

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Shailesh Ramesh Rathod & Sau. Hema Shailesh Rathod.**

Name of Owner: **M/s. Nirmal Constructions.**

Residential Flat No.10, Second Floor, " **Nirmal Heights-5** ", Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar , At – Ozar, Taluka- Nifhad , District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India.

Latitude Longitude: 20°04'47.3"N 73°55'14.4"E

Valuation Prepared for:

Bank of Baroda

Ozar Branch

Shop No.9, Ganpatrao Deshmukh Complex , Opp to Ozar Police Chowki, At – Ozar, Taluka- Nifhad , District - Nashik, PIN – 423 502, 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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TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.10, Second Floor," **Nirmal Heights-5** ", Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar, At – Ozar, Taluka- Nifhad, District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India. belongs to **M/s.Nirmal Constructions**. Name of Proposed Purchaser: **Shri. Shailesh Ramesh Rathod & Sau. Hema Shailesh Rathod**

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Flat No.11
South	Building	Side Margin
East	Building	Flat No.9
West	Road	Side Margin

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹21,46,500.00 (Rupees Twenty-One Lakh Forty-Six Thousand Five Hundred Only)**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



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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 Chief Manager,**Bank of Baroda****Ozar Branch**

Shop No.9,Ganpatrao Deshmukh Complex ,Opp to Ozar Police Chowki,

At – Ozar, Taluka- Nifhad , District - Nashik, PIN – 423 502,

State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan 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 Notarized Agreement Between M/s.Nirmal Constructions (the Seller) and Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod (Proposed Purchaser) 2) Copy of Development Permission and Commencement Certificate No. 984 dated 20.04.2022 issued by Nashik Metropolitan Region Development Authority, Nashik 3) Copy of Approved Building Plan Accompanying Commencement Certificate No. 984 dated 20.04.2022 issued by Nashik Metropolitan Region Development Authority, Nashik. 4) Copy of RERA Registration Certificate No. P51600047433 dated 31.10.2022 issued by Maharashtra Real Estate Regulatory Authority	
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)	: Name of Proposed Purchaser: Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod. Name of Owner: M/s.Nirmal Constructions. Address: Residential Flat No.10, Second Floor," Nirmal Heights-5 " , Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar , At – Ozar, Taluka- Nifhad ,District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India. Contact Person: Shri.Shailesh Ramesh Rathod (Proposed Purchaser) Contact No. +91 9130758790 Joint Ownership (Proposed)
5.	Brief description of the property (Including	: The property is a Residential Flat No.10 is located on

	Leasehold / freehold etc.)		Second Floor. As per Approved Plan the composition of flat is Living + Kitchen + 2 Bedroom + Wc + Bath + Passage+ Balcony (i.e. 2BHK). The property is at 22.1 Km. distance from nearest railway station Nashik Road. Landmark: Near Diyan Universal School
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.2411/4/2, Plot No.25 & 26
	b) Door No.	:	Residential Flat No.10
	c) T.S. No. / Village	:	At – Ozar
	d) Ward / Taluka	:	Taluka- Nifhad
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. 984 dated 20.04.2022 issued by Nashik Metropolitan Region Development Authority, Nashik
	g) Approved map / plan issuing authority	:	Nashik Metropolitan Region Development Authority, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No.10, Second Floor," Nirmal Heights-5 ", Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar, At – Ozar, Taluka- Nifhad, District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	At – Ozar Nashik Metropolitan Region Development Authority, Nashik
11.	Whether covered under any State / Central	:	No

	Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Plan
	North	:	Open Plot 9.00-Meter-Wide Road
	South	:	Building Plot No.21 & 22
	East	:	Building Plot No.27
	West	:	Road Plot No.24
13.1	Flat		As per Actual Site As per the Plan
	North		Flat No.11 Flat No.11
	South		Side Margin Side Margin
	East		Flat No.9 Flat No.9
	West		Side Margin Side Margin
13.2	Whether Boundaries Matching with Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°04'47.3"N 73°55'14.4"E
14.	Extent of the site	:	Carpet Area in Sq. Ft. =566.00 Balcony Area in Sq. Ft. = 61.00 (Area as per Site Measurement) Built up area in Sq. Ft. = 795.00 (Area as per Notarized Agreement)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up area in Sq. Ft. = 795.00 (Area as per Notarized Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	S. No.	:	Survey No.2411/4/2, Plot No.25 & 26
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	At – Ozar Nashik Metropolitan Region Development Authority, Nashik
	Door No., Street or Road (Pin Code)	:	Residential Flat No.10, Second Floor," Nirmal Heights-5 ", Survey No.2411/4/2, Plot No.25 & 26, Near Diyan Universal School, Vijay Nagar Colony Road, Vijay Nagar, At – Ozar, Taluka- Nifhad, District - Nashik, PIN Code – 422 206, State – Maharashtra, Country – India
3.	Description of the locality Residential /	:	Residential

	Commercial / Mixed		
4.	Year of Construction	:	2023 (As per Site Information)
5.	Number of Floors	:	Ground / Parking + 6th Upper Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on Second Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No.10
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Powdered Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings & Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Lustre Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser:</u> Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod. <u>Name of Owner:</u> M/s.Nirmal Constructions.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up area in Sq. Ft. = 795.00 (Area as per Notarized Agreement)
10	What is the floor space index (app.)	:	As per NMRDA norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. =566.00 Balcony Area in Sq. Ft. = 61.00 (Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	

13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 4,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 2,500.00 to ₹ 3,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 2,700.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 6,600.00 per Sq. M. (for Land)
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	---
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 2,700.00 per Sq. Ft.
	Remarks:	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	795.00 Sq. Ft.	2700.00	21,46,500.00
2	Open Balcony Value of the property			
3	Showcases			
4	Kitchen arrangements			

5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			21,46,500.00

Value of Flat

Fair Market Value	21,46,500.00
Realizable value	20,39,175.00
Distress Value	17,17,200.00
Insurable value of the property (795.00 Sq. Ft. X ₹ 2,000.00)	15,90,000.00

Justification for price / rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 2,500.00 to ₹ 3,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 2,700.00 per Sq. Ft. on Built Up Area for valuation.

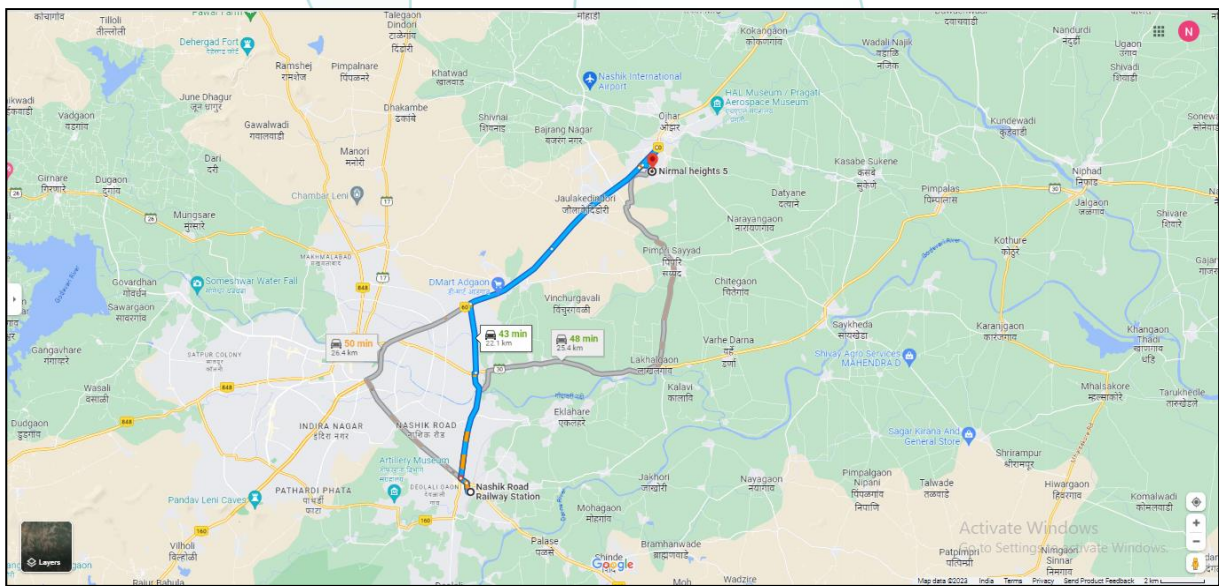
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 20°04'47.3"N 73°55'14.4"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 22.1 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



