

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt.Pushpa Sitaram Potinde.**

Residential Land and Proposed Bungalow on Plot No.49, Survey No.553/1/1,  
Near Green City Row Houses, Pimpalgaon Jopul Road, Mouje – Pimpalgaon Baswant,  
Taluka – Nifad , District – Nashik, Pin Code – 422 209, State - Maharashtra, Country – India

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Longitude Latitude: 20°10'38.6"N 73°58'12.2"E

### Valuation Done for:

**Bank of Baroda**

**Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 422 101, State - Maharashtra, Country - India.



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusha 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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**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 Baroda**  
**Regional Office**

3SNL Building, Datta Mandir Road, Nashik Road,  
 Vashik, PIN – 422 101, State - Maharashtra, Country - India.

**2. VALUATION REPORT (IN RESPECT OF LAND AND BUNGALOW)**

I	General	
1.	Purpose for which the valuation is made	: As per the request from Bank of Baroda, Regional Office Branch to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	: 21.09.2023
	b) Date on which the valuation is made	: 22.09.2023
3.	List of documents produced for perusal	
	1. Copy of Sale Deed Vide No.3347/2023 Dated.01.09.2023	
	2. Copy of NA Order Letter No.Bin.Sheti.Prabhak.Kramank/40/2000 Dated.19.05.2000, issued by Sub Divisional Office, Nifad.	
	3. Certified True Copy Layout Plan by Ar.Kumar Deshpande Letter No.1034 Dated.12.05.2000 issued by Town Planning, Nashik.	
	4. Copy of Engineer Building Plan issued by Arya Consultancy Consulting Engg.	
	5. Copy of 7/12 Extract.	
	6. Copy of 8A Extract.	
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>Smt. Pushpa Sitaram Potinde</b>  <b>Address:</b> Residential Land and Proposed Bungalow on Plot No.49, Survey No.553/1/1, Near Green City Row Houses, Pimpalgaon Jopul Road, Mouje – Pimpalgaon Baswant, Taluka – Nifad, District – Nashik, Pin Code – 422 209, State - Maharashtra, Country – India  <b>Contact Person:</b> Shri.Arun Jadhav (Owner Representative) Mb. No.: +91 8956456521.
5.	Brief description of the property (Including Freehold / freehold etc.):	

The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 34.9 km. travelling distance from Nashik Road Railway Station.

**Plot:**

The plot under valuation is Freehold residential plot. **As per Sale Deed and Building Plan Plot area is 220.00 Sq. M, which is considered for valuation.**

**Structure:**

**As per Building Plan structure are as under:**

Composition (as per Building Plan)
RCC Framed Structure
<b>Proposed Ground Floor-</b> Living Room, Kitchen, 2 Bedroom, WC, Bath, Passage, Staircase, Porch.

**As per Building Plan Built Up area is 103.27 Sq. M., which is considered for valuation.**

Floors	Area (Sq. M.)
Ground Floor	103.27
<b>Total Built up area</b>	<b>103.27</b>

**At the time of inspection, the property was under construction. Work not yet started on Site:**

5a	Total Lease Period & remaining period (if Freehold)	:	N.A., the land is Freehold
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.553/1/1, Plot No.49
	b) Door No.	:	Residential Land and Proposed Bungalow on Plot No.49
	c) C.T.S. No. / Village	:	Mouje – Pimpalgaon Baswant
	d) Ward / Taluka	:	Taluka – Nifad
	e) Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential Land and Proposed Bungalow on Plot No.49, Survey No.553/1/1, Near Green City Row Houses, Pimpalgaon Jopul Road, Mouje – Pimpalgaon Baswant, Taluka – Nifad , District – Nashik, Pin Code – 422 209, State - Maharashtra, Country – India
8.	City / Town	:	Mouje – Pimpalgaon Baswant
	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	:	Semi Urban



