

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Smt. Nita Rajesh Sangle**

Name of Owner: **M/s. Real Land Developers and Builders**

Residential Land and Proposed Bungalow on Plot No.177 + 178, Survey No. 4,5,7 to 10,281 & 282
Behind Dalvi Farm, Warvandi Link Road, Village – Mhasrul , Taluka & District - Nashik,
PIN Code – 422 004, State – Maharashtra, Country – India

Longitude Latitude: 20°03'06.7"N 73°48'32.1"E

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Valuation Done for:

**Union Bank of India
Panchavati Branch**

Shop No. 1 2 3 Rupashri Apartment Opp, Taxi Stand Dindori Road Panchavati,
Nashik - 422 003, State – Maharashtra, Country – India.



Nashik : 4, 1st 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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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

Valuation Report Prepared For: UBI / Panchavati Branch / Smt. Nita Rajesh Sangle (3824/2302569) Page 2 of 22

Vastu/Nashik/09/2023/3824/2302569
15/10-213-CCV
Date: 15.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Bungalow on Plot No.177 + 178, Survey No.4,5,7 to 10,281 & 282, Behind Dalvi Farm, Warvandi Link Road, Village – Mhasrul, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs **M/s. Real Land Developers and Builders**. Name of Proposed Purchaser: **Smt. Nita Rajesh Sangle**.

Boundaries of the property.

North : Plot No.179
South : Plot No.176
East : Open Space
West : Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for **Fair Market Value** purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (Full Value after completion)	₹ 25,47,000/-	₹ 24,19,650/-	₹ 20,37,600/-	₹ 9,86,850/-
Land and Building (Proportionate Value at present)	₹ 13,86,000/-	₹ 13,16,700/-	₹ 11,08,800/-	---

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.



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, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Our Pan India Presence at :

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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

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager
Union Bank of India
Panchavati Branch

Shop No. 1 2 3 Rupashri Apartment Opp, Taxi Stand Dindori Road Panchavati,
 Nashik - 422 003, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND AND BUNGALOW)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Union Bank of India, Panchavati Branch to assess Market value of the property for loan purpose.
2.	a) Date of inspection	:	11.09.2023
	b) Date on which the valuation is made	:	15.09.2023
3	List of documents produced for perusal:	:	
	1. Copy of Notarized Agreement between M/s. Real Land Developers and Builders (the Seller) and Smt. Nita Rajesh Sangle (Proposed Purchaser) 2. Copy of Demarcated final layout As Amended in colour & Conditions Mentioned in the Letter No. LND/WS/FL/126/2022 dated 03.11.2022, issued by Deputy Director of Town Planning Department, Nashik Municipal Corporation, Nashik 3. Copy of Architect Building Plan issued by Ar. Mr. Hemant Bhavsar		
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)	:	<p><u>Name of Proposed Purchaser:</u> Smt. Nita Rajesh Sangle</p> <p><u>Name of Owner:</u> M/s. Real Land Developers and Builders</p> <p><u>Address:</u> Residential Land and Proposed BUNGALOW on Plot No. 177 + 178, Survey No. 4,5,7 to 10,281 & 282 , Behind Dalvi Farm, Warvandi Link Road, Village – Mhasrul, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India.</p> <p><u>Contact Person:</u> Smt. Nita Rajesh Sangle (Proposed Purchaser) Contact No.:+ 91 8208723278</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	