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बाजारमूल्य दर पत्रक

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Year

20232024

Annual Statement of Rates

Language

English

Selected District: नाशिक

Select Taluka: निफाड

Select Village: मीने : ओसर

Search By: Survey No Location

Enter Survey No: 2411

विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs./)	Attribute
11/11.1	विनशेती संभाष्यता अमलेल्या जमिनी	विनशेती संभाष्यता अमलेल्या जमिनी (अंतर्गत भागातील)	3090	चौ. मीटर	गट नंबर
9/9.2	विनशेती झालेल्या जमिनी	विनशेती झालेल्या जमिनी प्र.चौ.मी.(इतर मुख्य रस्ते)	6600	चौ. मीटर	गट नंबर

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Price Indicators

Home / Nashik / Ojhar / Apartment for Sale in Ojhar / 2 BHK Flat ***

Last updated: Aug 5, 2023




2 BHK Flat

Kalpataru baug , Ojhar, Nashik

₹23.9 L EMI starts at ₹12.66 K
₹2.99 K/sq.ft

OFFERS Free registration [Know More](#)

[Contact Owner](#)

800 sq.ft
Build Up Area

₹2.99 K/sq.ft
Avg. Price

2 BHK
Configuration

30th Dec, 2024
Possession status

Higher 1
of 7 floors

East facing
Facing

Semi Furnished
Furnishing

Home / Nashik / Ojhar / Apartment for Sale in Ojhar / 2 BHK Flat ***




Last updated: Aug 4, 2023

2 BHK Flat

Shri Apartment, Ojhar, Nashik

₹25.5 L EMI starts at ₹13.50 K
₹3.49 K/sq.ft

[Contact Owner](#)

730 sq.ft
Build Up Area

₹3.49 K/sq.ft
Avg. Price

8 Year Old
Age of property

Ready to move
Possession status

Higher 1
of 4 floors

Unfurnished
Furnishing


Price Indicators

Home > Flats in Nashik > Flats in Ozar > 2 BHK Flats in Ozar > 20 to 25 Lakh Posted on Aug 25, 2023 | Ready to move

₹23.51 Lac @ 3,078 per sq.ft. | **2BHK 1Bath**
 Flat/Apartment for Sale
 in shree hari vihar, Ozar, Nashik, Maharashtra

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

Overview | Owner Details | Recommendations



Property (10)
Photos (1/10)

Area
Super Built up area 812 sq.ft. (75.44 sq.m.)

Configuration
2 Bedrooms , 1 Bathroom, 2 Balconies

Price
₹ 23.51 Lac+ Govt Charges & Tax @ 3,078 per sq.ft. (All inclusive, Negotiable)

Address
shree hari vihar Ozar, Nashik

Floor Number
3rd of 3 Floors

Facing
East

Overlooking
Main Road

Property Age
5 to 10 Year Old

Why should you consider this property?

[East Facing](#)
[Top Floor](#)
[Close to School](#)
[Close to Hospital](#)
[Close to Market](#)
[Corner Property](#)
[Close to Airport](#)
[Overlooking Main Road](#)
[Feng Shui/ Vaastu Compliant](#)
[Parking Available](#)


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Home > Property in Nashik > Ojhar > Builder Floor in Ojhar > 812 Sq.ft

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2 BHK Builder Floor For Sale in



+12 Photos

2 Beds | 1 Bath | 2 Balconies | Semi-Furnished

Super Built-Up Area: 812 sqft - ₹2,956/sqft

Floor: 3 (Out of 3 Floors)

