



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Kailash Dinkar Patil**

Name of Owner: **M/s. B.K. Construction**

Residential Flat No. 304, Third Floor, "**Guru Ganesh Heights**", Survey No. 46/ 1+2+3+4/ 1, Plot No. 23+24,  
Near Water Tank, Satpur Colony, Right Canal Road, Village – Anandwalli, Taluka - Nashik, District -  
Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.

Latitude Longitude: 20°00'32.6"N 73°43'43.7"E

### Valuation Prepared for:

**Bank of Baroda**

**Regional Office**

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



#### Our Pan India Presence at :

- |             |              |             |          |
|-------------|--------------|-------------|----------|
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| 📍 Delhi NCR | 📍 Nashik     | 📍 Ahmedabad | 📍 Jaipur |



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, Third Floor, "Guru Ganesh Heights", Survey No. 46/ 1+2+3+4/ 1, Plot No. 23+24, Near Water Tank, Satpur Colony, Right Canal Road, Village – Anandwalli, Taluka - Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **M/s. B.K. Construction. Name of Proposed Purchaser: Shri. Kailash Dinkar Patil.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 25	Side Margin
South	Plot No. 22	Flat No. 303
East	Colony Road	Staircase, Duct & Flat No. 04 & 05
West	Plot No. 14 & 15	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 **₹ 23,85,000.00 (Rupees Twenty Three Lakh Eighty Five Thousand Only)**. As per Site Inspection 71% Construction Work is Completed

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.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.209-98322b6c4f6d135dc38c1f39a2886f913490c7d33d413  
33115275917a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a56a6b8cc90682a55a8f6c3c1f6b1511  
2e3194a22979a277b625bfc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.09.25 10:52:51 +05'30'

Auth. Sign.



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  
Encl: Valuation report.

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

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- Raipur
- Jaipur

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

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

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

To,

**The Chief Manager,****Regional Office**BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 422 101, 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	: 22.09.2023
	b) Date on which the valuation is made	: 23.09.2023
3.	List of documents produced for perusal:	
	1) Copy of Draft Agreement for Sale September / 2023 between M/S. B.K Construction (the Seller) and Shri. Kailash Dinkar Patil (Proposed Purchaser)	
	2) Copy of Approved Building Plan Accompanying Commencement Certificate No. A1/ BP/ 526/ 2022 dated 28.02.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation.	
	3) Copy of Commencement Certificate No. LND / BP / A1/ BP/ 526/ 2022 Dated 28.02.2022 issued by Nashik Municipal Corporation.	
	4) Copy of RERA Registration Certificate No. P51600047112 dated 10.10.2022 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)	: <b>Name of Proposed Purchaser:</b> <b>Shri. Kailash Dinkar Patil.</b>  <b>Name of Owner:</b> <b>M/s. B.K. Construction</b>  <b>Address:</b> Residential Flat No. 304, Third Floor, "Guru Ganesh Heights", Survey No. 46/ 1+2+3+4/ 1, Plot No. 23+24, Near Water Tank, Satpur Colony, Right Canal Road, Village – Anandwalli, Taluka - Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Omkar Pawar (Site Supervisor) Contact No. +91 8390461845 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 304 is located on Third Floor.  As per plan composition of flat is : Living + Kitchen + 1 Bedroom + Toilet + Passage + Balcony (i.e. 1BHK).



