

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Dimpal Ashok Desale**

Residential Row House on Plot No. 10D, Ground + First Floor, Survey No. 84/2/B,  
Plot No.10A+10B+10C+10D, Beside Rukhmini Lawns, Bidi Kamgar Colony,  
Village- Nandur Dasak, Tal & District - Nashik, PIN Code - 422 003,  
State - Maharashtra, Country - India

Longitude Latitude: 20°00'36.5"N 73°49'56.6"E

### Valuation Done for:

**Bank of India**

**Indira Nagar Branch**




Bungalow No 23, Shree Samartha Kripa, Gurukrinar Rathachakara Chowk,  
Indira Nagar, Nashik- 422 009, State - Maharashtra, Country - India



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : [nashik@vastukala.org](mailto: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](mailto:mumbai@vastukala.org)



Valuation Report Prepared For: BOI/ Indira Nagar Branch / Dimpal Ashok Desale (3644/2302474)

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Vastu/Nashik/09/2023/3644/2302474  
09/10-118-CHV  
Date:09.09.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. 10D, Ground + First Floor, Survey No. 84/2/B, Plot No.10A+10B+10C+10D, Beside Rukhmini Lawns, Bidi Kamgar Colony, Village- Nandur Dasak, Tal & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Dimpal Ashok Desale**.

Boundaries of the property.

|       |   |                          |
|-------|---|--------------------------|
| North | : | Colony Road              |
| South | : | Row House on Plot No.10C |
| East  | : | Colony Road              |
| West  | : | Side Margin              |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 30,59,000.00 (Rupees Thirty Lakh Fifty Nine 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.**

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**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

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



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

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| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

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

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

To,  
**The Branch Manager,**  
**Bank of India**  
**Indira Nagar Branch**  
 Bungalow No 23, Shree Samartha Kripa, Gurukrinar  
 Rathachakara Chowk, Indira Nagar, Nashik-422 009,  
 State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

| I  |  | General                             |  |
|----|--|-------------------------------------|--|
| 1. | Purpose for which the valuation is made  | :                                   | To assess fair market value of the property for Housing Loan Purpose.  |
| 2. | a)   | Date of inspection                  | : 08.09.2023   |
|    | b)   | Date on which the valuation is Made | : 09.09.2023   |
|    | List of documents produced for perusal   | :                                   | i) Copy of Sale Deed Vide No. 3852/2022 dated 31.03.2022<br>ii) Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik / C2/ 428/2021 dated 01.02.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.<br>iii) Copy of Building Occupancy Certificate No.C2/OC/428/2021 Dated.01.02.2021 issued by Nashik Municipal Corporation, Nashik.<br>iv) Copy of Commencement Certificate No. LND /BP / C2 / 24 / 2020 dated 18.05.2020 issued by Nashik Municipal Corporation |
| 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) | :                                   | <b>Dimpal Ashok Desale</b><br><br><b>Address</b> - Residential Row House on Plot No. 10D, Ground + First Floor, Survey No. 84/2/B, Plot No.10A+10B+10C+10D, Beside Rukhmini Lawns, Bidi Kamgar Colony, Village- Nandur Dasak, Tal & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India<br><br><b>Contact Person :</b><br>Dimpal Ashok Desale<br>(Mob No. +91 9657580203)<br>Sole Ownership  |
| 5. | Brief description of the property (Including Leasehold / freehold etc.)  | :                                   | The property is a Residential Row House on Plot No.10D is located on Ground + First.   |