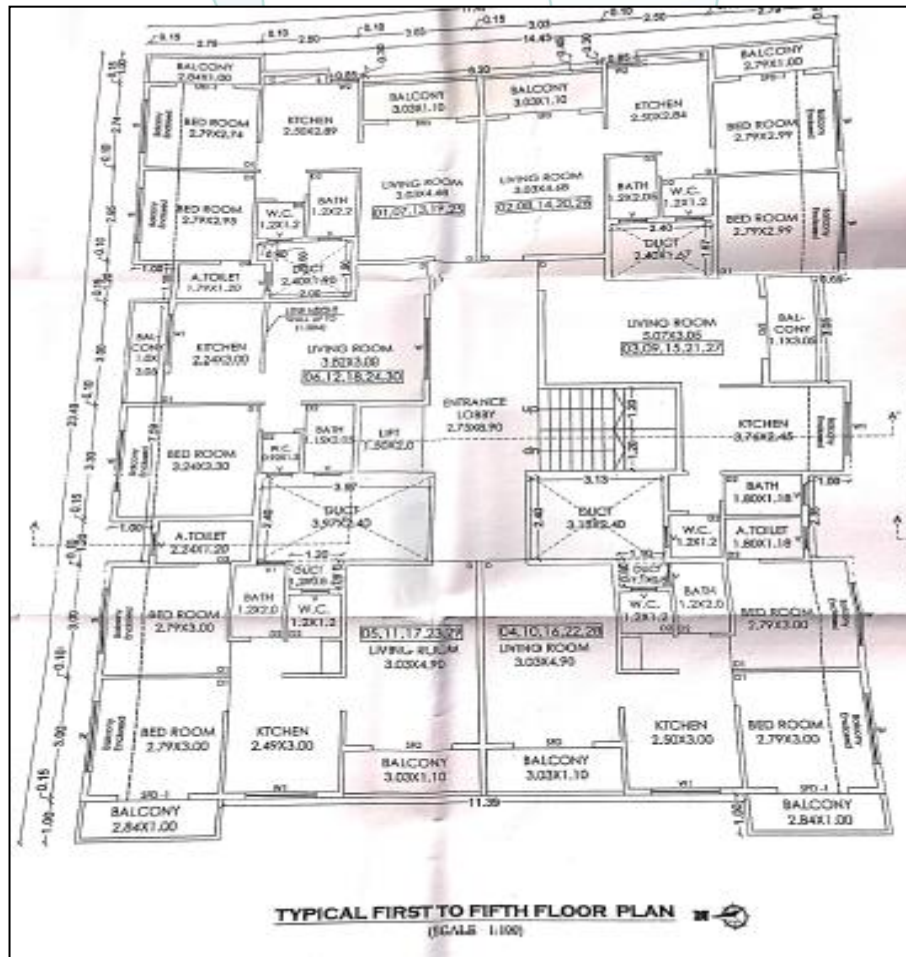
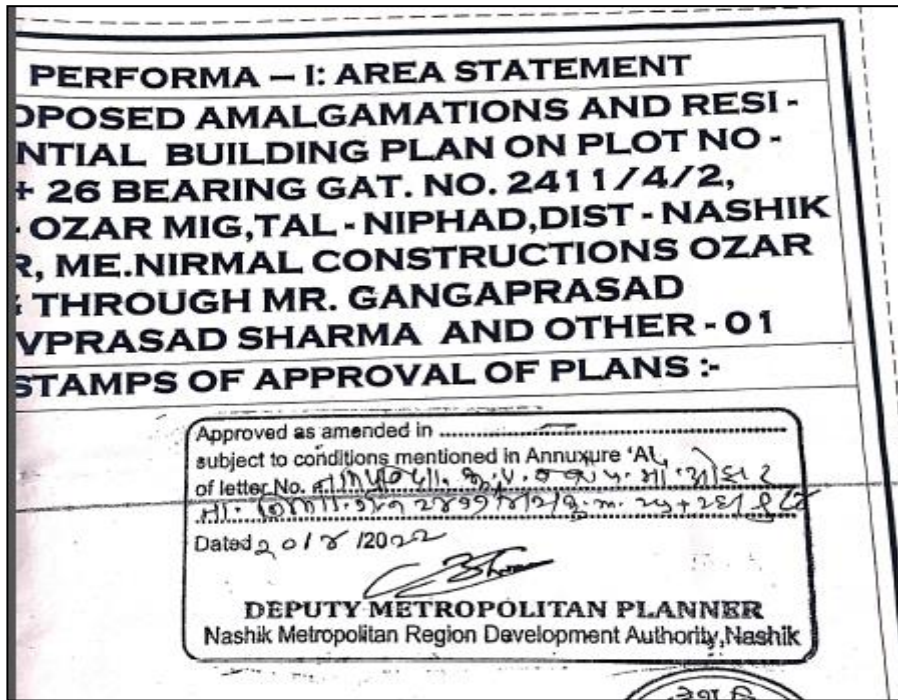
Transaction Type: Resale

