

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri.Vinayak Hariharrao Chondhekar & Sau.Pratibha Vinayak Chondhekar**

Name of Owner: **Shri.Paresh Nanjibhai Patel.**

Residential Flat No.3, First Floor, "**Atharva Heights Apartment**", Survey No.12/2/1,
Plot No.14 & 15, Opp Ratna Bungalow, Ghadge Nagar, Gayakhe Colony, Village - Deolali,
Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India.

Latitude Longitude: 19°57'16.2"N 73°49'54.6"E

Valuation Prepared for:

Bank of Baroda

Regional Office

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



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

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.3, First Floor, "Atharva Heights Apartment", Survey No.12/2/1, Plot No.14 & 15, Opp Ratna Bungalow, Ghadge Nagar, Gayakhe Colony, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India belongs to **Shri.Paresh Nanjibhai Patel** Name of Proposed Purchaser : **Shri.Vinayak Hariharrao Chondhekar & Sau.Pratibha Vinayak Chondhekar.**

Boundaries of the property

| Boundaries | Building | Flat |
|------------|------------|----------------------------|
| North | Open Space | Marginal Space |
| South | Road | Marginal Space & Flat No.2 |
| East | Bungalow | Staircase and Flat No.1 |
| West | Building | Marginal Space |

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 **₹ 82,50,000.00 (Rupees Eighty-Two Lakh Fifty Thousand 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.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.25 18:02:19 +05'30'

Auth) Sign.



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

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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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****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 | : 23.09.2023 |
| | b) Date on which the valuation is made | : 25.09.2023 |
| 3. | List of documents produced for perusal: 1) Copy of Notarized Agreement between Shri.Paresh Nanjibhai Patel (the Seller) and Shri.Vinayak Hariharrao Chondhekar & Sau.Pratibha Vinayak Chondhekar (Proposed Purchaser) 2) Copy of Commencement Certificate Vide No.LND/BP/C3/51/2022 Dated.01.07.2022, issued by Nashik Municipal Corporation 3) Copy of Occupancy Certificate vide No.Javak No. / NRV / Nashik Road / 31539/2023 dated 11.08.2023 issued by Nashik Municipal Corporation 4) Copy of Approved Plan accoupaning Occupancy Certificate vide No.Nashik/31539/2023 dated 11.08.2023 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation | |
| 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) | : <u>Name of Proposed Purchaser:</u> Shri.Vinayak Hariharrao Chondhekar & Sau.Pratibha Vinayak Chondhekar <u>Name of Owner:</u> Shri.Paresh Nanjibhai Patel <u>Address:</u> Residential Flat No.3, First Floor, "Atharva Heights Apartment", Survey No.12/2/1, Plot No.14 & 15, Opp Ratna Bungalow, Ghadge Nagar, Gayakhe Colony, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 214, State – Maharashtra, Country – India. <u>Contact Person:</u> Shri.Vinayak Hariharrao Chondhekar (Proposed Purchaser) Contact No. +91 9028872777 Joint Ownership (Proposed) |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Residential Flat No.3 is located on First Floor. as per Plan The composition of flat is Living + Dining |

| | | | |
|-----|---|---|--|
| | | | + Kitchen +3 Bedrooms + Toilet + Passage + Balcony. (i.e.,3BHKD). The property is at 2.1 Km. distance from nearest railway station Nashik Road. Landmark: Opp Ratna Bungalow |
| 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.12/2/1, Plot No.14+15 |
| | b) Door No. | : | Residential Flat No.3 |
| | c) T.S. No. / Village | : | Village – Deolali |
| | 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 Plan accoupaning Occupancy Certificate vide No.Nashik/31539/2023 dated 11.08.2023 issued by Executive Engineer Town Planning Department 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.3, First Floor, " Atharva Heights Apartment ", Survey No.12/2/1, Plot No.14 &15, Opp Ratna Bungalow, Ghadge Nagar, Gayakhe Colony, Village -Deolali, Taluka & District - Nashik, PIN Code – 422 214, 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 Panchayat / Municipality | : | Village – Deolali Nashik Municipal Corporation |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No |