10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Mouje – Pimpalgaon Baswant Nashik Metropolitan Region Development Authority.
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.	Dimensions / Boundaries of the property		<b>A</b>
			<b>B</b>
			As per Site
			As per Deed
			Open Plot
	North		Plot No.50
	South		6.00 Meter Colony Road
	East		12.00 Meter Colony Road
	West		Plot No.48
13. 1	Whether Boundaries Matching with Actual	:	Yes
13. 2	Latitude, Longitude & Co-ordinates of the site	:	20°10'38.6"N 73°58'12.2"E
14.	Extent of the site	:	Plot Area = 220.00 Sq.M
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	(As per Sale Deed and proposed Building Plan)  Structure Area = As per table Attached (As per Building Plan)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Bungalow is Under Construction
<b>II CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Good
2.	Development of surrounding areas	:	Underdevelopment
3.	Possibility of frequent flooding/ submerging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
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?	:	Corner
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 Connected to Municipal Supply Line
16.	Underground sewerage system	:	Proposed Connected to Septic Tank
17.	Is Power supply is available in the site	:	Proposed Yes
18.	Advantages of the site	:	Located in developing area

19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	Plot Area = 220.00 Sq.M (As per Sale Deed and proposed Building Plan)
	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
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 ₹ 15,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 7,500.00 per Sq. M.
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹13,000.00 per Sq. M.
6	<b>Estimated value of land</b>	:	<b>₹ 28,60,000.00</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Residential)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	Proposed Bungalow
	d) Age of the building	:	Proposed Bungalow
	e) Life of the building estimated	:	60 Years after Completion (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	As per Brief Description
	g) Plinth area floor-wise	:	As per valuation table
	h) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Proposed Bungalow
	ii) Interior – Excellent, Good, Normal, Poor	:	Proposed Bungalow
	i) Date of issue and validity of layout of approved map	:	Uncertified Building Plan Provided
	j) Approved map / plan issuing authority	:	Proposed Nashik Metropolitan Region Development Authority.
	k) Whether genuineness or authenticity of approved map / plan is verified	:	Uncertified Building Plan Provided, hence Cannot Comment
	l) Any other comments by our empanelled valuers on authentic of	:	Yes-Uncertified Building Plan Provided, hence Cannot Comment

approved plan	
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**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: As per Brief Description
2.	Basement	: No
3.	Superstructure	:
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed Aluminum Sliding windows, Teak Wood door framed with flush doors,
5.		
6.		
7.		
8.	RCC Works	: Proposed RCC Framed Structure
9.	Plastering	: Proposed Cement Plastering
10.	Flooring, Skirting, dado	: Proposed Vitrified Tiles Flooring
11.	Special finish as marble, granite, wooden paneling, grills etc.	: Proposed Granite
12.		
13.	Roofing including weatherproof course	: As per Brief Description
14.	Drainage	: Proposed Connected to Municipal Sewerage System
15.	Compound Wall	:
	Height	: Proposed 5' Feet BBM Masonry
	Length	:
	Type of construction	:
16.	Electrical installation	:
	Type of wiring	: Proposed Concealed plumbing with C.P. fittings & Concealed Electrical wiring
	Class of fittings (superior / ordinary / poor)	: Proposed Superior
	Number of light points	: Provided as per requirement
	Fan points	: Provided as per requirement
	Spare plug points	: Provided as per requirement
	Any other item	: Provided as per requirement
17.	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	: Included in the Cost of Construction
2.	Ornamental front door	:
3.	Sit out / Verandah with steel grills	:
4.	Overhead water tank	:
5.	Extra steel / collapsible gates	:
	<b>Total</b>	
Part - D (Amenities)		Amount in ₹
1.	Wardrobes	: Included in the Cost of Construction

2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works		
7.	Paneling works		
8.	Aluminum works		
9.	Aluminum handrails		
10.	False ceiling		
	<b>Total</b>		
	<b>Part – E (Miscellaneous)</b>	:	<b>Amount in ₹</b>
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	<b>Total</b>		
	<b>Part – F (Services)</b>	:	<b>Amount in ₹</b>
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement		
	<b>Total</b>		