Status: Ready to Move

Furnished Status: Semi-Furnished

[Contact Owner](#) [Get Phone No.](#) Last contact made 14 days ago

Approved Plan



Commencement Certificate & RERA Certificate

न.प.ड.-२
कस्तक्र. (२२०२/२०२२)
१०-३५

MAHARASHTRA METROPOLIS DEVELOPMENT AUTHORITY
NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY
Nashik अणुन नरुवतन, नरुवतन, नरुवतन - २२१०१

विकास परवानगी व प्रारंभ प्रमाणपत्र
DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

प्रा.क्र. नामाप्रतिप्राप्त/पू.एकत्री व बा.प./पौ.ओडर,ता.निफाड/ग.नं.२४११/४/२/पू.क्र.२५/२६/२४
दि.३०/४/२०२२

प्रति,
मे. निर्मल कन्स्ट्रक्शन ओडर मिग तर्फे
श्री. गंगाराम शिवप्रसाद शर्मा व श्वर
रा. ओडर, ता.निफाड, जि.नाशिक.
व्यारा - आर्थिक. अमोल खर्चे

विषय : मीने ओडर, तालुका निफाड, जिल्हा नाशिक येथील ग. नं. २४११/४/२ मधील भूखंड क्र. २५ चे क्षेत्र ३१५.०० चौ.मी. + भू.क्र. २६ चे क्षेत्र ३१५.०० चौ.मी. असे एकूण ६३०.०० चौ.मी. मधील क्षेत्रास त्याप्रमाणे भूखंड एकत्रिकरण व त्यामध्ये रहिवास प्रयोजनार्थ बांधकाम मंजुरीबाबत.

संदर्भ : आपला दि. १३.१०.२०२१ रोजीचा प्राप्त अर्ज व प्रस्ताव.

मीने ओडर, तालुका निफाड, जिल्हा नाशिक येथील ग. नं. २४११/४/२ मधील भूखंड क्र. २५ चे क्षेत्र ३१५.०० चौ.मी. + भू.क्र. २६ चे क्षेत्र ३१५.०० चौ.मी. असे एकूण ६३०.०० चौ.मी. मधील क्षेत्रास त्याप्रमाणे भूखंड एकत्रिकरण व त्यामध्ये रहिवास प्रयोजनार्थ बांधकाम नकाशांना मंजुरीसह प्राधिकरणबाबते प्रस्ताव प्राप्त झाला आहे.

अर्जदाराने सदर प्रकारणी घालील प्रमाणे रक्कमा जमा केलेल्या आहेत.