| 13. | Dimensions / Boundaries of the Property / Building | | As per Actual Site | As per the Deed |
|-----------|--|---|---|------------------------------|
| | North | : | Open Space | Open Space |
| | South | : | Colony Road | Colony Road |
| | East | : | Plot No.16 | Plot No.16 |
| | West | : | Survey No.12/2 of Plot No.13 | Survey No.12/2 of Plot No.13 |
| 13.1 | Flat | | As per Actual Site | As per the Deed |
| | North | | Marginal Space | Marginal Space |
| | South | | Marginal Space & Flat No.2 | Marginal Space & Flat No.2 |
| | East | | Staircase and Flat No.1 | Staircase and Flat No.1 & 2 |
| | West | | Marginal Space | Marginal Space |
| 13.2 | Whether Boundaries Matching with Actual | | Yes | |
| 13.3 | Latitude, Longitude & Co-ordinates of the site | : | 19°57'16.2"N 73°49'54.6"E | |
| 14. | Extent of the site | : | <p>Carpet Area in Sq. Ft. = 1209.00 Balcony Area in Sq. Ft. = 76.00 (Area as per site Measurement)</p> <p>Carpet Area in Sq. Ft. = 1197.00 (Area as per Notarized Agreement)</p> <p>Carpet Area in Sq. Ft. = 1100.00 (Area as per Approved Plan)</p> <p>Built up in Sq. Ft. = 1320.00 (Area as per Approved Plan+20%)</p> | |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 1100.00 (Area as per Approved Plan) | |
| 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 | : | | |
| | C.T.S. No. | : | Survey No.12/2/1, Plot No.14+15 | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | : | Village – Deolali | |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No.3, First Floor, "Atharva Heights Apartment", Survey No.12/2/1, Plot No.14+15, Opp Ratna Bungalow, Ghadge Nagar, Gayakhe Colony, | |

| | | |
|-----------|--|---|
| | | Balcony Area in Sq. Ft. = 76.00 (Area as per site Measurement) |
| | | Carpet Area in Sq. Ft. = 1197.00 (Area as per Notarized Agreement) |
| | | Carpet Area in Sq. Ft. = 1100.00 (Area as per Approved Plan) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : Medium Class |
| 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? | : ₹ 17,000.00 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) | : ₹ 7,000.00 to ₹ 8,000.00 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). | : ₹ 7,500.00 per Sq. Ft. on Carpet Area |
| 3 | Break – up for the rate | : |
| | i) Building + Services | : ₹ 2,000.00 per Sq. Ft. |
| | ii) Land + others | : ₹ 5,500.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : ₹ 45,000.00 per Sq. M. ₹ 4,181.00 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) | : --- |
| 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 | : ₹ 5,500.00 per Sq. Ft. |
| | Total Composite Rate | : ₹ 7,500.00 per Sq. Ft. |



Remarks:**Details of Valuation:**

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|-----------------|-------------------|---------------------|
| 1 | Present value of the Flat (Including Parking) | 1100.00 Sq. Ft. | 7,500.00 | 82,50,000.00 |
| 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 | | | |
| | Total | | | 82,50,000.00 |

Value of Flat

| | |
|---|---------------------|
| Fair Market Value | 82,50,000.00 |
| Realizable value | 78,37,500.00 |
| Distress Value | 66,00,000.00 |
| Insurable value of the property (1320.00 Sq. Ft. X ₹ 2,000.00) | 26,40,000.00 |
| Guideline value of the property (1320.00 Sq. Ft. X ₹ 4,181.00) | 55,18,920.00 |

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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.

