

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Sainath Vijayrao Muttepawar**

Residential Flat No. 303, 3rd Floor, "Annapurna City", Plot No. 38, 39 & 40, Survey No. 17/A/3 of Mouje – Wadi (Bk.), Taluka & District – Nanded, PIN – 431602, State – Maharashtra, Country – India.

Longitude : 19.184726, Latitude : 77.286997

Valuation Done for:

BANK OF BARODA,

Br. Malkunth, Nanded.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune

Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nasik



VALUER'S OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3rd Floor, "Annapurna City", Plot No. 38, 39 & 40, Survey No. 17/A/3 of Mouje – Wadi (Bk.), Taluka & District – Nanded, PIN – 431602, State – Maharashtra, Country – India belongs to **Shri. Sainath Vijayrao Mutteparwar**.

Boundaries of the Flat:

North	: Flat No. 304
South	: Internal Passage
East	: Flat No. 302
West	: Internal Passage

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 banking purpose is as under:

Guideline Value of the Property	Rs. 8,93,712.00
Fair Market Value of the Property	Rs. 9,25,000.00
Realizable Value	Rs. 8,32,500.00
Forced/ Distress Sale value.	Rs. 7,40,000.00

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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Sharadkumar B. Chalikwar

B.E. (Civil), M.E. (Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE (I), FIV, FIWRS
Chairman & Managing Director
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
IBBI Reg.No. IBBI/RV/07/2019/11744

Encl: Valuation report in Format-C



Nanded : 28, S.G.G.S. Stadium Complex, Nanded - 431 602, (M.S.), INDIA • E-mail : nanded@vastukala.org
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TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

FORMAT-C
VALUATION REPORT

I General		
1.	Purpose for which the valuation is made	To assess the fair market value.
2.	a	Date of inspection
	b	Date on which the valuation is made
	c	Date of Valuation Report
3.	List of documents produced for perusal	
	1	Copy of Agreement for Sale dated 26.04.2016 between Shri. Sainath Vijayrao Muttepawar (the Purchaser) AND Shri. Ganpatrao Vitthalrao Rautrao (the Seller)
	2	Copy of Gram Panchayat Construction Permission Letter dated 29.06.2013 issued by Gram Panchayat Wadi (Bk.), Nanded.
4.	Name of the owner(s) and his / their address (es) with Phone no.	Shri. Sainath Vijayrao Muttepawar Contact No. 9834678172 / 9975988180
	Details of share of each owner in case of joint ownership	Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.	The subject property under valuation is residential freehold Flat No. 303, 3rd Floor, "Annapurna City", Plot No. 38, 39 & 40, Survey No. 17/A/3 of Mouje – Wadi (Bk.), Taluka & District – Nanded, PIN – 431602, State – Maharashtra, Country – India.
6.	Location of property	
	a)	Plot No. / Survey No.
	b)	Door No./ Unit No.
	c)	T.S. No. / Village
	d)	Ward / Taluka
	e)	Mandal / District
	f)	Date of issue and validity of layout of approved map / plan
	g)	Approved map / plan issuing authority
	h)	Whether genuineness or authenticity of approved map/ plan is verified
	i)	Any other comments by our empanelled valuers on authentic of approved plan
7.	Postal address of the property	Residential Flat No. 303, 3rd Floor, "Annapurna City", Plot No. 38, 39 & 40, Survey No. 17/A/3 of Mouje – Wadi (Bk.), Taluka & District – Nanded, PIN – 431602, State – Maharashtra, Country – India.
8.	City / Town	
	Residential area	
	Commercial area	
	Industrial area	
9.	Classification of the area	
	i) High / Middle / Poor	
	ii) Urban / Semi Urban / Rural	
10.	Coming under Corporation limit / Village Panchayat / Municipality	Gram Panchayat Wadi (Bk.), Nanded.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area /	No.