अ.क्र.	खर्चाचा प्रकार	खर्च क्र. व दि.	रक्कम	भरल्याचा दिनांक
१	खालती शुल्क	८४१/११.१०.२०२१	११,८००/-	११/१०/२०२१
२	प्रिमिअम आकराणी	११/१३.०१.२०२२	४,५०,५००/-	२१/०१/२०२२
३	विकास शुल्क	२५/१२.०१.२०२२	३,५४,३००/-	२१/०१/२०२२
४	कामगार कल्याण उपकर	१४/१३.०१.२०२२	४,२६,०००/-	२१/०१/२०२२

आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधीन राहून तसेच खालील अटी व शर्तीस अधीन राहून उक्त बांधकाम प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

अटी व शर्ती:-

- मंजूर नकाशा प्रमाणेच जागेचे विकास व बांधकाम करणे बंधनकारक राहिल.
- सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधी पर्यंत बांधकाम सुरू करणे बंधनकारक राहिल. बांधकाम सुरू केल्याबरोबर प्राधिकरणाला त्याप्रमाणे कळविणेस यावे. तदनंतर त्यासुद्धे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नूतनीकरण करणे व फोल्यास सदरचे परवानगी व प्रमाणपत्र सांगुदात येईल.
- प्रस्तुतच्या जमिनीवर आर्थिक संस्थांचा बीना असल्यास त्यास अर्जदार/जमीन मालक/विकासक सर्वस्वी जबाबदार राहतील.

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MAHARASHTRA METROPOLITAN REGION DEVELOPMENT AUTHORITY
Nashik अणुन नरुवतन, नरुवतन, नरुवतन - २२१०१

Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number :
P5160047433
Project: Nirmal Heights 05 , Plot Bearing / CTS / Survey / Final Plot No. Plot No 25 and 26 of S. No. 2411/4/2st Ozar (CT), Niphad, Nashik, 422206.

1. Mr./Ms. Gangaprasad Shivprasad Sharma son/daughter of Mr./Ms. Shivprasad Ramnath Sharma Tehsil: Niphad, District: Nashik, Pin: 422206, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5, CR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

3. The Registration shall be valid for a period commencing from 31/10/2022 and ending with 31/07/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.


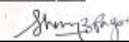
Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 31-10-2022 10:48:32

Dated: 31/10/2022
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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Notarized Agreement