<p>The property under consideration is Freehold residential land and BUNGALOW standing thereof. It is well connected with road and train. The property is at 15.7 Km. travelling distance from nearest railway station Nashik Road.</p> <p>Plot: As per Notarized Agreement and Approved Layout Plan, the Land area is 126.00 Sq. M., which is considered for valuation.</p> <p>Structure: As per Architect Building Plan composition of residential Bungalow are as under, which is considered for the valuation.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Composition (As per Draft Building Plan)</th> <th style="width: 30%;">Built Up Area in Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Proposed Ground Floor – Living, Kitchen, Bedroom, Bathroom, Passage.</td> <td style="text-align: center;">54.00</td> </tr> </tbody> </table> <p>At the time of inspection, the property was under construction. Work not yet started on Site.</p>				Composition (As per Draft Building Plan)	Built Up Area in Sq. M.	Proposed Ground Floor – Living, Kitchen, Bedroom, Bathroom, Passage.	54.00
Composition (As per Draft Building Plan)	Built Up Area in Sq. M.						
Proposed Ground Floor – Living, Kitchen, Bedroom, Bathroom, Passage.	54.00						
6.	Location of property	:					
	a) Plot No. / Survey No.	:	Survey No.4,5,7 to 10,281 & 282, Plot No.177 & 178				
	b) Door No.	:	Residential Land and Proposed BUNGALOW on Plot No.177 & 178,				
	c) T.S. No. / Village	:	Village – Mhasrul				
	d) Ward / Taluka	:	Taluka – Nashik				
	e) Mandal / District	:	District – Nashik				
7.	Postal address of the property	:	Residential Land and Proposed BUNGALOW on Plot No. 177 + 178, Survey No. 4,5,7 to 10,281 & 282, Behind Dalvi Farm, Warvandi Link Road, Village – Mhasrul, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India				
8.	City / Town	:	Behind Dalvi Farm, Warvandi Link Road, 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 – Mhasrul Nashik Municipal Corporation.				
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No				
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.				
13.	Boundaries of the property (Plot No.177 + 178)		As per the Site				
	North	:	Plot No.179				
	South	:	Plot No.176				
			As per Layout Plan				
			Plot No.179				
			Plot No.176				

	East	:	Open Space	Open Space
	West	:	Road	9.00 Mtr. Wide Colony Road
14.1	Dimensions of the site			
	Boundaries of the property (BUNGALOW)		As per the Documents	As per Actual Site
14.2	Latitude, Longitude & Co-ordinates of Property	:	20°03'06.7"N 73°48'32.1"E	
15.	Extent of the site	:	Plot Area = 126.00 Sq. M. (As per Notarized Agreement & Approved Layout Plan) Structure Area: Built Up Area = 54.00 Sq. M. (As per Architect Building Plan)	
16.	Extent of the site considered for Valuation	:	Plot Area = 126.00 Sq. M. (As per Notarized Agreement & Approved Layout Plan) Structure Area: Built Up Area = 54.00 Sq. M. (As per Architect Building Plan)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	BUNGALOW is Under Construction	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Developing	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Available	
5.	Level of land with topographical conditions	:	Regular	
6.	Shape of land	:	Rectangular	
7.	Type of use to which it can be put	:	For Residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Yes	
10.	Corner plot or intermittent plot?	:	Intermittent	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	Proposed B.T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 ft	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Proposed Available	
16.	Underground sewerage system	:	Proposed Available	
17.	Is Power supply is available in the site	:	Proposed Available	
18.	Advantages of the site	:	Located in developing area	
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No	

Part – A (Valuation of land)		
1	Size of plot	: Plot Area = 126.00 Sq. M. (As per Notarized Agreement & Approved Layout Plan)
	North & South	: --
	East & West	: --
2	Total extent of the plot	: --
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 10,000.00 to ₹ 14,000.00 per Sq. M.
4	Ready Reckoner rate obtained from the Register's for land	: ₹ 4,400.00 per Sq. M.
5	Assessed / adopted rate of valuation	: ₹ 11,000.00 per Sq. M.
6	Estimated value of land	: ₹ 13,86,000.00
Part – B (Valuation of BUNGALOW)		
1	Technical details of the Bungalow	:
	a) Type of Bungalow (Residential / Commercial / Industrial)	: Residential Use
	b) Type of construction (Load bearing / RCC / Steel Framed)	: RCC framed structure
	c) Year of construction	: Bungalow is Under Construction
	d) Age of the Bungalow	: Bungalow is Under Construction
	e) Life of the Bungalow estimated	: 60 after Completion years Subject to proper, preventive periodic maintenance & structural repairs.
	f) Number of floors and height of each floor including basement, if any	: Proposed Ground Floor
	g) Plinth area floor-wise	: Structure Area: Built Up Area = 54.00 Sq. M. (As per Architect Building Plan)
	Condition of the Bungalow	:
	i) Exterior – Excellent, Good, Normal, Poor	: Bungalow is Under Construction
	ii) Interior – Excellent, Good, Normal, Poor	: Bungalow is Under Construction
	h) Date of issue and validity of layout of approved map	: Uncertified Building Plan Provided
	i) Approved map / plan issuing authority	: Proposed Nashik Municipal Corporation
	j) Whether genuineness or authenticity of approved map / plan is verified	: Uncertified Building Plan Provided, hence Cannot Comment
	k) Any other comments by our empanelled valuers on authentic of approved plan	: Yes-Uncertified Building Plan Provided, hence Cannot Comment