	cantonment area	
12.	Boundaries of the property	
	North	Flat No. 304
	South	Internal Passage
	East	Flat No. 302
	West	Internal Passage
13	Dimensions of the site in M.	A
		As per Sale Deed
		B
		As per Deed of Declaration
	North	-
	South	-
	East	-
	West	-
13	Extent of the site	Carpet Area in Sq. Ft. = 361.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 433.00 (Measured Carpet + 20%) Super Built Up Area in Sq. Ft. = 500.00 (Area as per Agreement for Sale)
14	Latitude, Longitude & Co-ordinates	Longitude : 19.184726, Latitude : 77.286997
15.	Extent of the site considered for Valuation	Super Built Up Area in Sq. Ft. = 500.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Tennant Occupied - Mr. Pawde Rs. 4,000.00 Present rental income per month from the property
II	APARTMENT BUILDING	
1.	Nature of the Apartment	Residential Apartment.
2.	Location	Mauje – Wadi (Bk.), Tq. & Dist. Nanded.
	M.H.No. / Plot No.	Plot No. 38, 39 & 40, Survey No. 17/A/3 of Mouje – Wadi (Bk.)
	C.T.S. No.	--
	Ward No.	--
	Village / Municipality / Corporation	Mouje – Wadi (Bk.)
	Door No., Street or Road (Pin Code)	Residential Flat No. 303, 3rd Floor, “Annapurna City”, Plot No. 38, 39 & 40, Survey No. 17/A/3 of Mouje – Wadi (Bk.), Taluka & District – Nanded, PIN – 431602, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	Residential.
4.	Year of Construction	2013 (As per Gram Panchayat Construction Permission)
5.	Number of Floors	Stilt + 4 Floors.
6.	Type of Structure	RCC Framed Structure.
7.	Number of Units in the building	8 Flats on Each Floors
8.	Quality of Construction	Normal
9.	Appearance of the Building	Normal
10.	Maintenance of the Building	Normal
11.	Facilities Available	
	Lift	No
	Protected Water Supply	Common Bore well.
	Underground Sewerage	No.

	Car parking - Open / Covered	Yes, Stilt Parking.
	Does Compound wall exist?	Yes.
	Is pavement laid around the building	Yes.
III	Flat No. 303	
1	The floor in which the Unit is situated	3 rd Floor.
2	Door No. of the Unit No.	Flat No.303
3	Specifications	
	Roof	RCC Slab.
	Flooring	Ceramic tiles flooring.
	Doors	Commercial Flush Door
	Windows	Aluminium Sliding Windows with M.S. Grill.
	Fittings	C.P. fittings of Superior quality
	Finishing	Cement Plaster.
4	House Tax	
	Assessment No.	Details Not Available.
	PIN 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 Flat.	Normal
7	Sale Deed executed in the name of	Shri. Sainath Vijayrao Muttepawar
8	What is the undivided area of land as per Sale Deed?	Equal Shares in Land of all Flat Owners.
9	What is the plinth area of the Flat	Built Up Area in Sq. Ft. = 433.00 (Measured Carpet + 20%) Super Built Up Area in Sq. Ft. = 500.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	As per local norms
11	What is the Carpet Area of the Flat?	Carpet Area in Sq. Ft. = 361.00 (Area as per Actual Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	Residential purpose.
14	Is it Owner-occupied or let out?	Tenant Occupied - Mr. Pawde
15	If rented, what is the monthly rent?	Rs. 4000/- Present rental income per month from the property
IV	MARKETABILITY	
1	How is the marketability?	Good
2	What are the factors favouring for an extra Potential Value?	
3	Any negative factors are observed which affect the market value in general?	<ul style="list-style-type: none"> • Built up Area of Individual flats is not declared in sanctioned plan. • Occupancy Certificate and Completion Certificate shall be obtained from the Competent authority. • Valuation is done for "As is where is condition" for the entire Super Built up area physically available of Flat No. 303.
V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar with same	Rs. 1,500.00 to Rs. 2,500.00 per Sq. Ft. on Super Built Up Area.