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**Details of Valuation: -****Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	220.00	7500.00	16,50,000.00
Structure	As per valuation table		22,20,305.00
<b>Total</b>			<b>38,70,305.00</b>

**3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY****A) Land:**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	220.00	13,000.00	₹ 28,60,000/-
		<b>Fair Market Value In (₹)</b>	<b>₹ 28,60,000/-</b>
		<b>Realizable Value In (₹)</b>	<b>₹ 27,17,000/-</b>
		<b>Distress Sale Value In (₹)</b>	<b>₹ 22,88,000/-</b>

**B) Building:**

Items	Area In Sq. M.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build.	Rate to be considered	Value to be considered
Proposed Ground Floor	103.27	Under Construction	60 after Completion	21,500.00	Under Construction	21,500.00	22,20,305.00
<b>Total</b>							<b>22,20,305.00</b>
<b>Work Completed</b>							<b>00%</b>
<b>Proportionate Value</b>							<b>00</b>

Summary of Valuation	Full Value after completion	Proportionate Value at present
<b>Total Value of the Property (A + B)</b>	<b>₹ 50,80,305/-</b>	<b>₹ 28,60,000/-</b>
<b>Realizable Value In (₹)</b>	<b>₹ 48,26,290/-</b>	<b>₹ 27,17,000/-</b>
<b>Distress Sale Value In (₹)</b>	<b>₹ 40,64,244/-</b>	<b>₹ 22,88,000/-</b>
<b>Total Insurable value (Full Replacement Cost - Subsoil Structure Cost (15%))</b>	<b>₹ 18,87,259/-</b>	<b>---</b>

**Remarks**

1. For the purpose of valuation, we have considered the Land area as per Sale deed & Built-Up Area as per Copy of Engineer Building Plan issued by Arya Consultancy Consulting Engg.
2. The above Mention Construction Value is given as per Instruction given by Bank of Baroda (Regional Office).
3. Building Plan Approved by NMRDA /Add. Collector Nashik District Are Required for Scrutiny.



### **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 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 building (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 buildings 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 building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

As the property is an Residential land and building thereof, we have adopted Cost approach / Land and Building 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 ₹ 15,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹13,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i) Saleability	Good
ii) Likely rental values in future in and	-
iii) Any likely income it may generate	-

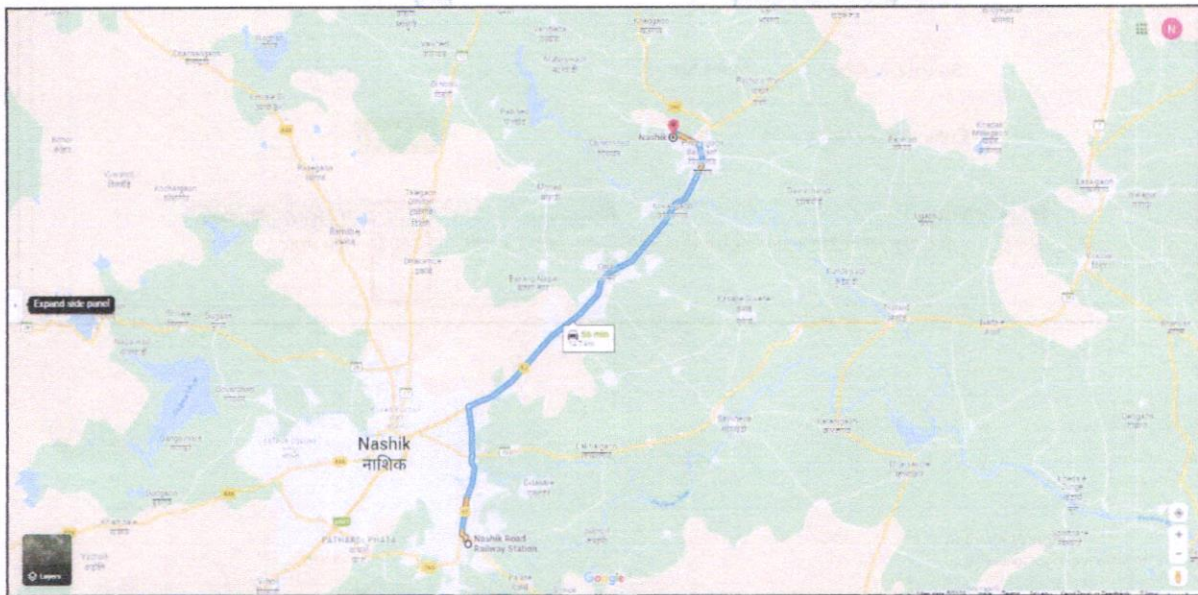
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## ROUTE MAP OF THE PROPERTY