			The property is at 16.9 Km. distance from nearest Railway Station, Nashik.  <b>Landmark:</b> Near Water Tank  <b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>
	RCC Footing/Foundation	Completed	Internal Brick work Completed
	RCC Plinth	Completed	External Brickwork Completed
	Full Building RCC	Completed	Internal plastering Completed
	External plastering	Completed	
	<b>Total</b>	<b>71% work completed</b>	
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. 46/ 1+2+3+4/ 1, Plot No. 23+24
b)	Door No.	:	Residential Flat No. 304
c)	T.S. No. / Village	:	Village – Anandwalli
d)	Ward / Taluka	:	Taluka – Nashik
e)	Mandal / District	:	District – Nashik
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. A1/ BP/ 526/ 2022 Dated 28.02.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation
g)	Approved map / plan issuing authority	:	Nashik Municipal Corporation
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. 304, Third Floor, " <b>Guru Ganesh Heights</b> ", Survey No. 46/ 1+2+3+4/ 1, Plot No. 23+24, Near Water Tank, Satpur Colony, Right Canal Road, Village – Anandwalli, Taluka - Nashik, District - Nashik, PIN Code – 422 007, 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	:	Village – Anandwalli
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
13.	Dimensions / Boundaries of the Property / Building		<b>As per Actual Site</b> <b>As per the Deed</b>
	North	:	Plot No. 25      Plot No. 25
	South	:	Plot No. 22      Plot No. 22
	East	:	Colony Road      Colony Road
	West	:	Plot No. 14 & 15      Plot No. 14 & 15
Mtrs	<b>Flat</b>		<b>As per Actual Site</b> <b>As per the Deed</b>
	North		Side Margin      Side Margin
	South		Flat No. 303      Flat No. 303
	East		Staircase, Duct & Flat No. 04 & 05      Staircase, Duct & Flat No. 301
	West		Side Margin      Side Margin
13.2	Whether Boundaries Matching with Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'32.6"N 73°43'43.7"E
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 400.00 Balcony Area in Sq. Ft = 130.00 (Area as per Actual Site inspection)</p> <p><b>Carpet Area in Sq. Ft. = 316.00</b> <b>Balcony Area in Sq. Ft = 161.00</b> <b>Total Carpet Area in Sq. Ft. = 477.00</b> <b>(Area as per Draft Agreement for Sale &amp; Approved Plan)</b></p> <p>Built Up Area in Sq. Ft = 525.00 (Carpet Area as per Draft Agreement for Sale+ 10%)</p>
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p><b>Carpet Area in Sq. Ft. = 316.00</b> <b>Balcony Area in Sq. Ft = 161.00</b> <b>Total Carpet Area in Sq. Ft. = 477.00</b> <b>(Area as per Draft Agreement for Sale &amp; Approved Plan)</b></p>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent	:	Building is Under Construction



	received per month.		
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 46/ 1+2+3+4/ 1, Plot No. 23+24,
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Anandwalli Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 304, Third Floor, " <b>Guru Ganesh Heights</b> ", Survey No. 46/ 1+2+3+4/ 1, Plot No. 23+24, Near Water Tank, Satpur Colony, Right Canal Road, Village – Anandwalli, Taluka - Nashik, District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is Under Construction
5.	Number of Floors	:	Ground (Parking) + 6 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flat on Third Floor
8.	Quality of Construction	:	Building is Under Construction
9.	Appearance of the Building	:	Building is Under Construction
10.	Maintenance of the Building	:	Building is Under Construction
11.	Facilities Available	:	
	Lift	:	Proposed 1 Lift
s	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Covered Car Parking
	Is Compound wall existing?	:	Proposed –Yes
	Is pavement laid around the building	:	Proposed –Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	Third Floor
2	Door No. of the Flat	:	Residential Flat No. 304
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tile Flooring
	Doors	:	Proposed Teak Wood door framed with flush doors
	Windows	:	Proposed Aluminum sliding window with M.S. Grills
	Fittings	:	Proposed Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Proposed Cement Plastering
	Paint	:	Proposed Distemper Paint
4	House Tax	:	
	Assessment No.	:	Building is Under Construction
	Tax paid in the name of:	:	Building is Under Construction
	Tax amount:	:	Building is Under Construction
5	Electricity Service connection No.:	:	Building is Under Construction



	Meter Card is in the name of:	:	Building is Under Construction
6	How is the maintenance of the Flat?	:	Building is Under Construction
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser:</u> <b>Shri. Kailash Dinkar Patil</b>  <u>Name of Owner:</u> <b>M/s. B.K. Construction</b>
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 = 525.00 (Carpet Area as per Draft Agreement for Sale+ 10%)
10	What is the floor space index (app.)	:	As per MMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 400.00 Balcony Area in Sq. Ft = 130.00 (Area as per Actual Site inspection)  <b>Carpet Area in Sq. Ft. = 316.00</b> <b>Balcony Area in Sq. Ft = 161.00</b> <b>Total Carpet Area in Sq. Ft. = 477.00</b> <b>(Area as per Draft Agreement for Sale &amp; Approved Plan)</b>
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?	:	Building is Under Construction
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month after completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
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)	:	₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet 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).	:	₹ 5,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 31,500.00 per Sq. M. ₹ 2,926.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	----