	specifications in the adjoining locality? – (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the under valuation after comparing with the specifications and other factors with the under comparison (give details).	Rs. 2,000.00 per Sq. Ft. on Super Built Up Area.
3	Break – up for the rate	
	I. Building + Services	Rs. 1,000.00
	II. Land + others	Rs. 1,000.00
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	
	Land Rate	Rs. 1,895.00 Per Sq. M.
	Cost of Construction	Rs. 17,424.00 Per Sq. M.
	Residential Flat Composite Rate	(1,895.00 + 17,424.00 x 1.15) Rs. 22,217.00 per Sq. M. i.e., Rs. 2,064.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	-
	Replacement cost of Flat with Services (v(3)i) (95.76 x 15595.00)	Rs. 1,000.00
	Age of the building	10 Years
	Life of the building estimated	50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	15.00%
	Depreciated Ratio of the building	
b	Total composite rate arrived for Valuation	
	Depreciated building rate VI (a)	Rs. 850.00 Per Sq. Ft.
	Rate for Land & other V (3) ii	Rs. 1,000.00 Per Sq. Ft.
	Total Composite Rate (VI(a)+V(3)ii)	Rs. 1,850.00 Per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty. in Sq Ft..	Rate per unit (Rs)	Estimated Value (Rs)
1	Present value of the Flat	500.00	1,850.00	9,25,000.00
2	Wardrobes			NIL
3	Showcases /			NIL
4	Kitchen arrangements			NIL
5	Superfine finish			NIL
6	Interior Decorations			NIL
7	Electricity deposits / electrical fittings, etc.			NIL
8	Extra collapsible gates / grill works etc.			NIL
9	Potential value, if any			NIL
10	Others			NIL
	Total			9,25,000.00
	SAY			9,25,000.00
	Guideline Value As per Ready Reckoner (433.00 X 2,064.00)	8,93,712.00		
	Fair Market Value of the Property	9,25,000.00		

Realizable Value of the Property	8,32,500.00
Distress / Force Sale Value	7,40,000.00

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, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat / Premises where there are typically many comparables available to analyze. As the property is a Residential Flat property we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of new property in the nearby vicinity is in the range of **Rs. 1,500.00 to Rs. 2,500.00 per Sq. Ft. on Super Built Up Area**. Considering the rate with attached report , current market conditions , Legal parameters, demand and supply position, Unit size, construction specifications, age of the building, location, upswing in real estate prices , sustained demand for Commercial Unit , all round development of commercial and residential application in the locality etc. we estimate **Rs. 1,850.00 per Sq. Ft. on Super Built Up Area**. which is fair and reasonable and same adopted 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	No threat of acquisition by government for road widening / public service purposes.
i) Salability	Moderate.
ii) Likely rental values in future in after completion	Rs. 4,000.00 Present rental income per month from
iii) Any likely income it may generate	the property

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

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Sharadkumar B. Chalikwar

B.E. (Civil), M.E.(Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation),FIE(I), FIV, FIWRS

Chairman & Managing Director

Govt. Reg. Valuer

Chartered Engineer (India)

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

IBBI Reg.No. IBBI/RV/07/2019/11744

Place: Nanded.

Date: 09.09.2023

For Branch/SMS Use

The undersigned has inspected the property detailed in the valuation report dt. 05.09.2023, we are satisfied that the **Fair and reasonable value** of the property is **Rs 9,25,000.00 (Rupees Nine Lakh Twenty Five Thousand Only)**.

Name of the inspecting officer:

Signature of the inspecting officer:

Designation of the inspecting officer:

Employee code:

Branch:

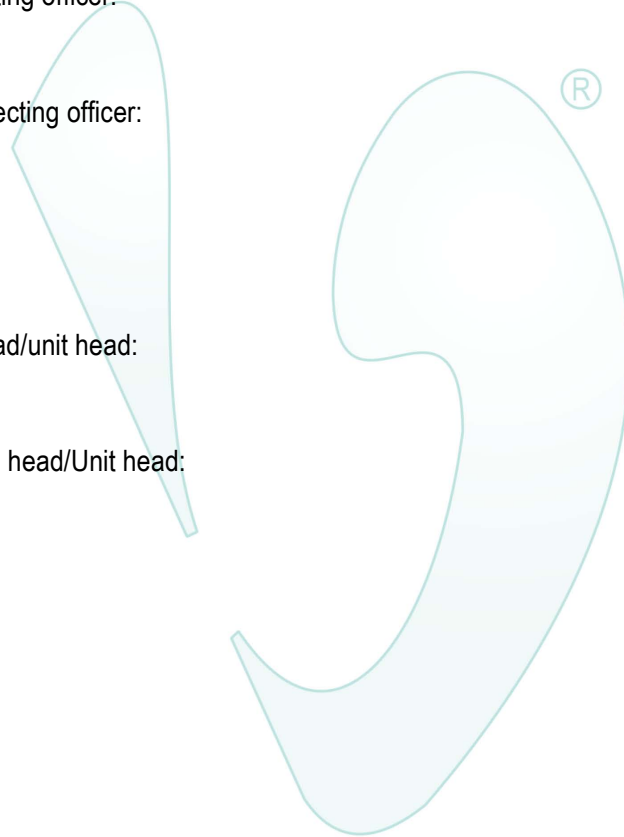
Seen and Noted

Name of the branch head/unit head:

Signature of the Branch head/Unit head:

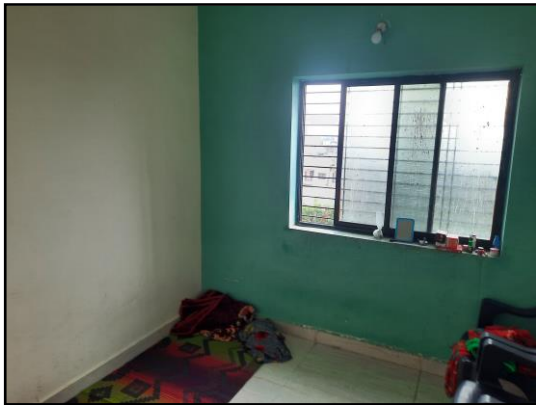
Designation:

Employee code:

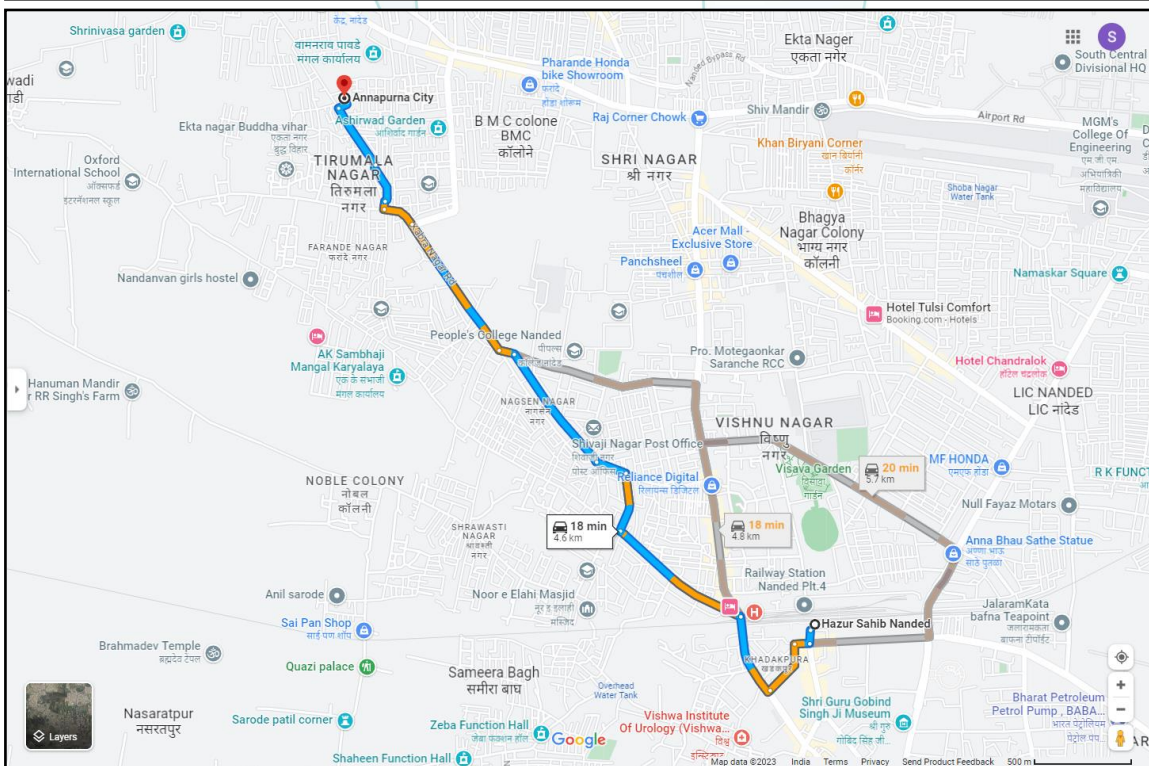


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Actual site photographs



Route Map of the property




Longitude Latitude: 19.184726, 77.286997

Note:

- Red Pointer shows Approx. Property Location
- Blue line shows Route from Nanded Railway Station @ 4.6 Km.

READY RECKONER RATE


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year
 20232024

Language
 English

Annual Statement of Rates

Selected District: नांदेड

Select Taluka: नांदेड

Select Village: मौजे : वाडी (वृ.)