|     |   |   |
|-----|---|---|
|     |   | As per Approved Plan, the composition of Row House is<br><b>Ground Floor</b> – Living + Kitchen + W.C. + Bath + Passage + Staircase + Porch.<br><br><b>First Floor</b> - 2 Bedrooms + Toilet + Staircase + Passage + Balcony (i.e. 2BHK)<br><br>The property is at 8.2 KM. distances from nearest railway station Nashik.<br><br><b>Landmark:</b> Beside Rukhmini Lawns |
| 6.  | Location of property  | :   |
|     | a) Plot No. / Survey No.  | : Survey No. 84/2/B, Plot No. 10A+10B+10C+10D   |
|     | b) Door No.   | : Residential Row House on Plot No.10D  |
|     | c) T.S. No. / Village   | : Village- Nandur Dasak   |
|     | d) Ward / Taluka  | : Taluka – Nashik   |
|     | e) Mandal / District  | : District - Nashik   |
|     | f) Date of issue and validity of layout of approved map / plan  | : Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik / C2/ 428/2021 dated 01.02.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik  |
|     | g) Approved map / plan issuing authority  | : Nashik Municipal Corporation, Nashik  |
|     | h) Whether genuineness or authenticity of approved map/ plan is verified  | : Yes   |
|     | i) Any other comments by our empanelled valuers on authentic of approved plan   | : No  |
| 7.  | Postal address of the property  | : Residential Row House on Plot No. 10D, Ground + First Floor, Survey No. 84/2/B, Plot No.10A+10B+10C+10D, Beside Rukhmini Lawns, Bidi Kamgar Colony, Village- Nandur Dasak, Tal & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India  |
| 8.  | City / Town   | : Nashik  |
|     | Residential area  | : Yes   |
|     | Commercial area   | : No  |
|     | Industrial area   | : No  |
| 9.  | Classification of the area  | :   |
|     | i) High / Middle / Poor   | : Middle Class  |
|     | ii) Urban / Semi Urban / Rural  | : Urban   |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality   | : Village- Nandur Dasak<br>Nashik Municipal Corporation, Nashik   |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : No  |

|      |  |   |   |                           |
|------|--|---|---|---------------------------|
| 12.  | Boundaries of the property ( Row House )   |   | As per Site   | As per Deed               |
|      | North  | : | Colony Road   | Colony Road               |
|      | South  | : | Row House on Plot No.10C  | Plot No.10C               |
|      | East   | : | Colony Road   | Colony Road               |
|      | West   | : | Side Margin   | Adjoining S No.84/1 Hissa |
|      | Boundaries of the property ( Row House No.10 )   |   |   |                           |
|      |  |   | As per Site   | As per Deed               |
|      | North  | : | ---   | ---                       |
|      | South  | : | ---   | ---                       |
|      | East   | : | ---   | ---                       |
|      | West   | : | ---   | ---                       |
|      |  |   | ---   | ---                       |
| 14.  | Extent of the site   | : | Carpet Area in Sq. Ft. = 752.00<br>(Area as per actual site measurement)<br><br><b>Built Up Area in Sq. Ft. = 665.00</b><br><b>(As per Sale Deed &amp; Approved Plan)</b>   |                           |
| 14.1 | Latitude, Longitude & Co-ordinates of Row House  | : | 20°00'36.5"N 73°49'56.6"E   |                           |
| 15.  | Extent of the site considered for Valuation (least of 13A& 13B)  | : | <b>Built Up Area in Sq. Ft. = 665.00</b><br><b>(As per Sale Deed &amp; Approved Plan)</b>   |                           |
| 16   | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied  |                           |
| II   | <b>APARTMENT BUILDING</b>  |   |   |                           |
| 1.   | Nature of the Apartment  | : | Residential   |                           |
| 2.   | Location   | : | Think.Innovate.Create   |                           |
|      | S. No. / Plot No   | : | Survey No.84/2/B, Plot No.10A+10B+10C+10D   |                           |
|      | Block No.  | : | -   |                           |
|      | Ward No.   | : | -   |                           |
|      | Village / Municipality / Corporation   | : | Village- Nandur Dasak<br>Nashik Municipal Corporation, Nashik   |                           |
|      | Door No., Street or Road (Pin Code)  | : | Residential Row House on Plot No. 10D, Ground + First Floor, Survey No. 84/2/B, Plot No.10A+10B+10C+10D, Beside Rukhmini Lawns, Bidi Kamgar Colony, Village-Nandur Dasak, Tal & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India |                           |
| 3.   | Description of the locality Residential / Commercial / Mixed   | : | Residential   |                           |
| 4.   | Year of Construction   | : | 2021 (As per Building Occupancy Certificate)  |                           |
| 5.   | Number of Floors   | : | Ground + First Floor  |                           |

|     |  |   |                              |
|-----|--|---|------------------------------|
| 6.  | Type of Structure                        | : | R.C.C. Framed Structure      |
| 7.  | Number of Dwelling units in the building | : | 4 Row Houses                 |
| 8.  | Quality of Construction                  | : | Excellent                    |
| 9.  | Appearance of the Building               | : | Excellent                    |
| 10. | Maintenance of the Building              | : | Excellent                    |
| 11. | Facilities Available                     | : |                              |
|     | Lift                                     | : | No Applicable                |
|     | Protected Water Supply                   | : | Municipal Water supply       |
|     | Underground Sewerage                     | : | Connected to Municipal sewer |
|     | Car parking - Open / Covered             | : | Covered Parking              |
|     | Is Compound wall existing?               | : | Yes                          |
|     | Is pavement laid around the Building     | : | Yes                          |