Site w/r



**Longitude Latitude: 20°10'38.6"N 73°58'12.2"E**


**Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 34.9 Km)**

#### 4. READY RECKONER RATE



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

HomeValuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Nashik

Select Taluka: Niphad

Select Village: Pimpalgaon Basavant 1


Search By:  Survey No.  Location

Select Location: -- लोकेशन निवडा --

Enter Survey No: 553 Search


विभाग	उपविभाग	दर	एकक (Rs./)	Attribute
9/9.5	9.5-गावठाण परिसर क्षेत्राबाहेरील त्रिनशेती झालेल्या उर्वरीत जमिनी	7500	चौरस मीटर	गट नंबर

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## 5. PRICE INDICATORS

Home > Property in Nasik > Plots in Nasik > Plots in Pimpalgaon Baswant


Posted on Sep 09, 2023 | Ready to move

**₹ 22 Lac** @ 1,089 per sq.ft. Residential Land/Plot for Sale  
 Estimated EMI ₹ 17,571  
 in Pimpalgaon Baswant, Nasik, Maharashtra

RERA STATUS: NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview Owner Details Recommendations

**Property (R)**



Photos (1/8)

**Dimensions**  
 Plot area 2020 sq.ft.  
 (187.96 sq.m)

**Address**  
 Pimpalgaon Baswant, Nasik

**No. of Open Sides**  
 2

**Floors Allowed For Construction**  
 2 Floors

**Price**  
 ₹ 22 Lac + Govt Charges & Tax  
 @ 1,089 per sq.ft. (Negotiable)

**Gated Society**  
 Yes

**Possession**  
 Immediate

**Boundary wall**  
 Yes

Home > Property in Nasik > Plots in Nasik > Plots in Pimpalgaon Baswant

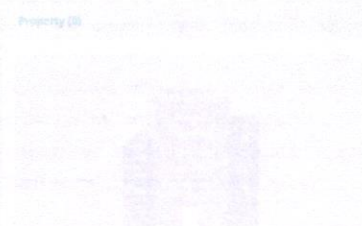
Posted on Aug 13, 2023 | Ready to move

**₹ 24 Lac** @ 1,200 per sq.ft. Residential Land/Plot for Sale  
 Estimated EMI ₹ 19,169  
 in Pimpalgaon Baswant, Nasik, Maharashtra

RERA STATUS: NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview Owner Details Recommendations

**Property (R)**



Photos not available by advertiser  
 Request Photos

**Dimensions**  
 Plot area 1933 sq.ft.  
 (178.30 sq.m)

**Address**  
 Pimpalgaon Baswant, Nasik

**Possession**  
 Immediate

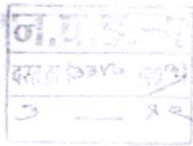

**Boundary wall**  
 No

**Price**  
 ₹ 24 Lac  
 @ 1,200 per sq.ft. (Negotiable)

**No. of Open Sides**  
 2

**Floors Allowed For Construction**  
 0 Floors

### Sale Deed

गाव - विपळगाव बसवत,  
 विपळगाव क २/९ म  
 शासकीय विपणन रु. १६,१०,०००/-  
 आपत्तकालीन विपणन रु. २४,९९,०००/-  
 मुद्रांक रु. ९,४४,०००/-  
 याचकी फी रु. २४,९९०/-

॥ श्री ॥  
**साठेखत करारनामा**

आज याच शुक्रवार, दिनांक ०९, महिने सप्टेंबर, सन २०२३ ते दिवशी..