Search By: Survey No Location

Select Location: बिनशेती संभाव्यता असलेल्या जमिनी

Select	विभाग नं.	उपविभाग	दर	एकक (Rs./)
SurveyNo	11/11.1	बिनशेती संभाव्यता असलेल्या जमिनी (गावठाण परिघस्त क्षेत्रातील महामार्गसन्मुख) प्र.चौ.मी	2460	चौ. मीटर
SurveyNo	11/11.2	बिनशेती संभाव्यता असलेल्या जमिनी (गावठाण परिघस्त क्षेत्रातील महामार्गसन्मुख जमिनी व्यतिरिक्त जमिनी) प्र.चौ.मी	2560	चौ. मीटर
SurveyNo	11/11.3	बिनशेती संभाव्यता असलेल्या गावठाण परिघस्त क्षेत्राबाहेरील महामार्ग सन्मुख जमिनी प्र.चौ.मी	2460	चौ. मीटर
SurveyNo	11/11.4	बिनशेती संभाव्यता असलेल्या गावठाण परिघस्त क्षेत्राबाहेरील उर्वरीत जमिनी प्र.चौ.मी	1895	चौ. मीटर
SurveyNo	11/0	-	0	NA
12				

Survey Numbers

11 , 12 , 138 , 16 , 17 , 18 , 186 , 187 , 19 , 190 , 192 , 21 , 213 , 214 , 215 , 218 , 22 , 23 , 28 , 29 , 30 , 31 , 6 , 93

Enter Survey No.

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Sale Instances

2948188	सूची क्र.2	दुयम निबंधक : सह दु.नि. नांदेड 2
09-09-2023		दस्त क्रमांक : 2948/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : वाडी बुद्रुक		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	710000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	710000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नांदेडइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे वाडी बु. ता.जि.नांदेड येथील स.नं.17/अ/3 पैकी प्लॉट क्र. 38,39,40 वर बांधलेल्या अन्नपुरणा सिटी नामे इमारती मधील सेकंड फ्लोअरचा एक फ्लॉट नंबर 203 आहे ज्याचे एकुण क्षेत्र 500 चौ.फुट म्हणजे 46.46 चौ.मी. आहे((Survey Number : 17/अ/3 ; Block Number : फ्लॉट नंबर 203 ;))	
(5) क्षेत्रफळ	46.46 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-साहेबराव भाऊराव शिंदे - - वय:-49 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. रा. कल्याण ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ. प्रियंका साईनाथ जाधव - - वय:-29; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. रा. बोराळा ता.वसमत जि.हिंगोली, महाराष्ट्र, ंहिंगोली. पिन कोड:-431512 पॅन नं.-	
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2948/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	42600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	7100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

3523188	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. नांदेड 2
09-09-2023		दस्त क्रमांक : 3523/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : वाडी बुद्रुक		
(1)विलेखाचा प्रकार	विक्रीपत्र	
(2)मोबदला	2400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2400000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नांदेड-वाघाळा म.न.पा.इतर वर्णन : इतर माहिती: , इतर माहिती: मौजे वाडी बु. ता.जि. नांदेड येथील सर्वे नं.17/ए/3 पैकी दोन प्लॉट ज्याचे प्लॉट नं.41 व 42 असुन त्यावरील याज्ञवल्क्य अपार्टमेंट नामे ईमारती मधील पहिल्या मजल्यावरील एक पलॅट नं.102 आहे ज्याचे बिल्टअप क्षेत्रफळ 78.86 चौ.मी. व चटई क्षेत्रफळ 67.10 चौ.मी.आहे((Survey Number : 17/ए/3 ;))	
(5) क्षेत्रफळ	78.86 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सौ. गजेश्री संजय सुर्यवंशी - - वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. याज्ञवल्क्य अपार्टमेंट यशनगरी वाडी बु. नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.- 2): नाव:-डॉ.संजय किशनराव सुर्यवंशी - - वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. याज्ञवल्क्य अपार्टमेंट यशनगरी वाडी बु. नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431605 पॅन नं.-	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ. महेश्वरी दयानंद वाडकर - - वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. लांडगेवाडी ता.लोहा जि. नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431708 पॅन नं.- 2): नाव:-दयानंद महादेव वाडकर - - वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. लांडगेवाडी ता.लोहा जि. नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431708 पॅन नं.-	
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3523/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	144000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24000	
(14)शेरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Price Indicators

