

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs.Farhanaz Sarfaraz Shaikh & Mr.Sarfaraj Yusuf Shaikh .**

Residential Flat No. 201, Second Floor, "**Marhaba Residency**", Survey No.812/2/1/1 Plot No.1,
Beside Nashik Vapi Transport, Pakhal Road, Village – Nashik, Taluka & District - Nashik,
PIN Code – 422 011, State – Maharashtra, Country – India.

Latitude Longitude: 19°59'05.5"N 73°47'42.9"E

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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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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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, Second Floor, "Marhaba Residency", Survey No.812/2/1/1 Plot No.1, Beside Nashik Vapi Transport, Pakhal Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 011, State – Maharashtra, Country – India belongs to **Mrs. Farhanaz Sarfaraz Shaikh & Mr.Sarfaraj Yusuf Shaikh.**

Boundaries of the property.

Boundaries	Building	Flat
North	9.00 Meter Road	Marginal Space
South	Plot No.3	Flat No.202
East	Plot No.2	Marginal Space
West	18.00 Meter DP Road	Flat No.203

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 **₹ 38,12,400.00 (Rupees Thirty-Eight Lakh Twelve Thousand Four Hundred Only)** As per Site Inspection **64%** 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.**

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Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



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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 : 10.10.2023
	b)	Date on which the valuation is made : 10.10.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale Vide No.8092/2023 Dated.07.10.2023 2) Copy of Commencement Certificate No. LND / BP / A4 / 486/ 2022 dated 19.01.2022 issued by Nashik Municipal Corporation. 3) Copy of Approved Building Plan Accompanying Commencement Certificate No.BP / A4 / 486/ 2022 dated 19.01.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. 4) Copy of RERA Registration Certificate No. P51600045628 dated 26.05.2022 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)	: Mrs.Farhanaz Sarfaraz Shaikh & Mr.Sarfaraj Yusuf Shaikh Address: Residential Flat No. 201, Second Floor, " Marhaba Residency ", Survey No.812/2/1/1 Plot No.1, Beside Nashik Vapi Transport, Pakhal Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 011, State – Maharashtra, Country – India. Contact Person: Mr.Shahrukh Shaikh (Owner Representative) Contact No. +91 7722039280 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.201 is located on Second Floor. As per site the composition of flat is Living + Kitchen + 2 Bedrooms + Toilet + Passage+ Balcony (i.e. 2BHK). The property is at 7.2 Km. distance from nearest railway station Nashik Road.

			Landmark: Beside Nashik Vapi Transport
			At the time of inspection, the property was under construction. Extent of completion are as under:
	Foundation	Completed	Plinth
	Full Building RCC	Completed	Internal Brick work
	External Brick work	Completed	Total
			64% work completed
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Survey No. / Plot / Final Plot/ TP Scheme.	:	Survey No.812/2/1/1 Plot No.1
	b) Door No.	:	Residential Flat No.201
	c) T.S. No. / Village	:	Village – Nashik
	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.BP / A4 / 486/ 2022 dated 19.01.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 201, Second Floor, " Marhaba Residency ", Survey No.812/2/1/1 Plot No.1, Beside Nashik Vapi Transport, Pakhal Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 011, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	Yes
	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 – Nashik 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 Plan
	North	:	9.00 Meter Road	9.00 Meter Road
	South	:	Plot No.3	Plot No.3
	East	:	Plot No.2	Plot No.2
	West	:	18.00 Meter DP Road	18.00 Meter DP Road
13.1	Flat		As per Actual Site	As per the Deed
	North		Marginal Space	Marginal Space and 9.00 Meter Road
	South		Flat No.202	Flat No.202
	East		Marginal Space	Marginal Space
	West		Flat No.203	Flat No.203
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°59'05.5"N 73°47'42.9"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 640.00 Balcony Area in Sq. Ft. = 90.00 (Area as per Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 609.00 Balcony Area in Sq. Ft. = 97.00 Total Carpet Area in Sq. Ft. = 706.00 (Area as per Agreement for Sale)</p> <p>Built up area in Sq. Ft. = 777.00 (Area as per Agreement for Sale + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Carpet Area in Sq. Ft. = 609.00 Balcony Area in Sq. Ft. = 97.00 Total Carpet Area in Sq. Ft. = 706.00 (Area as per Agreement for Sale)</p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	Survey No. / Plot / Final Plot / TP Scheme.	:	Survey No.812/2/1/1 Plot No.1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 201, Second Floor, " Marhaba Residency ", Survey No.812/2/1/1 Plot No.1, Beside Nashik Vapi Transport, Pakhal Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 011, 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	:	Basement + Ground + 7 th Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 Flats on Second 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	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No.201
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 Lustre 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	:	Mrs.Farhanaz Sarfaraz Shaikh & Mr.Sarfaraj Yusuf Shaikh
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. = 777.00 (Area as per Agreement for Sale + 10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 640.00 Balcony Area in Sq. Ft. = 90.00 (Area as per Site Measurement) Carpet Area in Sq. Ft. = 609.00 Balcony Area in Sq. Ft. = 97.00 Total Carpet Area in Sq. Ft. = 706.00 (Area as per Agreement for Sale)

