supply, market rates, of similar properties in the surrounding area, negative aspects and future prospects.
11	Caveats, limitations/disclaimers to extent they explain/elucidate limitations faced by the valuer.	Mentioned in the report

CAVEATS, LIMITATIONS AND DISCLAIMERS:

- 1) This is a valuation opinion report of a property. We have not carried out Ownership Title Investigation of the property as it is out of scope of this assignment. This valuation is based on the information and documents provided by the bank, owner/representative of the owner of the property. While carrying out this valuation, it is assumed that the property is having clear and marketable title. If the property is offered as security against loan, please take legal opinion about ownership of the valued property and the title clearance from legal advisor.
- 2) This report will hold good only if title of the property is clear, marketable and free from all encumbrances and the building is constructed as per the sanctioned plan. We are not responsible for reduction in value of the property if the title of the said property is not clear, marketable and is not free from encumbrances.
- 3) Finding out liability towards any Govt. authority or third party is out of scope of this assignment. Concerned institution may independently verify existing liabilities on the property and take necessary action.
- 4) Value varies with purpose. This report is not referred if the purpose is different from that of the mentioned in the report.
- 5) Fair market value mentioned in the report is based on the present market rates of similar properties in the surrounding area. Market value may change in future depending upon trends in market, demand and supply ratio, change in govt. policies, growth/ decline of development in the surrounding area etc. Hence the basis of valuation mentioned above is justifiable for the present market situation.
- 6) Insurable value is replacement cost or actual cash value of a building for which standard insurance policies provide indemnity cover. Insurable value is less than the properties appraised or market value because it excludes the value of land on which the building stands. Insurable value mentioned in this report is depreciated replacement cost of the building part of the property and it is for the purpose of basic guideline only. The concerned party must consult insurance company before actually finalizing the insurance company before actually finalizing the insurance value, as "Insurance is the agreement between insurer and insured regarding the value of goods or property covered under the policy".
- 7) Utmost care has been taken to give precise government guideline value of the property. However, since the valuer is not the authority to fix this value, he/she does not claim to be accurate regarding the Govt. guideline value mentioned in this report. Kindly consult the properties office for accurate government guideline value of the property.

CONFIDENTIALITY

This report is confidential to the client for the specific purpose to which it relates. The client shall not disclose registrar's the report to any other person. This report is the intellectual property of the valuer and should not be copied or reproduced unless written permission is taken from the valuer.

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/her/its business, follow high standards of integrity and fairness in all his/ her/ its dealing with his/ her/ its clients and other valuers.
- 2) A valuer shall maintain integrity by being honest, straight forward, and forthright in all professional relationships.
- 3) A valuer shall endeavor to ensure that he/she/it provides true and adequate information and shall not misrepresent any facts or situation.
- 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 all times high standard of services, 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 specifies from time to time.
- 8) A valuer shall continuously maintain professional knowledge and skill to provide competent professional services based on up to date developments in practice, prevailing regulations/guidelines and techniques.
- 9) In the preparation of a valuation report, the valuer should not disclaim liability for his/ her/ its expertise or deny his/ her/ its duty of care, except to the extent that the assumptions are based on the statement of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10) The valuer should 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 service that he is 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/ her/ its professional dealings by ensuring that his/ her/ 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 any assignment if his/ her/ it's or any of his/ her/ its relatives or associated is not independent in terms of association to the company.
- 14) A valuer shall maintain complete independence in his/ her/ its professional relationships and shall conduct the valuation independent of external influences.

- 15) A valuer shall wherever necessary to disclose the client, possible sources of conflict of duties and interest, while providing unbiased services.
- 16) A valuer shall not deal in securities of any subject company after any time when his/ her/ its first becomes aware of the possibility of his/ her/ 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 a company or client's need.
- 18) As an independent valuer, the valuer shall not charge success fee (Success fee may be defined as a compensation/incentive paid to the third party for successful closure of transaction. In this case, approval of credit approvals).
- 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

- 1) 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/her/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

- 2) A valuer shall ensure that he/she/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/ her/ its decisions and actions.
- 3) A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/she/ it is registered or any other statutory regulatory body.
- 4) A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/ she/ it is registered, or any other statutory regulatory body.
- 5) A valuer while respecting the confidentiality of information required 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

- 6) A valuer or his/her/its relative shall not accept gifts or hospitality which determines or affects his independence as a valuer.
Explanation — For the purpose 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).
- 7) 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/herself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/herself/itself.

Remuneration and Costs

- 1) A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from 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.
- 2) A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the bank.

Occupation, employability and restrictions

- 3) A valuer shall refrain from accepting too many assignments, if he/she/it is unlikely to be able to devote adequate time to each of his/her/its assignments.
- 4) A valuer shall not conduct business which in the opinion of the authority of the registered valuer organization discredits the profession.

Miscellaneous

- 5) A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 6) A valuer shall follow this code as amended or revised from time to time

**Place: Nashik
Date: 17/1/2023**

**Nitin Date
B.E. (Civil), FIE, FIV
Govt. Approved Valuer
Regn No. NSK/CCIT/Tech/34AB/62/12
CAT-1/2013-14**

Location Map