|            |   |   |  |
|------------|---|---|--|
| <b>III</b> | <b>ROW HOUSE</b>  |   |  |
| 1          | The floor in which the Row House is situated            | : | Ground + First Floor   |
| 2          | Door No. of the Row House                               | : | Residential Row House on Plot No.10D                                     |
| 3          | Specifications of the Row House                         | : |  |
|            | Roof  | : | R.C.C. Slab  |
|            | Flooring  | : | Vitrified tiles flooring   |
|            | Doors   | : | Teak Wood door frame, Flush doors, Rolling Shutter                       |
|            | Windows   | : | Powder coated Aluminum sliding windows with M. S. Grills                 |
|            | Fittings  | : | Concealed plumbing with C.P. fittings. Electrical wiring with Concealed. |
|            | Finishing   | : | Excellent  |
| 4          | House Tax   | : |  |
|            | Assessment No.  | : | Details Not Available  |
|            | Tax paid in the name of :                               | : | Details Not Available  |
|            | Tax amount :  | : | Details Not Available  |
| 5          | Electricity Service connection No. :                    | : | Details Not Available  |
|            | Meter Card is in the name of :                          | : | Details Not Available  |
| 6          | How is the maintenance of the Row House?                | : | Excellent  |
| 7          | Sale Deed executed in the name of                       | : | Dimpal Ashok Desale  |
| 8          | What is the undivided area of land as per Sale Deed?    | : | Details not available  |
| 9          | What is the plinth area of the Row House?               | : | Built Up Area in Sq. Ft. = 665.00<br>(As per Sale Deed & Approved Plan)  |
| 10         | What is the floor space index (app.)                    | : | As per NMC norms   |
| 11         | What is the Carpet Area of the Row House?               | : | Carpet Area in Sq. Ft. = 752.00<br>(Area as per actual site measurement) |
| 12         | Is it Posh / I Class / Medium / Ordinary?               | : | Medium Class   |
| 13         | Is it being used for Residential or Commercial purpose? | : | Residential purpose  |

|           |   |   |   |
|-----------|---|---|---|
| 14        | Is it Owner-occupied or let out?  | : | Owner Occupied  |
| 15        | If rented, what is the monthly rent?  | : | ₹ 6,000.00 expected rent per month                    |
| <b>IV</b> | <b>MARKETABILITY</b>  | : |   |
| 1         | How is the marketability?   | : | Good  |
| 2         | What are the factors favoring for an extra Potential Value?   | : | Located in developed area <sup>(R)</sup>              |
| 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 Row House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 4,000.00 to ₹ 5,500.00 per Sq. Ft. on Built Up area |
| 2         | Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).  | : | ₹ 4,600.00 per Sq. Ft. on Built Up area               |
| 3         | Break – up for the rate   | : |   |
|           | I. Building + Services  | : | ₹ 2,000.00 per Sq. Ft.                                |
|           | II. Land + others   | : | ₹ 2,600.00 per Sq. Ft.                                |
| 4         | Guideline rate obtained from the Registrar's office(an evidence thereof to be enclosed)   | : | ₹ 28,200.00 per Sq. M. i.e.<br>₹ 2,620.00 per Sq. Ft. |
|           | Guideline rate obtained from the Registrar's office (After Depreciation)  | : | 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   | : |   |
|           | Replacement cost of Row House with Services (v(3)i)   | : | ₹ 2,000.00 per Sq. Ft.                                |
|           | Age of the building   | : | 02 Years  |

|          |   |   |   |
|----------|---|---|---|
|          | Life of the building estimated                            | : | 58 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                | : |   |
|          | Depreciated building rate VI (a)                          | : | ₹ 2,000.00 per Sq. Ft.  |
|          | Rate for Land & other V (3) ii                            | : | ₹ 2,600.00 per Sq. Ft.  |
|          | <b>Total Composite Rate</b>                               | : | <b>₹ 4,600.00 per Sq. Ft.</b>   |
|          | <b>Remarks:</b>   |   |   |