<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	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	: Building is Under Construction
	Life of the building estimated	: 60 Years after Completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	: N.A. as the age of the property is below 5 years
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 5,000.00 per Sq. Ft.</b>
	<b>Remarks:</b>	

#### Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat ( Including Parking )	477.00 Sq. Ft.	5,000.00	23,85,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
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			
	<b>Total</b>			<b>23,85,000.00</b>

#### Value of Flat

<b>Fair Market Value</b>	<b>23,85,000.00</b>
<b>Realizable value</b>	<b>22,65,750.00</b>
<b>Distress Value</b>	<b>19,08,000.00</b>
<b>Insurable value of the property (525.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>10,50,000.00</b>
<b>Guideline value of the property (525.00 Sq. Ft. X ₹ 2,926.00)</b>	<b>15,36,150.00</b>



### **Justification for price / rate**

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

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

### **Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential 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 ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet 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 ₹ 5,000.00 per Sq. Ft. on Carpet 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	₹ 5,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income



### Actual site photographs



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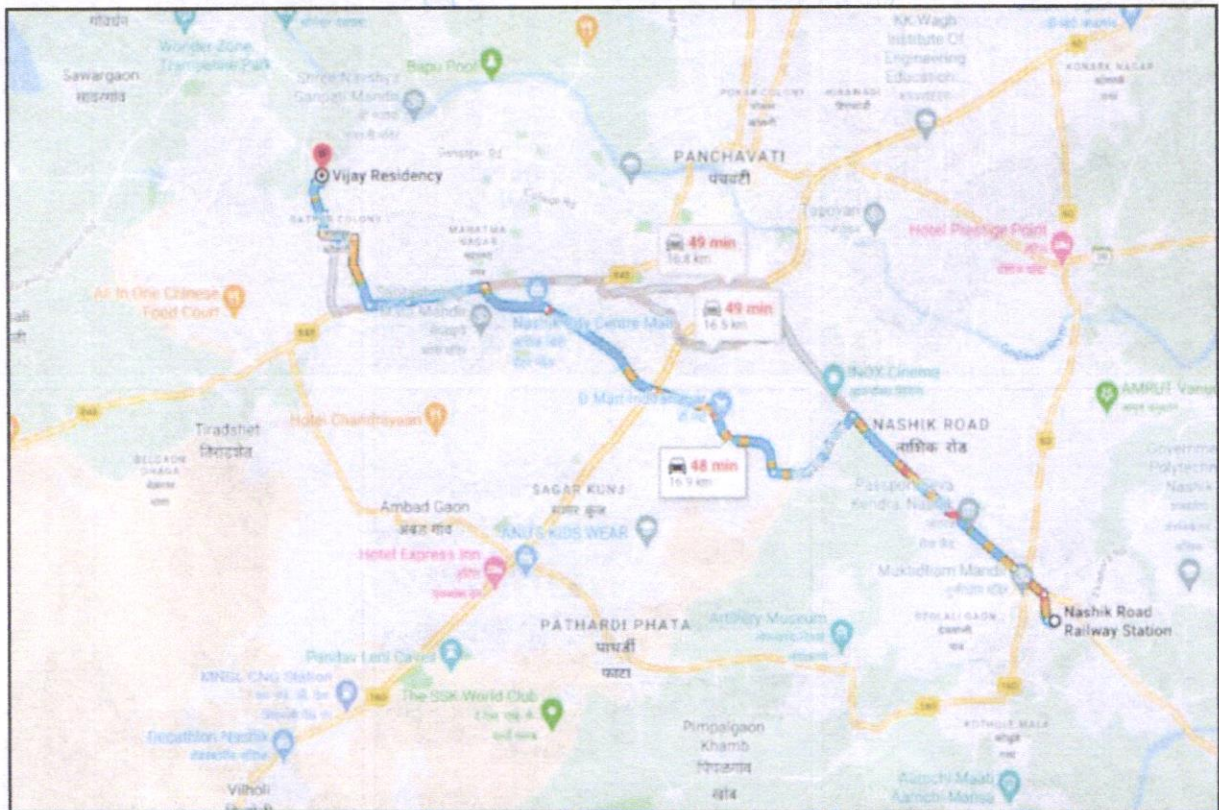
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# Route Map of the property