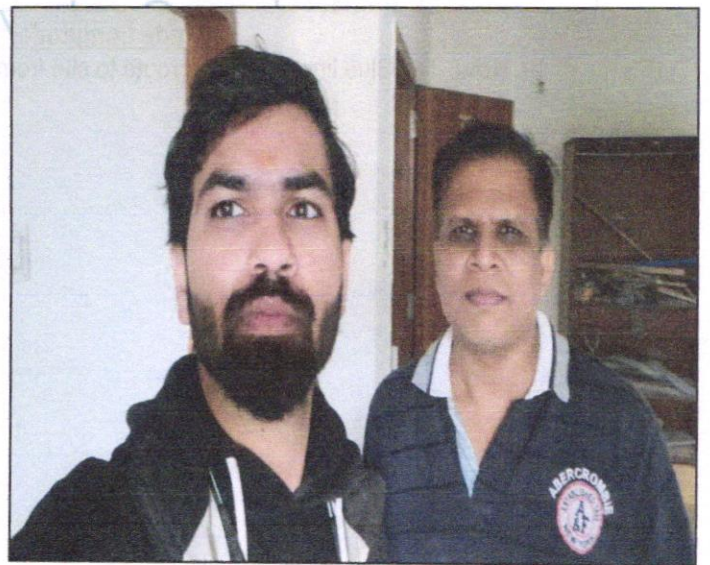
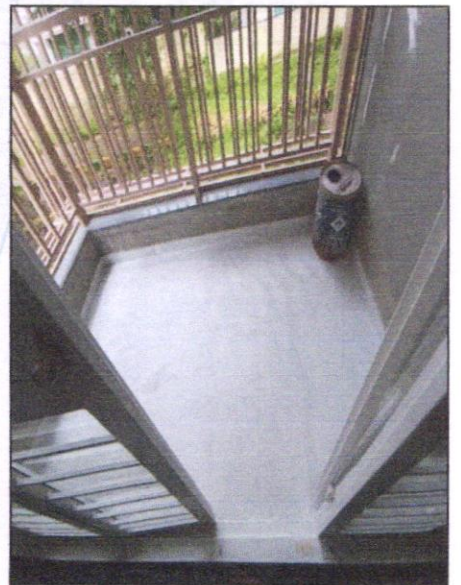
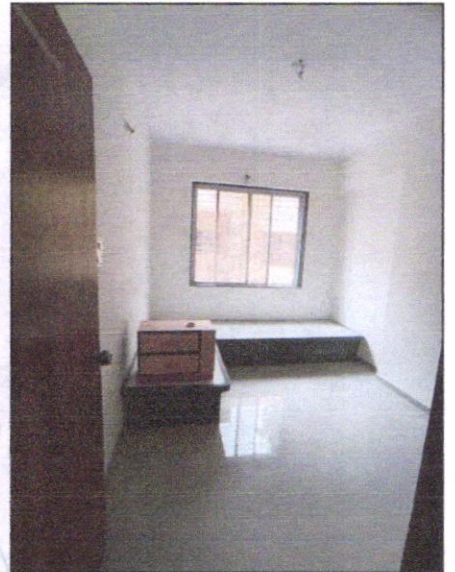
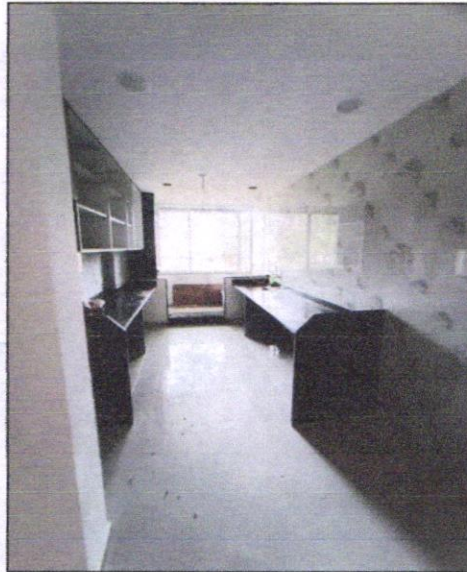
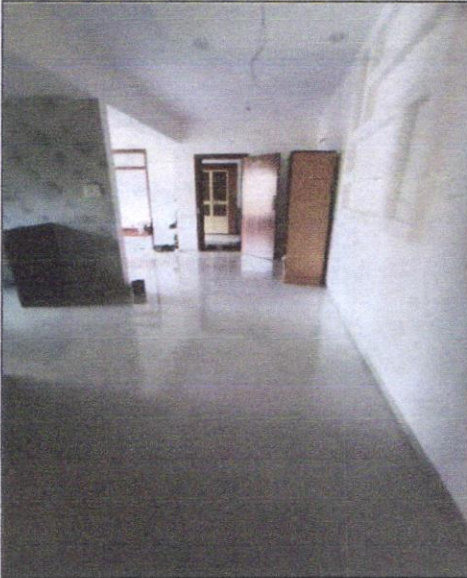
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 ₹ 7,000.00 to ₹ 8,000.00 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 ₹ 7,500.00 per Sq. Ft. on Carpet Up Area for valuation after depreciation.