**Details of Valuation:**

| Sr. No. | Description  | Qty.              | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|-------------------|-------------------|---------------------|
| 1       | Present value of the Row House                                       | 665.00<br>Sq. Ft. | 4,600.00          | <b>30,59,000.00</b> |
| 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   |                   |                   |                     |
|         | <b>Present Market value of the property</b>                          |                   |                   | <b>30,59,000.00</b> |
|         | <b>The realizable value of the property</b>                          |                   |                   | <b>29,06,050.00</b> |
|         | <b>The distress value of the property</b>                            |                   |                   | <b>24,47,200.00</b> |
|         | <b>Insurable value of the property (665.00 Sq. Ft. X ₹ 2,000.00)</b> |                   |                   | <b>13,30,000.00</b> |
|         | <b>Guideline value of the property (As per Sale Deed)</b>            |                   |                   | <b>21,84,000.00</b> |

**Justification for price / rate**

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



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

### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,000.00 to ₹ 5,500.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,600.00 per Sq. Ft. on Built up 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 |                                    |
| i) Saleability   | Good                               |
| ii) Likely rental values in future in  | ₹ 6,000.00 expected rent per month |
| iii) Any likely income it may generate   | Rental Income                      |

Place : Nashik

Date : 09.09.2023

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

**Director**

**Auth. Sign.**

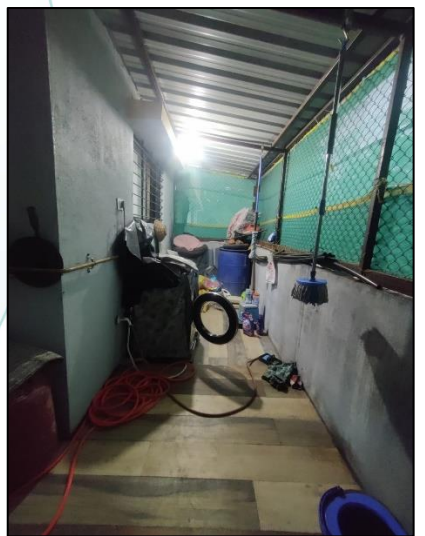
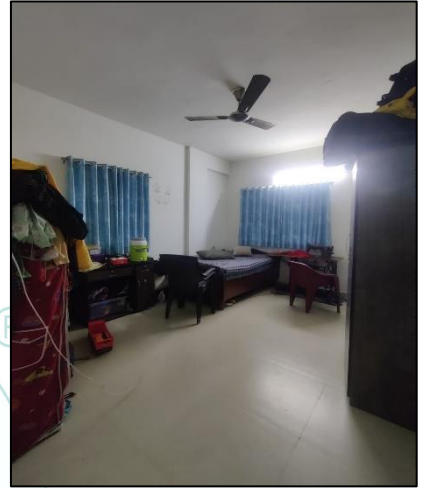
**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