Site u/r



**Latitude Longitude: 20°00'32.6"N 73°43'43.7"E**


**Note:** The Blue line shows the route to site from nearest Railway Station ( Nashik – 16.9 Km.)

## Ready Reckoner Rate



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

**नोंदणी व मूद्रांक  
विभाग**  
महाराष्ट्र शासन



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Valuation
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### Valuation For Influence Area

valuation of properties in Maharashtra \*\*\*

#### Location Details

Select Type

 Development Agreement
  Tenant Occupied
  Other

Division Name

Nashik

[Help on Division](#)

District Name

नाशिक

Taluka Name

नाशिक

Village/Zone Name

मीजे आनंदवस्ती

Attribute

इतर

SubZone Name

5.9. केनालगतच्या रहीवा

Mahapalika Area

Nashik Muncipal Cor

Open Land	Residence	Office	Shop	Industry	Unit
7300	31500	36220	39370	0	Square Meter

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## Price Indicators

**HOUSING.COM** Buy In Nashik | Anandwadi Dwar | Add | Download App | List Property | Save

Home / Nashik / Anandwadi Dwar / Metadesign MBLU | Last updated: Jun 6, 2018

### Metadesign MBLU

By METADESIGN ARCHITECTS | Off Tukaram Kale Marg, Near Nakhathra Lawns, Nashik

₹45.08 L | 3.85 K/sq.ft | EMI starts at 23,87 K

Price includes maintenance floor rise... See More

Become the first to Kabr | Contact Developer

Project Images | 2 BHK

Living: 13'2" x 9'9" | Dining: 6'7" x 9'9" | Bedroom: 12'4" | Toilet: 6'7" x 4'4" | Toilet: 6'5" x 4'4"

2 BHK Apartment Configuration | Ready to Move Possession Status | 3.85 K/sq.ft Avg. Price | 1171.00 sq.ft. (Saleable Area) Size

**magicbricks** Buy | Rent | Sell | Home Loans | Login | Post Property

Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Serene Meadows > 2 BHK Flats for Sale in Serene Meadows > 956 Sqft | Posted on: Jun 29, 23 | Property ID: 67763903

Get full support from Relationship Manager MB Prime | Shortlists Properties | Live Video Call | Communicates with Owners | Join Prime @ 50% OFF