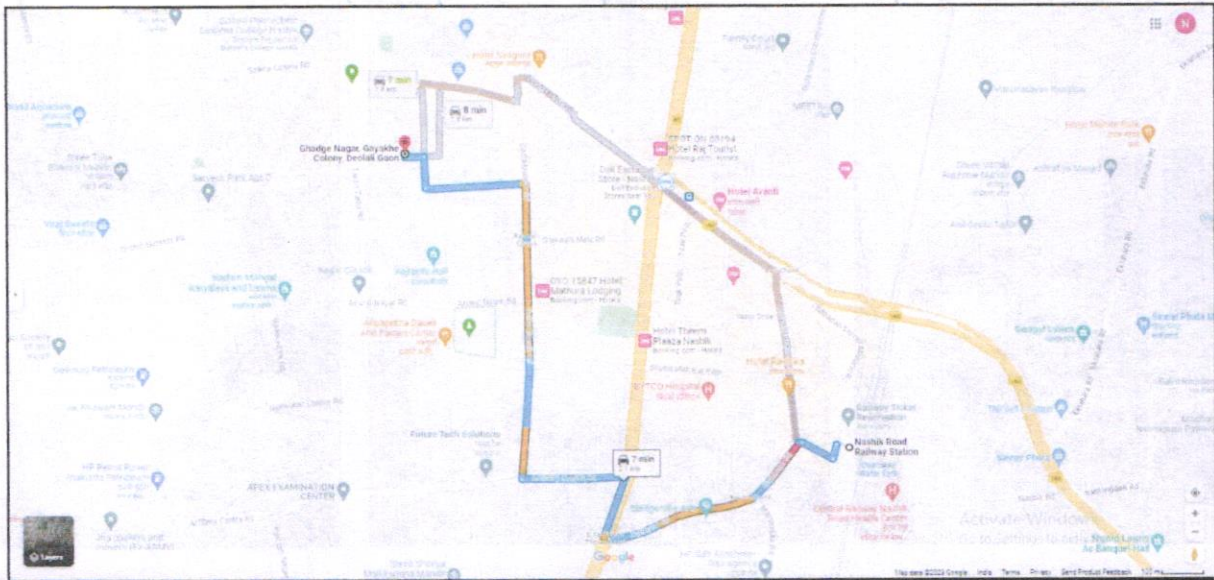
| | |
|--|--|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | Not applicable. |
| i) Saleability | Good |
| ii) Likely rental values in future in and | ₹ 17,000.00 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: 19°57'16.2"N 73°49'54.6"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 2.1 Km.)

Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
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महाराष्ट्र शासन



Valuation
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Valuation For Influence Area

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Help on Division

Division Name: Nashik

District Name: नाशिक Taluka Name: नाशिक Village/Zone Name: मोने देवळाती

Attribute: सह नगर SubZone Name: 11.2- नाशिक पूर्ण रस्ताव

Mahapalika Area: Nashik Municipal Corp

| Open Land | Residence | Office | Shop | Industry | Unit |
|-----------|-----------|--------|-------|----------|--------------|
| 25000 | 45000 | 51750 | 59500 | 0 | Square Meter |

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Price Indicators

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Home / 2 BHK / Deolali Camp / Apartment for Sale in Deolali Camp / 2 BHK Apartment ...

2 BHK Apartment Deolali Camp, Nasik ₹71.0 L EMI starts at ₹37,800

1510 sq ft Built up Area **₹4,70 K/sq ft** Avg Price **Ready to Move** Possession status **Higher** of 3 floors **East facing** Facing **Unfurnished** Furnishing

5 of 12

Home / Property in Nasik / Flats/Apartments / Flats in Deolali Camp / 3 BHK Flats in Deolali Camp ...