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed RCC Framed Structure
2.	Basement	: N.A.
3.	Superstructure	: Proposed B. B. Masonry
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species	: Proposed Teak Wood door frame, Aluminum Sliding windows

	of timber		
5.	RCC Works	:	Proposed Columns, Slab etc.
6.	Plastering	:	Proposed Cement Plastering.
7.	Flooring, Skirting, dado	:	Proposed Vitrified Tile Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Marble
9.	Roofing including weather proof course	:	Proposed RCC Slab Roofing
10.	Drainage	:	Proposed Underground Sewerage connected to Municipal drain lines

2.	Compound Wall	:	
	Height	:	Proposed 5' BBM Masonry
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Proposed Provided as per requirement
	Type of wiring	:	Proposed Concealed
	Class of fittings (superior / ordinary / poor)	:	Proposed Ordinary
	Number of light points	:	Proposed Provided as per requirement
	Fan points	:	Proposed Provided as per requirement
	Spare plug points	:	Proposed Provided as per requirement
	Any other item	:	Proposed Provided as per requirement
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Proposed Included in the Cost of Construction
2.	Ornamental front door	:	Proposed Included in the Cost of Construction
3.	Sit out / Verandah with steel grills	:	Proposed Included in the Cost of Construction
4.	Overhead water tank	:	Proposed Included in the Cost of Construction
5.	Extra steel / collapsible gates	:	Proposed Included in the Cost of Construction
	Total		

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

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

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

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	126.00	4,400.00	5,54,400.00
Structure	As per valuation table		11,61,000.00
	Total		17,15,400.00

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

A) Land:

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	126.00	11,000/-	₹ 13,86,000/-
		Fair Market Value In (₹)	₹ 13,86,000/-
		Realizable Value In (₹)	₹ 13,16,700/-
		Distress Sale Value In (₹)	₹ 11,08,800/-

B) Building:

Particulars	Built Up Area	Year Of Const.	Estimated Replacement Rate	Age Of Bungalow	Rate to be Considered	Value to be Considered
	(Sq. M.)		(₹)	In Years	(₹)	(₹)
Ground Floor	54.00	Under Construction	21,500.00	60 after Completion	21,500.00	11,61,000.00
					Total	11,61,000.00
					Work Completed	00%
					Proportionate Value	00%

Summary of Valuation	Full Value after completion	Proportionate Value at present
Total Value of the Property (A + B)	₹ 25,47,000/-	₹ 13,86,000/-
Realizable Value In (₹)	₹ 24,19,650/-	₹ 13,16,700/-
Distress Sale Value In (₹)	₹ 20,37,600/-	₹ 11,08,800/-
Total Insurable value (Full Replacement Cost - Subsoil Structure Cost (15%))	₹ 9,86,850/-	---
Remarks	<p>1) <u>For the purpose of valuation, we have considered the Land area as per Approved Layout Plan & Built Up Area as per Copy of Architect Plan by Architect Mr. Hemant Bhavsar.</u></p> <p>2) <u>The above Mention Construction Value is given as per Instruction given by Union bank of India (Panchavati Branch).</u></p> <p>3) <u>Building Plan Approved by NMRDA /Add. Collector Nashik District Are Required For Scrutiny, Prior To Disbursal Of Loan.</u></p> <p>4) <u>As Per site the Fencing not done on said Plot and only 1 Pol is 1 Foot Height are Marked.</u></p>	

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

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government Bungalows and above type of property. Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property. There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the Bungalow. The cost approach is commonly used for Residential Bungalow, Residential Bungalow and properties mentioned above. As the property is an residential land and Bungalow thereof, we have adopted Cost approach / Land and Bungalow Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,000.00 to ₹ 14,000.00 per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential Bungalow / Plot, all round development of commercial and residential application in the locality etc.