₹ 48.0 Lac | EMI - ₹22k | Get pre-approved loan

2 BHK Flat For Sale in Samraat Tropicano, Serene Meadows, Nashik

2 Beds | 2 Baths | 2 Balconies | Unfurnished

Carpet Area: 956 sqft | Developer: Samraat Group | Project: Samraat Tropicano

Floor: 6 (Out of 6 Floors) | Transaction Type: Resale | Status: Ready to Move

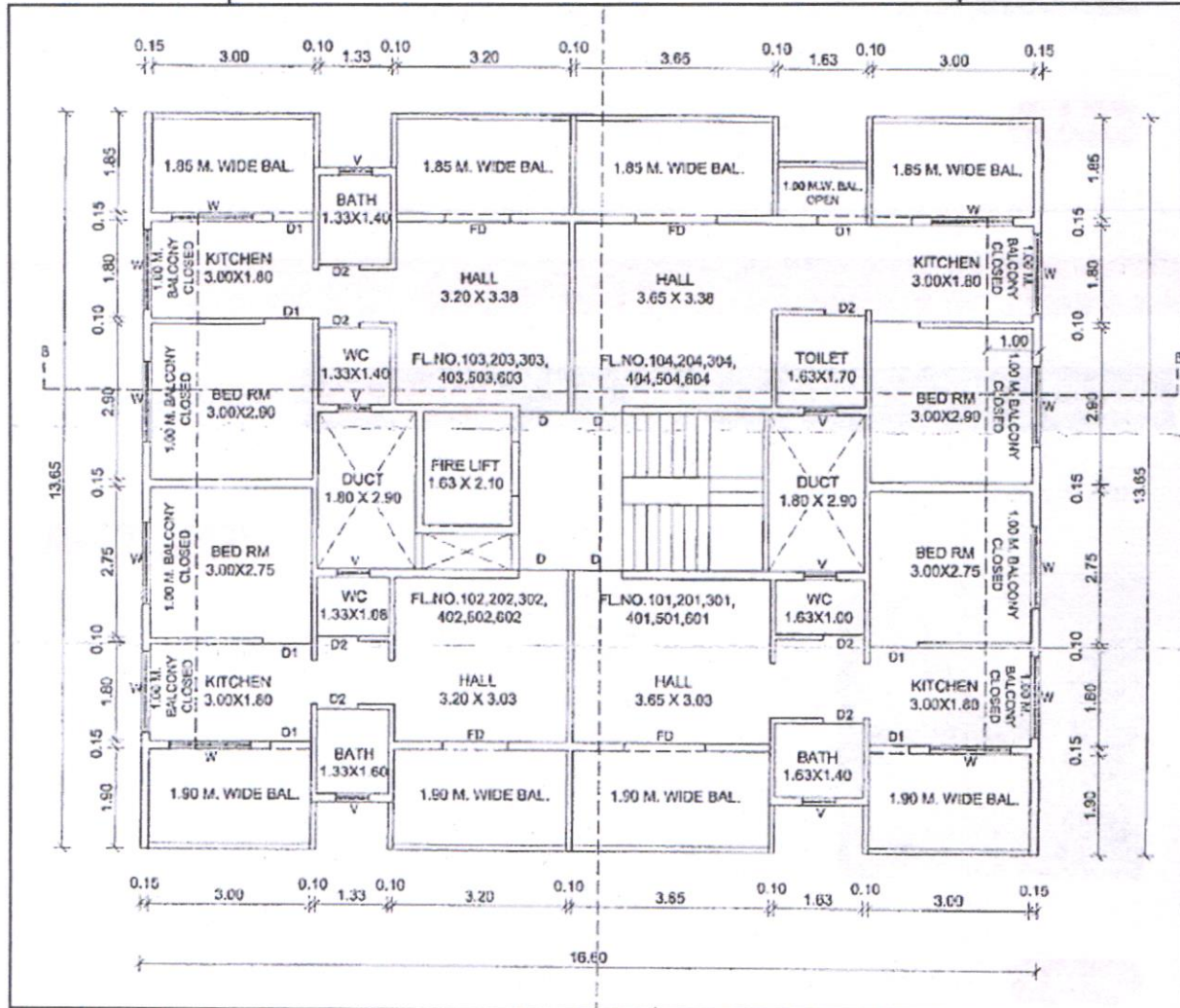
Furnished Status: Unfurnished | Age Of Construction: New Construction

Contact Owner | Get Phone No. | Last contact made 3 days ago



## Approved Plan

PROPOSED RESIDENTIAL BUILDING PLAN & PLOT AMALGAMATION PLAN ON P.NO.23+24 S.NO. 46/1/2/3/4/1, ANANDWALI SHIWAR, IN NASHIK. FOR M/S. B.K. CONSTRUCTION PARTNERSHIP FIRM THRO. PARTNER SOU. ARCHANA PRADIP BHANDARI & SOU. CHAYA RUPCHAND KATHE	DRAWING SHEET NO.  2/2
<b>RECOMMENDATION</b>  <b>APPROVED</b> The Plans amended in ..... As per the conditions Mentioned in the accompanying commencement Certificate No. dated 28/02/2022 A-113P/526/2022	
Executive Engineer TOWN PLANNING Nashik Municipal Corporation Nashik	