₹92 Lac @ 5,070 per sq ft **3BHK 3Baths** Estimated EMI ₹73,481 Flat/Apartment for Sale

RERA STATUS NOT AVAILABLE Website: <https://maharera.nasik.nic.in/>

Overview Owner Details Locality Reviews Recommendations

Property (12)

- Area** Built Up area: 1775 sq.ft.
- Price** ₹92 Lac + Govt Charges & Tax @ 5,070 per sq.ft. (Negotiable) View Price Details
- Floor Number** Ground of 1 Floors
- Property Age** 5 to 10 Year Old
- Configuration** 3 Bedrooms, 3 Bathrooms, 3+ Balconies with Others View Floor Plan
- Address** Windsor Royal Society Deolali Camp, Nasik
- Overlooking** Park/Garden/Club

3 people already contacted since last week

Price Indicators

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2 BHK Owner Residential House For Sale [Deolali Camp, Nashik](#)

2 Beds
 2 Baths
 Semi-Furnished

| | | |
|---|---|-----------------------------------|
| Super Built-Up Area 1200 sqft - ₹ 6,250/sqft | Floor Ground (Out of 2 Floors) | Transaction Type Resale |
| Status Ready to Move | Furnished Status Semi-Furnished | |

Contact Owner
Get Phone No.

Last contact made 1 day ago

magicbricks

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Home > Property in Nashik > Deolali Camp > Builder Floor in Deolali Camp > 970 Sq.ft

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2 BHK Builder Floor For Sale in [Deolali Camp, Nashik](#)