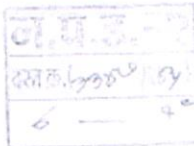

**श्रीमती पुष्पा शिताराम पोटीदे, वय - ३३,**  
 Pan No. CCQPM4533B  
 UID No. 9713 58701635  
 व्यवसाय - लोकरी, रा. जोपुळरोड,  
 विपळगाव बसवत, ता. विपळगाव,  
 जि. नाशिक, पिन - ४२२२०९ ----- तिथुन घेणार

यासी..

**श्री. झालेश्वर पोपटराव वैशामुख, वय-५८.**  
 Pan No. AGCPD2500N  
 UID No. 6409 4394 3756  
 व्यवसाय - लोकरी, रा. अहिरगाव,  
 ता. विपळगाव, जि. नाशिक, पिन - ४२२२०९ ----- तिथुन देणार

कारणे मिळवलीया साठेखत करारनामा तिथुन देतो देणार जे की.

**१. मिळवलीये वर्णन -**  
 तुम्हादी विपणन नाशिक व विपळगाव परिसर नाशिक येथी, पॉट तुम्हादी लागुळ विपणन व घराघरात सामिगी विपणन देवी जीजे विपळगाव व येथील शिवारागील व कामघराघरात हादरीगील विपणन सार्ह संबर १५३/१/१ येथी पॉट संबर ४९ (एकौणवस्रास) यांसी रीप २.२०.०० आर.पी.सी. यांसी आकार रु. २२-०० पैले ही शिवारागी विपणन पॉट मिळवत. यासी कामघराघरात मिळवत संबर ५६४२

**यांसी वस्तु विपणन :-**  
 पुट्टस - १२ जी कांठीली रोड  
 परिसर - पॉट नं. ५८  
 विपणन - ६ जी कांठीली रोड  
 उल्लेख - पॉट नं. ५०

येने प्रमाणे वस्तु विपणनीन विपणनी पॉट मिळवत मध्ये जाण्या येण्यासाठी लेआउटप्रमाणे वाजवीदारीये हक्कासत घोषवत अशी.....

प्रस्तुत करारनामयी तिथुन देणार यांसा उल्लेख 'आजही' असा केला असुन तिथुन घेणार यांसा उल्लेख 'तुम्ही' असा केला आहे. तसेच यांसी दिनेल्या मिळवलीया उल्लेख सार मिळवत पॉट असा केला आहे.

२. दर करण १ अ यांस वर्णन केलेली विपणनी पॉट मिळवत ही मुळवी रीतजगीन सार्ह नं. १५३/१/१ येथीसी असुन या मिळवलीयेर शिवारागी विपणनी लेआउट टाकलेले आहे. त्याचा अभिन्यास टाऊन प्लॅनिंग नाशिक यांसी क. संख्या/१०३४ दि. १२/०५/२००० अन्वये मंजूर केला असुन त्याचे विपणनी वापरस मे. उपविभागीय अधिकारी यांसी प्र. जासांवी / दि.रो.प्र.प्र./४०/२००० दि. १९/०५/२००० अन्वये परवानगी दिलेली आहे. येने प्रमाणे वस्तुया विपणन अशालेली पॉट मिळवत ही तिथुन देणार यांसी मध्य वसत प्र. ५२४/२००९ दि. ८/०२/२००९ अन्वये फरीगत खरेदी घेतलेली आहे. यावी मीर संबर १०३४ अन्वये वर्णन आणेवारीने येथीं घालेले आहे. तसेच कामघराघरात येथींघरात येथील बळज पॉटची मीर घेण्यात आलेली आहे. तिथुन देणार हे मिळवलीये मालक व काबोदार आहेत. येने प्रमाणे मिळवत तिथुन देणार यांसी वर्णन. यायवेशीर मालकीहक्काची व करना वदिवादीची अशी आहे. सार मिळवलीये हक्कासत करणवाया तिथुन देणार यांसा संपुर्ण कायवेशीर हक्क व अधिकार आहे. त्या अधिकारांन्वये तिथुन देणार हे या मिळवलीये फरीगत खरेदीसत तिथुन व मीरतुन देत आहे.