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## Commencement Certificate

	<p><b>NASHIK MUNICIPAL CORPORATION</b></p> <p>NO:LNDRBP/ASIBP/1526/2022 DATE: 28/01/2022</p>
<p><b>SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE</b></p>	
<p><b>TO: M/s. B. K. Construction Partnership Firm Through Partner Sau. Archana Pradip Bhandari &amp; Sau. Chaya Rupchand Kathe, C/o. Er. Vitthal G. Kathale &amp; Stru Engg. Jayesh Makwana Of Nashik.</b></p>	
<p><b>Sub -</b> Sanction of Building Permission &amp; Commencement Certificate on Plot No. 23+24 of S.No./G.No. 45/1/2/3/4/1 of Anandwadi Shiwar, Nashik.</p>	
<p><b>Ref -</b> 1) Your Application &amp; for Building permission/ Revised Building permission/ Extension of Structure Plan in Dated:24/12/2021 Inward No. A1/BB/632. 2) Final Layout No.LNDWS/25 Dt:12/03/2009.</p>	
<p>Sanction of building permission &amp; commencement certificate is hereby granted under section 45 &amp; 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out developmental work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for <b>Residential</b> Purpose as per plan duly amended in ..... subject to the following conditions.</p>	
<p><b>CONDITIONS (1 to 48)</b></p>	
<ol style="list-style-type: none"> <li>1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.</li> <li>2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.</li> <li>3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue &amp; thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development &amp; action as per provisions laid down in Maharashtra Regional &amp; Town Planning Act 1966 &amp; under Maharashtra Municipal Corporation Act 1949 will be taken against such defaulter which should please be clearly noted.</li> <li>4) This permission does not entitle you to develop the land which does not vest in you.</li> <li>5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.</li> <li>6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work (viz under Provision of Urban Land Ceiling &amp; Regulation Act &amp; under appropriate sections of Maharashtra Land Revenue Code 1966.)</li> <li>7) The balconies, ottas &amp; verandas should not be enclosed and merged into adjoining rooms or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas &amp; verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.</li> <li>8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.</li> <li>9) The drains shall be laid out &amp; covered up properly to the satisfaction of Municipal Authority of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity. Invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises the effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.</li> <li>10) Proper arrangement for disposal of surface water all be made as per site requirements with due regard to natural gradient of the land facing to this conditions if any incident happens the whole responsibility will be on the applicant /developers.</li> <li>11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.</li> </ol>	





## Draft Agreement

विभाग क्र. :	५.९
सरकारी मुल्यांकन दर :	३१,५००/-
सदनिकेचे कारपेट क्षेत्र :	२९.३४ चौ.मी.
वाल्कनी क्षेत्र :	१४.९६ चौ.मी.
बाजार मुल्यांकन :	१६,७५,०००/-
आपआपसातील किंमत :	१६,७५,०००/-
मूद्रांक शुल्क :	१,००,५००/-
नोंदणी फी :	१६,७५०/-

**॥ श्री ॥**  
**अॅग्रीमेंट फॉर सेल**  
 अॅग्रीमेंट फॉर सेल आज दि. ----- माहे सप्टेंबर इसवी सन २०२३ रोज  
 -----वार ते दिवशी नाशिक मुक्कामी.....

<p style="text-align: center;">2</p> <p>श्री. कैलास दिनकर पाटील              उ.व. ४२, वंदा - नोबरो              फोन : BQVPP ४१११M              आकार नं. ४७८९ २८९८ ४३५०              रा. शंता सदन अपार्टमेंट, गंगारू रोड,              अथर्व मंगल कार्यालय जवळ, दादर नगर,              नाशिक - ४२२०१३.</p> <p style="text-align: center;"><b>यांसी</b></p> <p>मे. वी. के. कन्स्ट्रक्शन भागीदारी संस्था              फोन नं : AAZFB ००६१ H              तर्फे प्राणीदार</p> <p>१. श्री. अर्चना इन्डिया भंडारी              उ.व. ४४, पंढ - व्याघ्र              आकार नं. ९४०३ ०२३६ ७०४२</p> <p>२. श्री. छाया रूपचंद काळे              उ.व. ४४, पंढ - व्याघ्र              आकार नं. ९१६० ८०७६ ७०२३              ऑफिस नं : आशिया अपार्टमेंट,              आनंद छाया कस स्टॉप, मौले हॉल जवळ,              मालपूर, नाशिक.</p>	<p><b>अॅग्रीमेंट फॉर सेल</b>  <b>लिट्रुन देणार</b></p> <p><b>अॅग्रीमेंट फॉर सेल</b>  <b>लिट्रुन देणार</b></p>
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कारणे अॅग्रीमेंट फॉर सेल लिट्रुन देणार हेमा जे व्ही,

१अ) मिळकतीचे वर्णन : तुकडी किल्ला नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील " मौजे आमंदवल्ले " वेदीत सर्व्हे नं. ४६/१/२/३/४/९ यातील प्लॉट नं. २३ यांसी क्षेत्र २००.७२ चौ.मी. व प्लॉट नं. २४ यांसी क्षेत्र २००.७२ चौ.मी. यांसी एकीकृत चतु:सिमा खालीलप्रमाणे :-