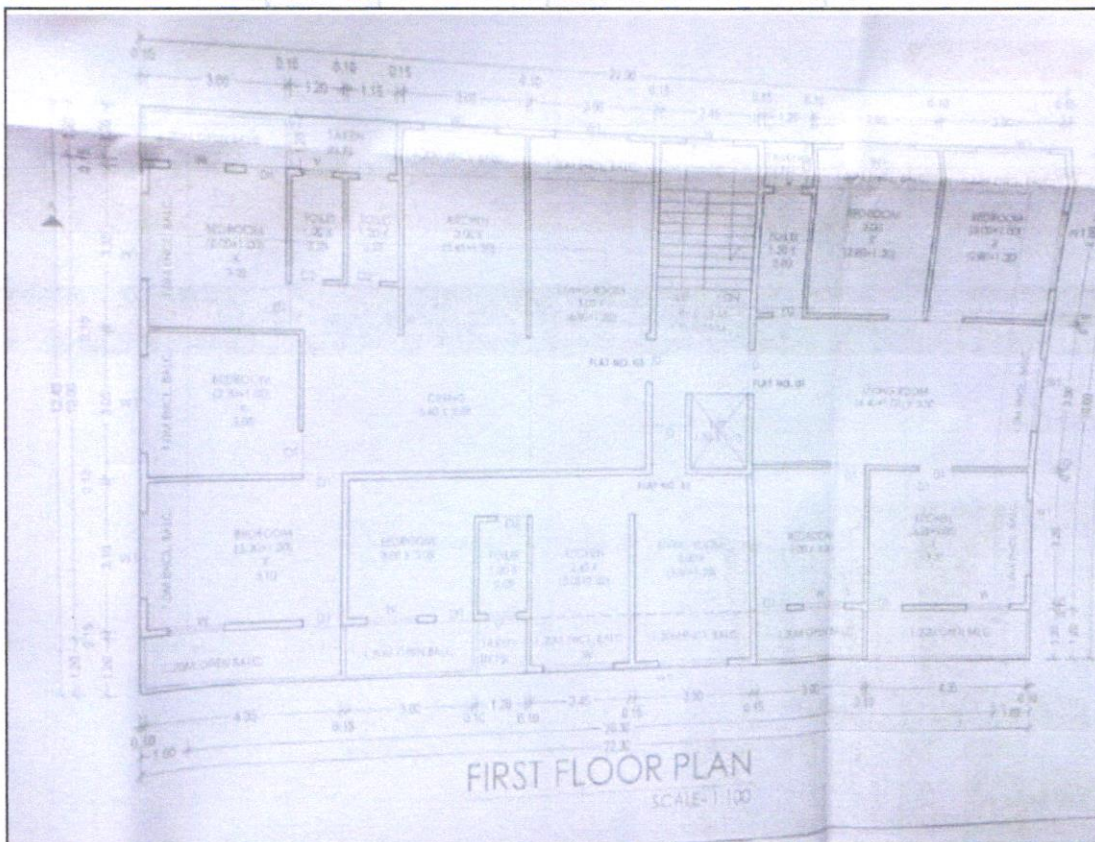
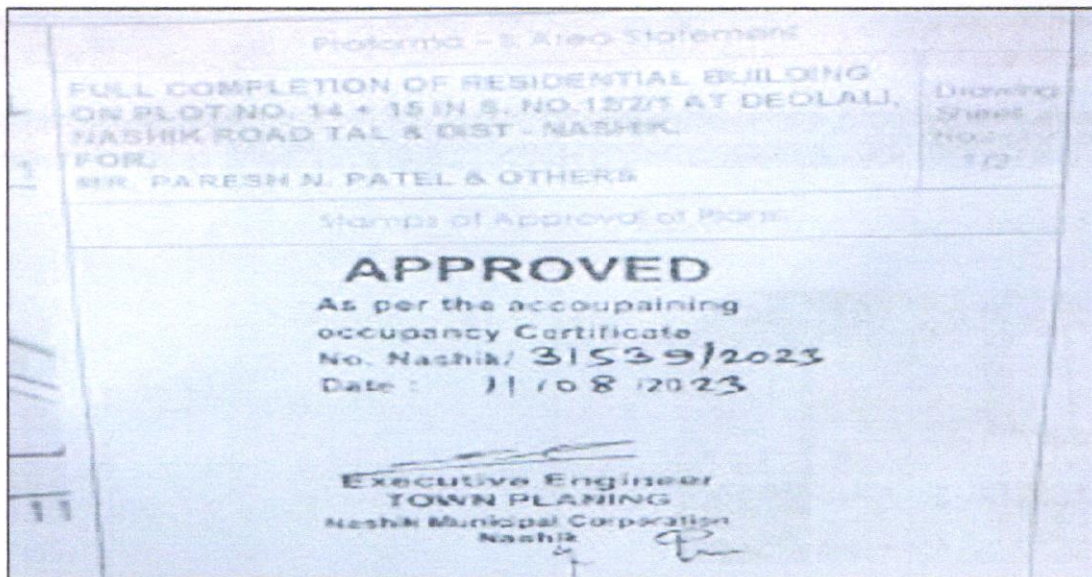
2 Beds
 2 Baths
 Furnished

| | | |
|--|--------------------------------------|-----------------------------------|
| Super Built-Up Area 970 sqft - ₹ 5,979/sqft | Floor 1 (Out of 2 Floors) | Transaction Type Resale |
| Status Ready to Move | Furnished Status Furnished | |

Contact Owner
Get Phone No.