<p>१. श्री. शैलेश रमेश राठोड वय : ४० वर्ष, व्यवसाय : व्यापार आधार नं. 776372999749 पॅन नं. EZYPR9793A</p> <p style="text-align: right;">लिहून देणार</p> <p>२. सौ. हेमा शैलेश राठोड वय : ३७ वर्ष, व्यवसाय : व्यापार आधार नं. 661960318465 पॅन नं. BRHPB8217P दोघे रा. : महाराणा प्रताप चौक, ओझर (मिग), ता.निफाड, जि.नाशिक</p> <p style="text-align: center;">.....यांसी</p> <p>निर्मल कन्स्ट्रक्शन सर्व्हे श्री. चंभासाद दिवप्रसाद शर्मा वय : ४२ वर्ष, व्यवसाय : बांधकाम व्यवसाय पॅन नं. DCHPS6344K आधार नं. 575825342417 रा. : रक्षावतरी भवन, फ्लॉट नं. ५२, सुकेगा रोड मु.पो. ओझर (मिग), ता.निफाड, जि.नाशिक</p> <p style="text-align: right;">लिहून देणार</p> <p style="text-align: center;">कारणे सदनिका साठेखत करारनामा लिहून देणार हे लिहून देणार यांचे लाभात लिहून देतात ते येणेप्रमाणे -</p> <p>१) निष्कळीचे वर्णन :- तुकडी जिल्हा परिषद नाशिक पोट तुकडी तालुका निफाड पैकी मीजे ओझर मिग या गावचे नगरपरिषद हद्दीतील निवासी विनशेती गट नं. २४११/४/२ मधील फ्लॉट नं. २५ व २६ यांसी एखुण क्षेत्रफळ ६३०.०० चौ.मी. यामध्ये आर.सी.सी. मध्ये बांधकाम केलेल्या "निर्मल हाईटस ५" या</p>	<div style="text-align: center;">  </div> <p>इमारतीमधील दुसऱ्या मजल्यावरील सदनिका (फ्लॉट) क्र. १० (दहा) यांसी बिल्डअप क्षेत्रफळ ७३.८८ चौ.मी म्हणजेच ७९५.०० चौ.फुट, कार्पेट क्षेत्र ५४.७२ चौ.मी. म्हणजेच ५८९.०० चौ.फुट यांसी येणेप्रमाणे निष्कळत यांसी चतुःसूत्रा येणेप्रमाणे -</p> <p>पुर्वेस : ९ मीटर रोड व साईड मार्जिन परिमेस : फ्लॉट क्र. ०९ दक्षिणेस : खुले आकाश व साईड मार्जिन उत्तरेस : फ्लॉट क्र. ११</p> <p>येणेप्रमाणे चतुःसिमापुर्वक १ हॉल, २ बेडरूम, किचन व सॉडरस-बाथरूमसह दोन गॅलरी व सामाईक जिना, इमारतीचे कजूस सामाईक वाटन पार्किंग व्यवस्था, सर्व सामाईक सुखसुविधा, लसेच जल, तार, काट-पाषाण, निधी-निक्षेप, वागवटियाटीचे, हवा उकडे घेण्याचे व जाण्या-येण्याच्या सामाईक वापराच्या हक्कांसहची मिळकत दरोस्त.</p> <p>२) लिहून देणार यांचा बांधकाम विक्री करण्याचा ठरावनाय आहे. मिळून देणार यांनी सदरची मिळकत त्याप्रमाणे फ्लॉट मिळकत ही लिहून देणार यांचे नावाची मालक सदरी ७/१२ उतारेकर नोंद झालेली असून लिहून देणार यांचे मालकी हक्काची व फर्कवेवटियाटीची मिळकत असून मालक या नंतर्याने नोंद आहे. त्याप्रमाणे लिहून देणार यांना सदरच्या निष्कळीच्या उपभोग घेण्याचा व विल्हेवाट लावण्याचा सर्व अधिकार आहे. लिहून देणार यांना मिळालेल्या हक्क अधिकाराप्रमाणे लिहून देणार यांचा बांधकाम व्यवसाय असल्याने त्यांना सदर निष्कळीच्या फ्लॉटवर स्वसुचिनि बांधकाम करण्याचे व विक्री करण्याचे हक्क व अधिकार प्राप्त झालेले असल्याने सदरचे फ्लॉटचे साठेखत लिहून व नोंदवून देत आहे.</p> <p>३) लिहून देणार यांना रहिवासी कारणासाठी सदनिकेची आवश्यकता होती. लिहून देणार कर्तित असलेल्या बांधकामाची लिहून देणार यांना मंडिती झाली.</p> <p style="text-align: right;">- 3 -</p> <div style="text-align: right;">  </div>
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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **21,46,500.00 (Rupees Twenty-One Lakh Forty-Six Thousand Five Hundred Only)**. The **Realizable Value** of the above property ₹ **20,39,175.00 (Rupees Twenty Lakh Thirty-Nine Thousand One Hundred Seventy-Five Only)** and the **Distress Value** ₹ **17,17,200.00 (Rupees Seventeen Lakh Seventeen Thousand Two Hundred Only)**.

Place: Nashik

Date: 22.09.2023

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

Encl: Valuation report.

Auth. Sign.

Enclosures		
	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

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 Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 22.09.2023 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 21.09.2023. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod from M/s.Nirmal Constructions Vide Notarized Agreement
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Ozar Branch. to assess value of the property for Banking 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 – Site 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 21.09.2023
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;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and 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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22nd September 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **795.00 Sq. Ft. Built Up Area** owned by **M/s. Nirmal Constructions**. Name of Proposed Purchaser: **Shri. Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod** 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 owned by **M/s. Nirmal Constructions**. Name of Proposed Purchaser: **Shri.Shailesh Ramesh Rathod & Sau.Hema Shailesh Rathod**. 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.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **795.00 Sq. Ft. Built Up Area**

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 Flat 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 Residential Flat, admeasuring **795.00 Sq. Ft. Built Up Area**

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****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.

27.

Remuneration and Costs.

28. 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.
29. 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.

30. 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.
31. 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.

Director

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

Auth. Sign.

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