पूर्वेस : कोलमी रोड  
 पश्चिमेस : प्लॉट नं. १४ व १५

	3
	<p><b>दक्षिणेस</b> : प्लॉट नं. २२  <b>उत्तरेस</b> : प्लॉट नं. २५</p>

दोघेप्रमाणे चतु:सिमापुर्वक प्लॉट मिळकत तदंगभूत वादबह, जाणा-दोषाचे कागदबिबट्टीचे हक्कासह तसेच मालकी हक्कासहो प्राप्त होणाऱ्या सर्व हक्कासह तसेच ओपन स्पेस व कोलमी रोड वापरण्याचे सामाईक हक्कासह मिळकत दरोबरत.

१ब) कालम १ अ मध्ये वर्णन केलेल्या मिळकतीवर " गुरु गणेश हाईटस " या नावाने वादकाम होत असलेल्या इमारतीतील तिसऱ्या मजल्यावरील प्लॉट / सदनिका नं. ३०४ यांसी कारपेट क्षेत्र २९.३४ चौ.मी. व वाल्कनी क्षेत्र १४.९६ चौ.मी. यांसी चतु:सिमा खालीलप्रमाणे:-

पूर्वेस :	शिवा, ड्राफ्ट व प्लॉट नं. ३०९
पश्चिमेस :	साईड मार्गिन.
दक्षिणेस :	प्लॉट नं. २०२
उत्तरेस :	साईड मार्गिन

दोघेप्रमाणे कालम १ ब मध्ये वर्णन केलेल्या मिळकती तसेच जाणे दोषाचे सामाईक वापराचे ईस्टेजस व किंमत सह दरोबरत मिळकत.

२) कालम १-अ मध्ये वर्णन केलेल्या मिळकती हद्दी लिट्रुन देणार यांच्या स्वखरेदी मालकीच्या मिळकती असून पैकी प्लॉट नं. २३ ही मिळकत लिट्रुन देणार यांनी मिळकतीचे पुर्वगामी मालक अर्चना इन्डिया भंडारी व छाया रूपचंद काळे यांचेकडून फरोकत खरेदी खतासह खरेदी केलेली मिळकत असून सदरचे खरेदीखत मे. दुय्यम निबंधक सो. नाशिक यांचे कार्यालयात दस्त क्र. १४६६/२०२२ अन्वये दि. १६/०२/२०२२ रोजी नोंदीकिलेले आहे.

तसेच प्लॉट नं. २४ ही मिळकत लिट्रुन देणार यांनी मिळकतीचे पुर्वगामी मालक शांतीलाल हिंदू पवार व अल्का उर्फ अलका शांतीलाल पवार यांचेकडून फरोकत खरेदीखतासह खरेदी केलेली मिळकत असून सदरचे खरेदीखत मे. दुय्यम निबंधक सो. नाशिक यांचे कार्यालयात दस्त क्र. ११८८/२०२२ अन्वये दि. ०८/०२/२०२२ रोजी नोंदीकिलेले आहे.



**(Annexure – I)****DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 23.09.2023 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 22.09.2023. 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 under consideration is being purchased by Shri. Kailash Dinkar Patil from M/s. B.K. Construction vide Draft Agreement for Sale September / 2023.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. 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 Sachin Raundal – Site Engineer Vinitia Surve – Technical Manager Rishidatt Yadav– 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 – 23.09.2023 Valuation Date - 22.09.2023 Date of Report - 22.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.09.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and 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 **23<sup>th</sup> September 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **477.00 Sq. Ft. Total Carpet Area** Purchased by Name of Proposed Purchaser: **Shri. Kailash Dinkar Patil**. Name of Owner: **M/s. B.K. Construction**. 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 Purchased by Name of Proposed Purchaser: **Shri. Kailash Dinkar Patil.** & Name of Owner: **M/s. B.K. Construction.** 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 **477.00 Sq. Ft. Total Carpet 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 **477.00 Sq. Ft. Total Carpet 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.

### 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: 23.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=afmim,  
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Date: 2023.09.25 10:53:19 +05'30'

Director

Auth. Sign.

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