HOUSING.com Buy In Nanded

Wadi Bk. + Add

1000 sq.ft Build Up Area | ₹3.20 K/sq.ft Avg. Price | 8 Year Old Age of property | Ready to move Possession status | Higher of 4 floors | North facing Facing | Unfurnished Furnishing

OVERVIEW | PROMOTIONS | POPULAR PROPERTIES NEARBY | AMENITIES | PRICE TRENDS | LOCALITY | CALCULATOR

Property Location: Building, Wadi Bk., Nanded

Around This Property: Commute Rajiv Gandhi International ... 248.7km

View more on Maps

Property Overview

Brokerage	Price
₹64,000 (Negotiable)	₹32.0 L
Access Zero Brokerage Properties >	
Carpet Area	Bedrooms
900 sq.ft	2

Awesome! Nice neighborhood around

Contact Seller: Shivraj Patil Mangnale Agent +9196576.....

Please share your contact

Name: _____

+91 Phone: _____

Email: _____

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding? Shortlist this property for now & easily come back to it later

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Nanded > Flats for Sale in Nanded > Flats for Sale in Chaitanya Nagar > 2 BHK Flats for Sale in Chaitanya Nagar > 980 Sq-ft

Posted on: Jul 22, 23 Property ID: 62540719

Get full support from Relationship Manager MB Prime

- Shortlists Properties
- Communicates with Owners
- Live Video Call

Join Prime @ 50% OFF

₹22.5 Lac EMI - ₹10k | Can I afford it?

2 BHK Flat For Sale in

2 Beds | 2 Baths | 1 Balcony | Unfurnished

Super Built-Up Area: 980 sqft ₹2,295/sqft

Floor: 2 (Out of 5 Floors) Transaction Type: Resale

Status: Ready to Move Facing: East Lift: NaN

Furnished Status: Unfurnished Car Parking: 104 Open Type Of Ownership: Power Of Attorney

East Facing Property Near pavde petrol pump

Contact Owner Get Phone No.

More Details

Price Breakup: ₹22.5 Lac | ₹200 Monthly

Booking Amount: ₹1.0 Lac

Address: Machhindra Ciri Flat no 104, Sadguru Cajanan Apartment, Veer savarkar nagar, Wadi BK, Nanded, Maharashtra 431605, Nanded, Maharashtra

(Annexure-IV)**DECLARATION-CUM-UNDERTAKING**

I, **Sharadkumar Chalikwar son of Shri. Baburao Chalikwar** do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. 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.
- d. I/ my authorized representative have personally inspected the property on 05.09.2023 The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
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.
- r. 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.

- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.
- z.

Sr. No.	Particulars	Valuer comment	
1.	Background information of the asset being valued;	The subject property under valuation is residential freehold Flat No. 303, 3rd Floor, "Annapurna City", Plot No. 38, 39 & 40, Survey No. 17/A/3 of Mouje – Wadi (Bk.), Taluka & District – Nanded, PIN – 431602, State – Maharashtra, Country – India.	
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Malkunth Branch, Nanded to assess fair market value of the property.	
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar	Regd. Valuer
		Manoj B. Chalikwar	Regd. Valuer
		Umang Patel	Regd. Valuer
		Mr. Akash Pardeshi	Site Engineer
		Mr. Md.Shareq Salim Md.Jilani Pasha	Site Engineer
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	05.09.2023
		Valuation Date	05.09.2023
		Date of Report	09.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 05.09.2023	
7.	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us	
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative 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, Legal and town planning parameters, sustained demand for Residential Flat, 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

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

Sharadkumar B. Chalikwar

B.E.(Civil), M.E.(Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE(I), FIV, FIWRS
 Chairman & Managing Director
 Govt. Reg. Valuer
 Chartered Engineer (India)
 Reg. No. (N) CCIT/1-14/52/2008-09
 IBBI Reg.No. IBBI/RV/07/2019/11744

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(Annexure - V)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall

conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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.

Miscellaneous

31. 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.
32. A valuer shall follow this code as amended or revised from time to time.

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

Sharadkumar B. Chalikwar

B.E.(Civil), M.E.(Civil), M.Sc. (Real Estate Valuation), M.Sc. (P&M Valuation), FIE(I), FIV, FIWRS
Chairman & Managing Director
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