Last contact made 1 day ago

Approved Plan



Notarized Agreement

| | | | | | | | | | | | | | | | | | | |
|---|--|---|-------|---------------|----------|-------------------------------|----------|-----------|----------|-------------------------|-------|---------------------------|----------|-----------------------------------|----------|-------------------------------|----------|-----------------------------------|
| <p>१) श्री. विनायक हरिहरराव चंडेकर उ. वय : ४४ वर्षे श्रेणी : मोकटी फोन नं. AHJPC २४७४८ आधार नं. ६९४२ ७९४९ ०२०८</p> <p>२) सौ. प्रतिभा विनायक चंडेकर उ. वय : ४३ वर्षे श्रेणी : मोकटी फोन नं. ANBPC ७६२०० आधार नं. २०२७ १२५३ १९६३ बोधिसी रा. कदांबे मदन, दत्तमंदिर रोड, वाशिकरोड, ता.वि. वाशिक</p> <p style="text-align: center;">...प्राप्ती...</p> <p>श्री. ज्येष्ठ नामजीभाई फारेल उ. वय : ४२ वर्षे श्रेणी : कदांबर फोन नं. ALIFP ९९५२० रा. फारेल नं. ४०१, सर्वे सर्वेड अवाटमेंट, गाण्डे कलेवरी, वाशिकरोड, वाशिक</p> <p style="text-align: center;">...प्राप्ती...</p> <p>शिविना अवाटमेंट तर्फे सभासद :- १) श्री. सोमनाथ रामसुख भट्ट २) अश्वेद ठके अलाखाड जिन जगताप (सयल) अमित अश्वेद ठके अलाखाड जगताप (सयल) बांधे कायदेशीर वारकदार नरपुत्र शकुंतल अश्वेद ठके अलाखाड जगताप ३) समीर सोमनाथ भट्ट ४) रिटा घालेण झेंझिपर्थे ५) वनंजय साहेबराव देशमुख</p> | <p>लिहून देणार</p> <p>लिहून देणार</p> <p>संमती देणार</p> | <p style="text-align: center;">कारणे हा विक्री करारनामा लिहून देतो ऐसा जे को,</p> <p>१. मिळकतीचे वर्णन :-</p> <p>मुंबई जिल्हा नॉनिक पोस्टगुळी व भातुका नॉनिक प्लॉट नॉनिक महानगरपालिका इटोनील व बोले देवडावली-१ व गावचे शिवाचारीमिळ मिळकत प्लॉट प्लॉट नं. १२/२/१/अर्बिट/१४/२५ वारी एकूण क्षेत्र ५०८.७४ चौ.मी. पैकी इला अर्बिटकरवा करवाचारीना नॉनिक महानगरपालिकेकडे अर्ब केलेले क्षेत्र ३२.२५ चौ.मी. उरता उरलेले सिल्लक क्षेत्र ४७६.४९ चौ.मी. वारी भातुमिळ अर्बनीकरणनामा :-</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">प्लॉट</td> <td style="width: 20%;">प्लॉट नंबर २५</td> </tr> <tr> <td>परिचयनाम</td> <td>सर्वे नंबर १२/२ प्लॉट नंबर १३</td> </tr> <tr> <td>परिचयनाम</td> <td>कोमवी रोड</td> </tr> <tr> <td>उत्पत्ती</td> <td>मोकटी जागा (अपेन स्पेस)</td> </tr> </table> <p>वेगवेगळ्या भातुमिळ प्लॉट मिळकत जल, तर, वृक्ष, जाण्ट, पचलण, निर्धोनिडेण हा मिळकतीत गाणाधेव्यापे हक्कांसह, सर्वे वाणविल्लकतीचे प्लॉटोडे हक्कांसह, तसेच हा मिळकतीमध्ये जाणे वेगवेगळे जे जे रस्ते आहेत, त्या सर्व रस्त्यांचा वापर करणव्यापे हक्कांसह, लिहून देणार धाना मालक वा भातुवने सदरतु मिळकतीवर जे जे हक्क, अधिकार प्राप्त झालेले आहेत त्या सर्व हक्कांसह आणि सर्व लगेतुभातु वस्तुसह देतोवेल.</p> <p>२. प्रस्तुत करारनाम्याचा विषय असलेल्या प्लॉट मिळकतीचे वर्णन :- हा कलम २अ धारा कर्णेन केलेल्या दोन्ही प्लॉट मिळकतीवर एकत्रित रिधा नॉनिक महानगर पालिका, नॉनिक बांधे नगराचन विधानामे संपुर्ण केलेल्या इमारत</p> <div style="border: 1px solid black; width: 100px; height: 100px; margin: 10px auto;"></div> <p>नगराचनवार वापरकाम पूर्ण केलेल्या व अर्बले हाईडम अवाटमेंट वा सयले अवाटमेंट अवाटमेंट इमारतीचक पहिल्या सयलवाटमेंट प्लॉट क्र. ०३ (नीव) वारी एकूण क्षेत्र क्षेत्र १२९६.५० चौ फुट फगावेच २९२.९९ चौ.मी. अर्बोडे बागाच के. फारेल मिळकत व तसेच सयलवाटमेंट अवाटमेंट पार्किंग घासी क्षेत्र ६.९७ चौ.मी. वा पार्किंग सह, वारी प्लॉटच्या भातुमिळ अर्बनीकरणनामा :-</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">प्लॉट</td> <td style="width: 20%;">जिना व फारेल नंबर ०१ व ०२</td> </tr> <tr> <td>परिचयनाम</td> <td>सुविनाल स्पेस/प्लॉटवापी घोकळी जाण</td> </tr> <tr> <td>परिचयनाम</td> <td>सुविनाल स्पेस व फारेल नंबर ०२</td> </tr> <tr> <td>उत्पत्ती</td> <td>सुविनाल स्पेस/प्लॉटवापी घोकळी जाण</td> </tr> </table> | प्लॉट | प्लॉट नंबर २५ | परिचयनाम | सर्वे नंबर १२/२ प्लॉट नंबर १३ | परिचयनाम | कोमवी रोड | उत्पत्ती | मोकटी जागा (अपेन स्पेस) | प्लॉट | जिना व फारेल नंबर ०१ व ०२ | परिचयनाम | सुविनाल स्पेस/प्लॉटवापी घोकळी जाण | परिचयनाम | सुविनाल स्पेस व फारेल नंबर ०२ | उत्पत्ती | सुविनाल स्पेस/प्लॉटवापी घोकळी जाण |
| प्लॉट | प्लॉट नंबर २५ | | | | | | | | | | | | | | | | | |
| परिचयनाम | सर्वे नंबर १२/२ प्लॉट नंबर १३ | | | | | | | | | | | | | | | | | |
| परिचयनाम | कोमवी रोड | | | | | | | | | | | | | | | | | |
| उत्पत्ती | मोकटी जागा (अपेन स्पेस) | | | | | | | | | | | | | | | | | |
| प्लॉट | जिना व फारेल नंबर ०१ व ०२ | | | | | | | | | | | | | | | | | |
| परिचयनाम | सुविनाल स्पेस/प्लॉटवापी घोकळी जाण | | | | | | | | | | | | | | | | | |
| परिचयनाम | सुविनाल स्पेस व फारेल नंबर ०२ | | | | | | | | | | | | | | | | | |
| उत्पत्ती | सुविनाल स्पेस/प्लॉटवापी घोकळी जाण | | | | | | | | | | | | | | | | | |