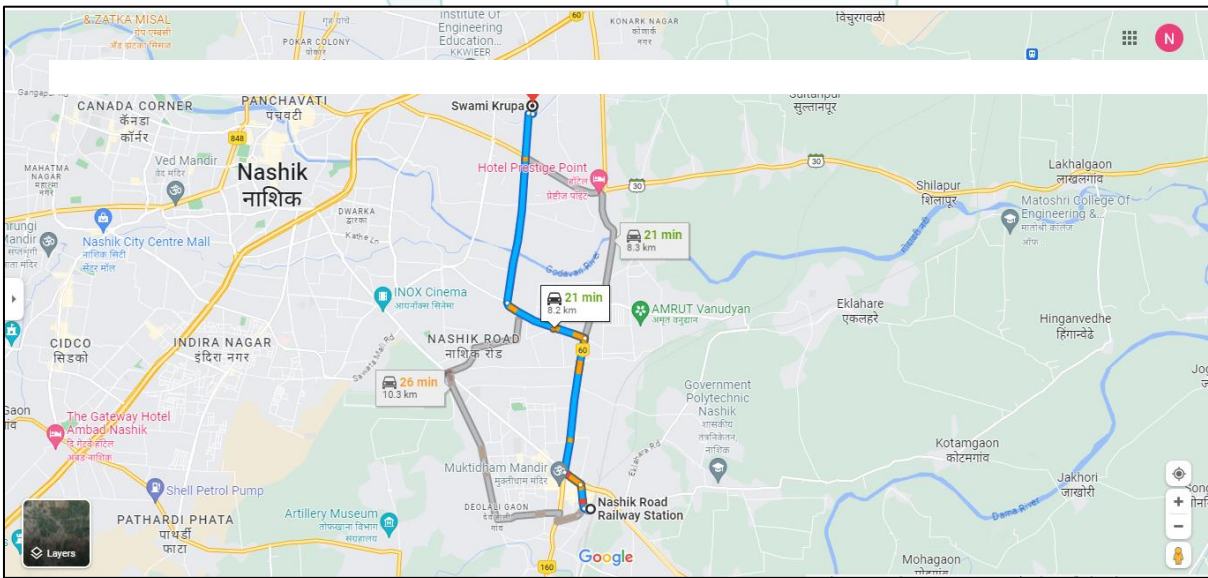
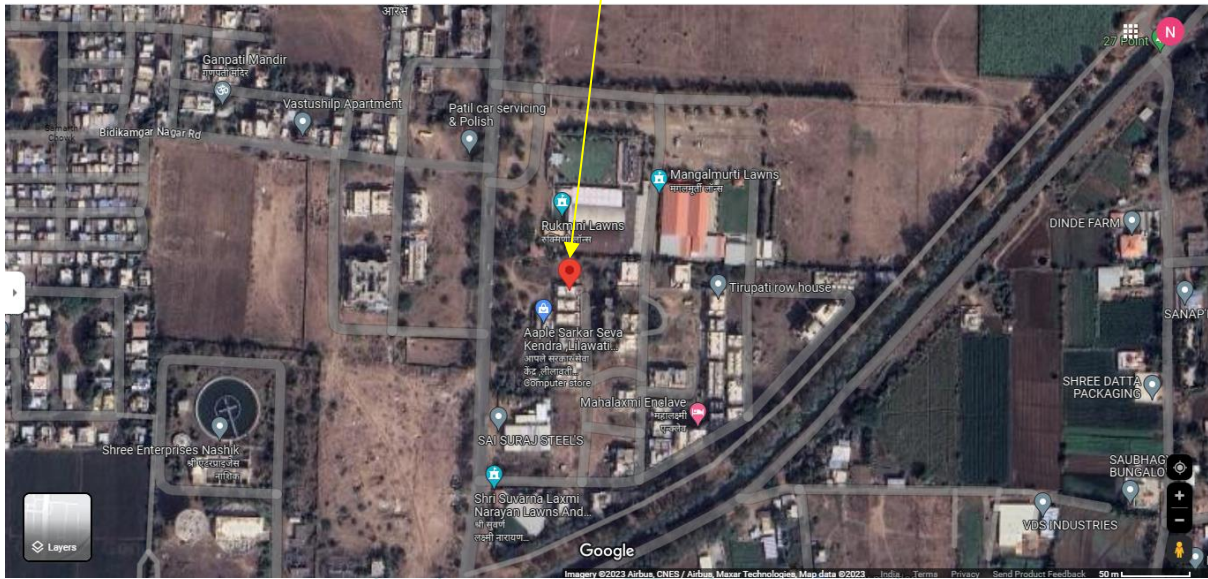
Chartered Engineer (India)

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

## Actual Site Photographs




## Route Map of the property



**Longitude Latitude: 20°00'36.5"N 73°49'56.6"E**


**Note: The Blue line shows the route to site from nearest railway station (Nashik –8.2 Km.)**

## Ready Reckoner Rate



**Department of  
Registration & Stamps**  
Government Of Maharashtra

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विभाग**  
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### Valuation For Rural Area

\*\*\* welcome to valuation of properties in Maharashtra \*\*\*

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Naahik Help on Division

|                 |                      |                   |                     |
|-----------------|----------------------|-------------------|---------------------|
| District Name   | नाहिक                | Taluka Name       | नाहिक               |
| Attribute       | इतर                  | Village/Zone Name | माव नदुर दसक        |
| Mahapalika Area | Naahik Municipal Cor | SubZone Name      | 17.17-118म इच्छा 30 |

| Open Land | Residence | Office | Shop  | Industry | Unit         |
|-----------|-----------|--------|-------|----------|--------------|
| 5750      | 28200     | 31870  | 35250 | 0        | Square Meter |

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## Price Indicators

Home / Nashik / Panchak / House for Sale in Panchak / 2 BHK Independent House Last updated: Jul 26, 2023


### 2 BHK Independent House SHARE SAVE

Ganray Row House No 12 Rajeshwari Road Near SB plaza Nashik , Panchak, Nashik ₹32.0 L EMI starts at ₹16.95 K  
₹3.20 K/sq.ft


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Contact Owner



Hall



Bedroom



Bedroom

+ 1 more

1000 sq.ft  
Build Up Area

₹3.20 K/sq.ft  
Avg. Price

10 Year Old  
Age of property

Ready to move  
Possession status

Fully Furnished  
Furnishing

Home / Nashik / Nashik Road / House for Sale in Nashik Road / 2 BHK Independent House Last updated: Aug 30, 2023