तिथुन देणार यांसा हजरत रोहंवी रकजमेची आवाक्यासत त्यांसी करण - १ यास वर्णन केलेली मिळवत विधीत काढली होनी. सार मिळवत तिथुन घेणार यांसा शिवारागी कारणाकरित रोहंवी अशल्याने तिथुन घेणार यांसी सार मिळवत खरेदी घेण्याची हक्क प्रदांन केनी. उमदातमकठे मिळवलीया विपणनीची बाबेली होऊन विपणन कायम ठरली

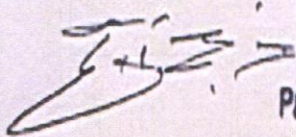
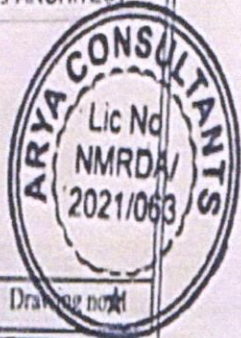






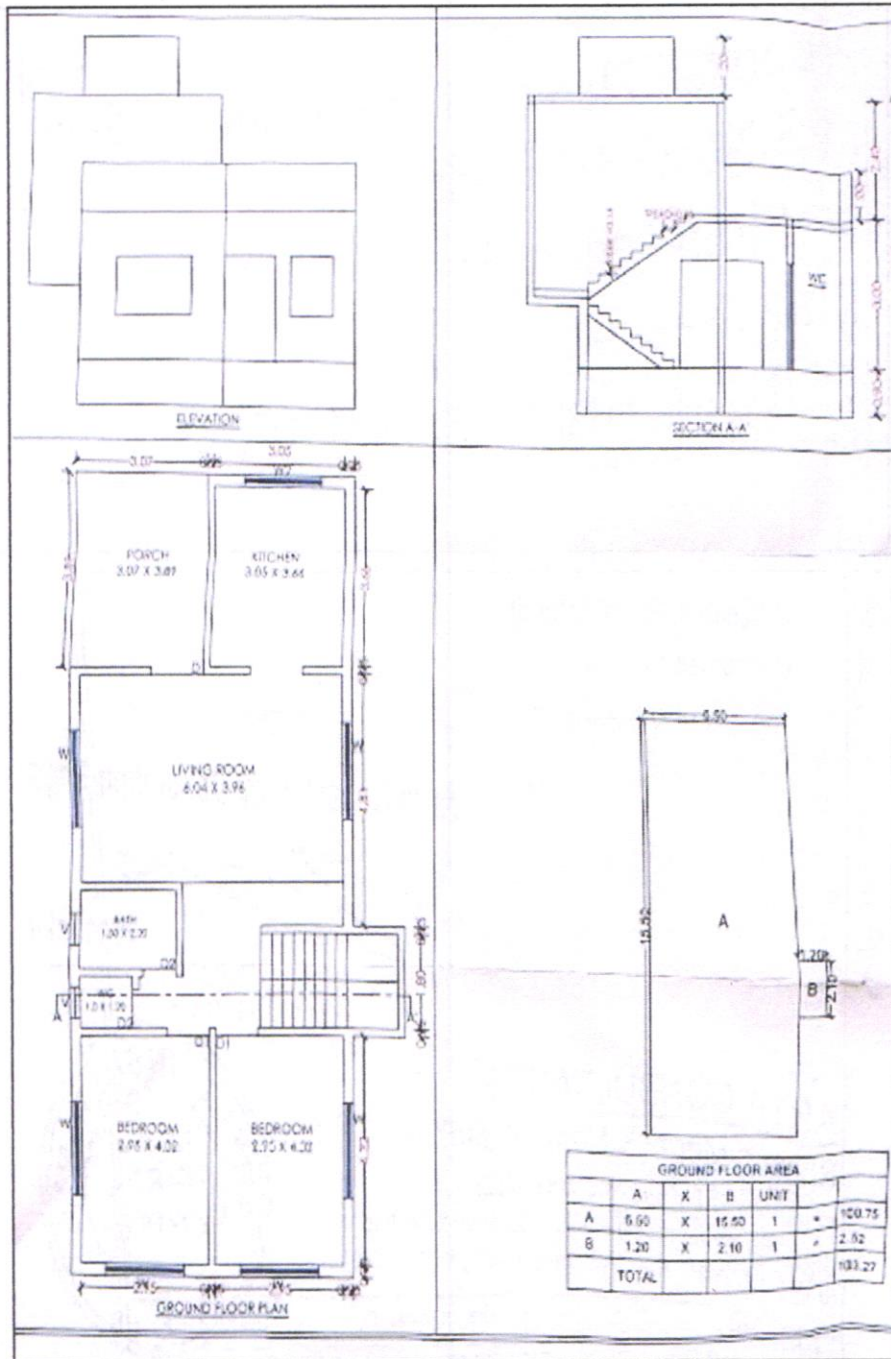
### Building Plan

Proposed Plan for Residential Building  
in S.No.553/1/1 Plot No.49,  
At-Pimpalgaon(B). Tal-:Niphad,  
Dist-:Nashik.  
FOR-: Mr. PUSHPA SITARAM POTINDE.

a) Required (20% of Sr.No. 5)		
c) Proposed.		
Sign of Owner	Engg./ ARCHITECT	
<b>Arya Consultancy Consulting Engg.</b>		
		
Proprietor		
Engg./ ARCHITECT		
<b>ARYA CONSULTANTS</b> Shivam Mogal & Hemant Jadhav (Certi. No.-: STATE/R/2022/APL/04432) Civil Engineers, Building Planner, Designer & Contractor Shop No.1, Sangam opp. Shivaji Nagar, Pimpalgaon (B) 422209		
Job No- 01	Drawn by:H. D. J.	Drawing no:*
		



### Building Plan







	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by Smt.Pushpa Sitaram Potinde from Shri.Dnyaneshwar Popatrao Deshmukh vide Saledeed Dated.01.09.2023
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Swapnil Wagh - Valuation Engineer Binu Surendran – Technical Manager 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 – 21.09.2023 Valuation Date – 22.09.2023 Date of Report – 22.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.09.2023
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;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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 land size, location, sustained demand for Residential land, all round development of commercial and Residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	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



## 2. **ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **22<sup>nd</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 visualizing 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 and non-agricultural land parcel admeasuring **220.00 Sq. M.** and structures thereof. The property is owned by **Smt.Pushpa Sitaram Potinde**. 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 property is owned by **Smt.Pushpa Sitaram Potinde**. 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 documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **220.00 Sq. M.** and structure thereof.

### 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 analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

### Not a Structural Survey

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

### Other

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

### Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless





arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

**Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **220.00 Sq. M.** and structure thereof.

**3. 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

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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.

Place: Nashik

Date: 22.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822b6c4fad35dc03e0cf39e26865913490c01122013  
33115279b17a18b5652, postalCode=400004, st=Maharashtra,  
serialNumber=41a5fa366ab8cc09d04e055a9222203311b62  
e394e28f2e29a327b625bf, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.22 16:04:02 +05'30'

Auth. Sign.

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