Think.Innovate.Create



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 **₹ 82,50,000.00 (Rupees Eighty-Two Lakh Fifty Thousand Only)**. The **Realizable Value** of the above property ` **₹ 78,37,500.00 (Rupees Seventy-Eight Lakh Thirty-Seven Thousand Five Hundred Only)** and the **Distress Value** **₹66,00,000.00 (Rupees Sixty-Six Lakh Only)**.

Place: Nashik

Date: 25.09.2023

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.25 18:02:35 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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 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 25.09.2023. 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.Vinayak Hariharrao Chondhekar & Sau.Pratibha Vinayak Chondhekar from Shri.Paresh Nanjibhai Patel as per 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, Regional Office Branch. to assess fair market value of the property for Banking purpose. |
| 3. | identity of the valuer and any other experts involved in the valuation; | Sharadkumar B. Chalikwar – Regd. Valuer Manoj 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 – 23.09.2023 Valuation Date - 25.09.2023 Date of Report - 25.09.2023 |
| 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"> • 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 **25th 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 **1100.00 Sq. Ft. Carpet Area** Owned by **Shri.Paresh Nanjibhai Patel** Name of Proposed Purchaser: **Shri.Vinayak Hariharrao Chondhekar & Sau.Pratibha Vinayak Chondhekar**. 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 **Shri.Paresh Nanjibhai Patel** Name of Proposed Purchaser: **Shri.Vinayak Hariharrao Chondhekar & Sau.Pratibha Vinayak Chondhekar**. 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 **1100.00 Sq. Ft. 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 **1100.00 Sq. Ft. 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: 25.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
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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

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