### 2 BHK Independent House SHARE SAVE

Nashik Road, Nashik ₹56.0 L EMI starts at ₹29.66 K  
₹4.31 K/sq.ft

OFFERS

Free registration Know More

Contact Owner



No Property Images Available

Request Photos

1300 sq.ft  
Build Up Area

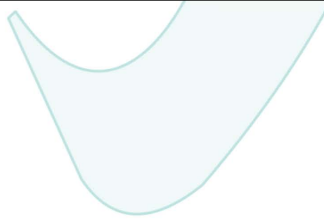
₹4.31 K/sq.ft  
Avg. Price

Ready to move  
Possession status

Semi Furnished  
Furnishing

## Price Indicators

The screenshot shows a Magicbricks property listing. At the top, there is a navigation bar with 'magicbricks' and options for 'Buy', 'Rent', 'Sell', and 'Home Loans'. Below this is a breadcrumb trail: 'Home > Property in Nashik > House for Sale in Nashik > House for Sale in Nashik Road > 2 BHK > 1100 Sq-ft'. A dark banner contains the text 'Get priority access & benefits with MB Prime', 'Unlock exclusively Reserved Owner Properties', and a 'Join Prime @ 50% OFF' button. The main listing area shows a price of '₹ 60.0 Lac' with links for 'EMI - ₹ 27k' and 'Can I afford it?'. The property is described as a '2 BHK Owner Residential House For Sale' on 'Nashik Road, Nashik'. A blurred image of the property is on the left. To the right, there are icons for '2 Beds', '3 Baths', and 'Furnished'. Below these are details: 'Super Built-Up Area: 1100 sqft - ₹ 5,455/sqft', 'Floor: Ground (Out of 3 Floors)', 'Transaction Type: Resale', 'Status: Ready to Move', and 'Furnished Status: Furnished'. At the bottom, there are buttons for 'Contact Owner' and 'Get Phone No.', and a note that the property has been viewed by 3 people.



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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 30,59,000.00 (Rupees Thirty Lakh Fifty Nine Thousand Only). The Realizable Value of the above property is ₹ 29,06,050.00 (Rupees Twenty Nine Lakh Six Thousand Fifty Only). And the distress value ₹ 24,47,200.00 (Rupees Twenty Four Lakh Forty Seven Thousand Two Hundred Only).

Place: Nashik

Date :09.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Auth. Sign.

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

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Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

### DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 09.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 08.09.2023 (Mr. Swapnil Wagh) 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, Standard 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 Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- n. Further, I hereby provide the following information



| Sr. No. | Particulars   | Valuer comment  |
|---------|---|---|
| 1.      | background information of the asset being valued;   | The property was purchased by Dimpal Ashok Desale from M/s. United Buildcon vide Agreement for sale dated 31.03.2022.   |
| 2.      | purpose of valuation and appointing authority   | As per the request from Bank of India, Indira Nagar Branch to assess value of the property for Bank Loan purpose.   |
| 3.      | identity of the valuer and any other experts involved in the valuation;   | Sharadkumar B. Chalikwar<br>Manoj B. Chalikwar – Regd. Valuer<br>Swapnil Wagh– Valuation Engineer<br>Vinita Surve – Technical Manger<br>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 – 08.09.2023<br>Valuation Date – 09.09.2023<br>Date of Report – 09.09.2023  |
| 6.      | inspections and/or investigations undertaken;   | Physical Inspection done on 08.09.2023  |
| 7.      | nature and sources of the information used or relied upon;  | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul> |
| 8.      | Procedures adopted in carrying out the valuation and valuation standards followed;  | Sales Comparison Method   |
| 9.      | restrictions on use of the report, if any;  | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.   |
| 10.     | major factors that were taken into account during the valuation;  | Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and Commercial 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 **09<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's representative and site visit conducted, we understand that the subject property is currently Owner-occupied admeasuring **665.00 Sq. ft. Built Up Area** in the name of **Dimpal Ashok Desale**. 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 owned by **Dimpal Ashok Desale**. 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 Owner occupied and **Built up area is 665.00 Sq. ft.**

## Condition & Repair

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

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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 analysed 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 Owner occupied and **Built up area is 665.00 Sq. ft.**

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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **09<sup>th</sup> September 2023**.

The term **Fair Market Value** is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

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.

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### **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 30,59,000.00 (Rupees Thirty Lakh Fifty Nine Thousand Only)**.

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

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Auth. Sign.

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