We estimate ₹ 11,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

The salability of the property is: Good

Likely rental values in future in: N.A.

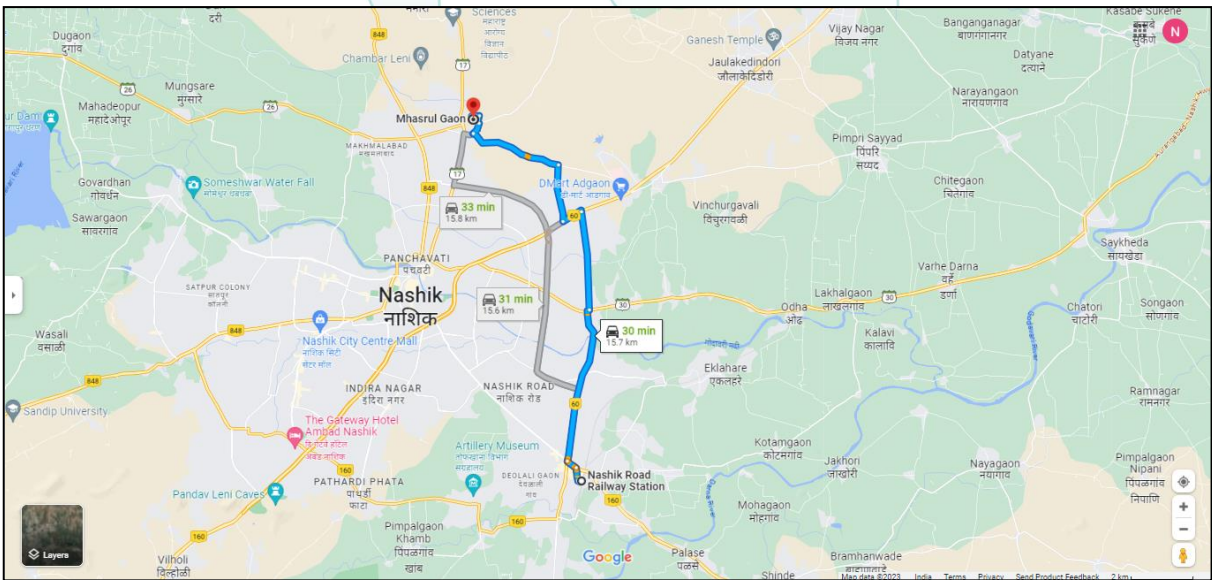
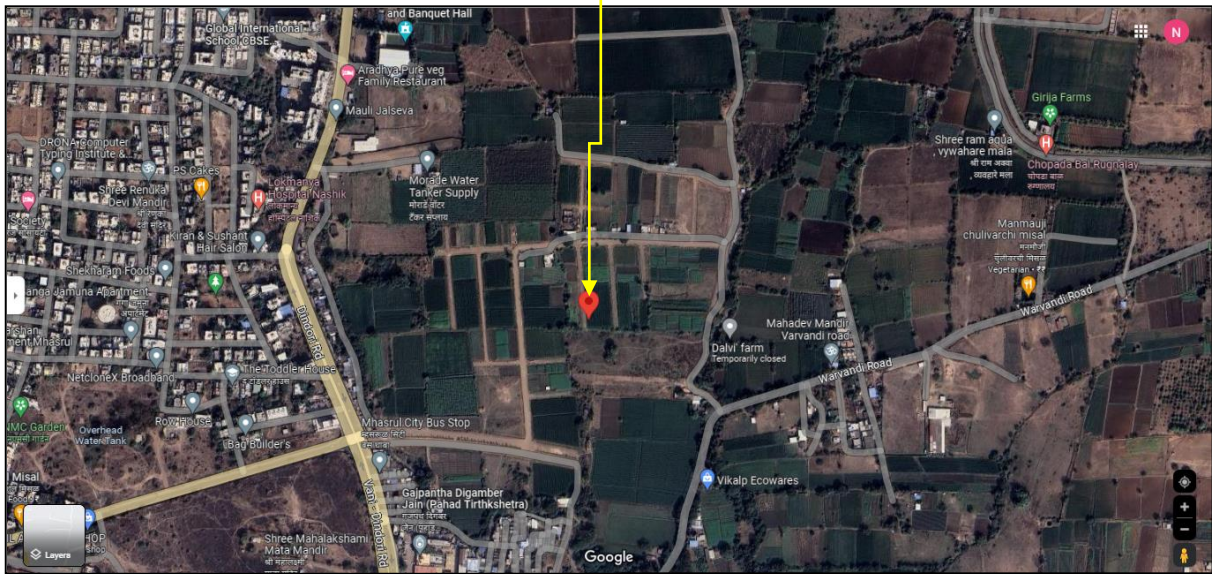
Any likely income it may generate: Nil

Actual Site Photographs



Route Map of the property

site u/r



Longitude Latitude: 20°03'06.7"N 73°48'32.1"E

Note: The Blue line shows the route to site from Railway Station, Nashik (Nashik– 15.7 Km.)

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Urban Area

*** welcome to valuation of p

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik [Help on Division](#)

District Name	नाशिक	Taluka Name	नाशिक
Attribute	सह नगर	Village/Zone Name	श्रीर मलहद
Mahapalika Area	Nashik Municipal Cor		

Open Land	Residence	Office	Shop	Industry	Unit
4400	28300	30870	35370	0	Square Meter

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Price Indicators

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Home > Property in Nashik > Plots for Sale in Nashik > Mhasrul Gaon > 322 Sq.yrd

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1 Floor allowed

Plot Area	Dimensions(L X B)	Any Construction Done
322 sqyrd -	16.1 X 20	No
Boundary Wall	Transaction Type	
No	Resale	

[Contact Owner](#) [Get Phone No.](#) Last contact made 6 days ago

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As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in the prevailing condition with aforesaid specifications is

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (Full Value after completion)	₹ 25,47,000/-	₹ 24,19,650/-	₹ 20,37,600/-	₹ 9,86,850/-
Land and Building (Proportionate Value at present)	₹ 13,86,000/-	₹ 13,16,700/-	₹ 11,08,800/-	---

Place: Nashik
Date: 15.09.2023

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.

Certificate

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name of the Branch Manager with Official seal)

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

Annexure-II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 11.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 15.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Smt. Nita Rajesh Sangle from M/s. Real Land Developers and Builders as per Vide Notarized Agreement
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India Panchavati Branch to assess Market value of the property for loan purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar- Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh –Valuation Engineer Vinita Surve – Technical Officer Chintamani Chaudhari – Technical Manager
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 11.09.2023 Valuation Date – 15.09.2023 Date of Report – 15.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 11.09.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Land and BUNGALOW Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial shop size, location, upswing in real estate prices, sustained demand for Residential Plot, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **15th 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous land parcel admeasuring **Plot Area = 126.00 Sq. M. and Built up Area in Sq. M. = 54.00** Owned by **M/s. Real Land Developers and Builders**. Name of Proposed Purchaser: **Smt. Nita Rajesh Sangle**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal

Property Title

Based on our discussion with the Client, we understand that the subject property is being Owner **M/s. Real Land Developers and Builders** Name of Proposed Purchaser: **Smt. Nita Rajesh Sangle**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

Based on the information provided by the Client's representative, we understand that the subject property is a owner occupied, contiguous land parcel admeasuring **Plot Area = 126.00 Sq. M. and Built up Area in Sq. M. = 54.00**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current Use / Existing Use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently in owner possession, contiguous land parcel admeasuring **Plot Area = 126.00 Sq. M. and Built up Area in Sq. M. = 54.00**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

Annexure - II

MODEL CODE OF CONDUCT FOR VALUERS

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

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

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

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

Confidentiality

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

Information Management Think.Innovate.Create

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

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.