12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
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?	:	₹ 8,000.00 Expected rental income per month after Completion
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)	:	₹ 5,000.00 to ₹ 6,500.00 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).	:	₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 38,000.00 per Sq. M. ₹ 3,530.00 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)	:	Purchase Value- ₹ 25,00,000.00 Document No.8092/2023 Dated.07.10.2023
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))	:	₹ 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%	:	Building is Under Construction
	Depreciated Ratio of the building	:	
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	:	₹ 3,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,400.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	706.00 Sq. Ft.	5,400.00	38,12,400.00
2	Open Balcony Value of the property			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			38,12,400.00

Value of Flat

Fair Market Value	38,12,400.00
Realizable value	36,21,780.00
Distress Value	30,49,920.00
Insurable value of the property (777.00 Sq. Ft. X ₹ 2,000.00)	15,54,000.00
Guideline value of the property (as per Agreement for Sale)	25,01,500.00

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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 ₹ 5,000.00 to ₹ 6,500.00 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 ₹ 5,400.00 per Sq. Ft. on Carpet Area for valuation.

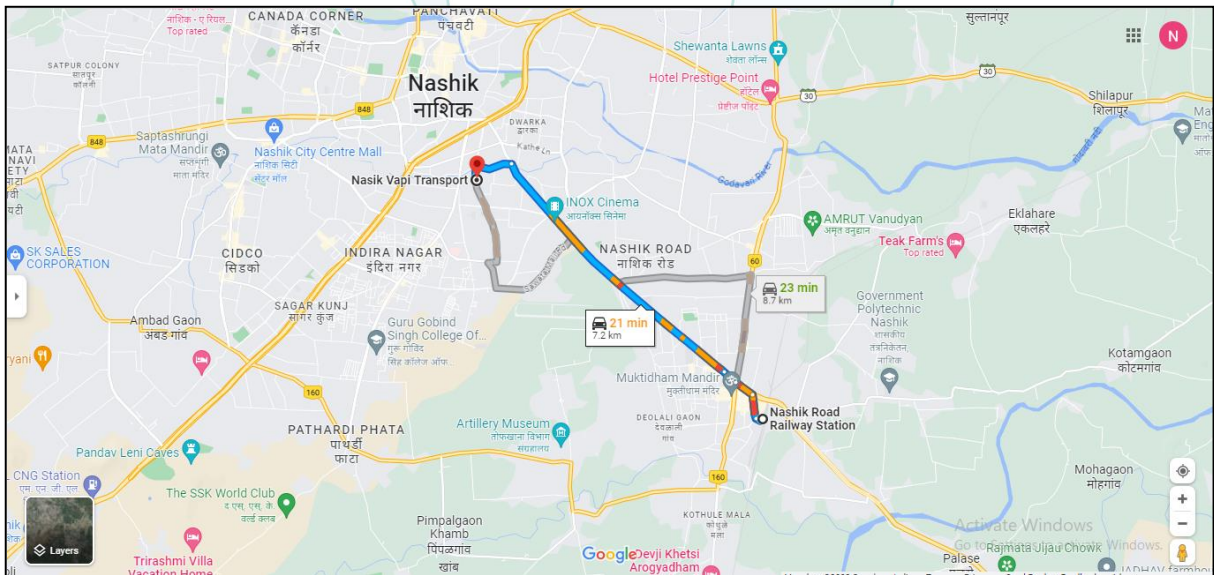
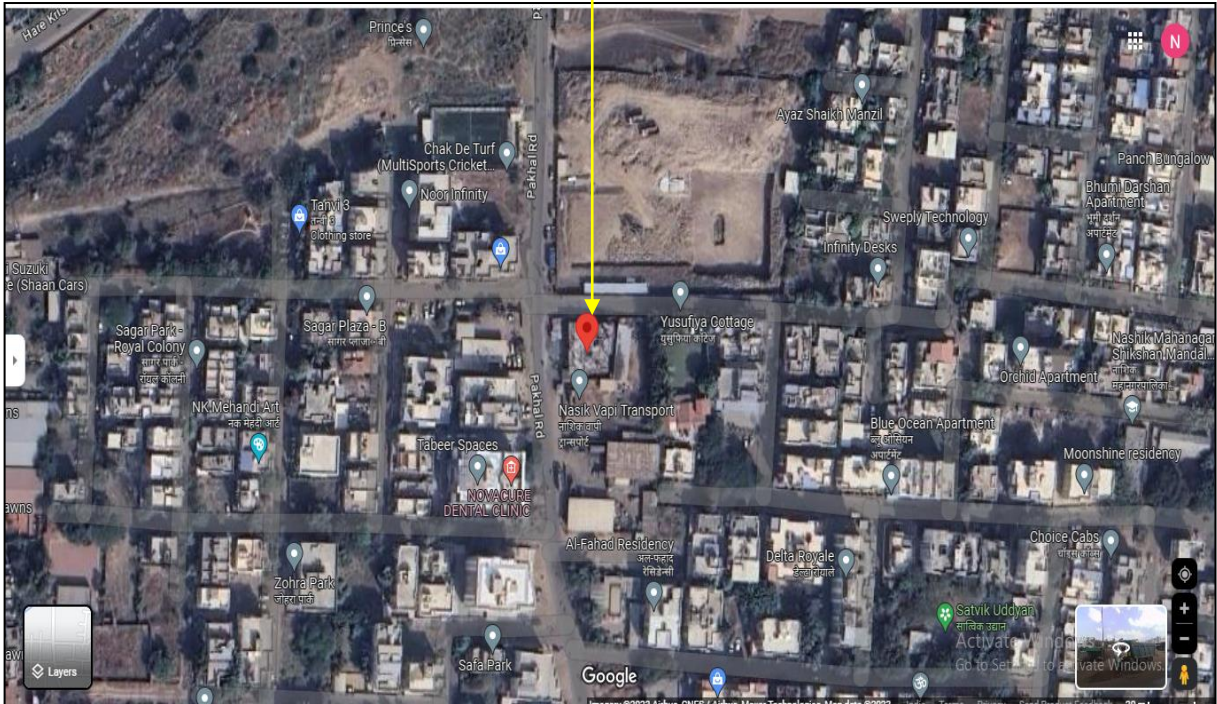
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 8,000.00 Expected rental income per month after Completion
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°59'05.5"N 73°47'42.9"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 7.2 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024

Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik - Gavthan, No. R. Yo. N

Search By: Survey No. Location

Enter Survey No: 812

Search

उपविभाग	खुली जमीन	नवासा सदनिका	ग्रीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.3.19-बडाळाच्या उत्तर हद्दीपासुन द्वारका कडे जाणारा 18 मी रुंद रस्त्यावरील मिळकती. (सं नं 861 च्या पश्चिमेकडील दक्षिणोत्तर रस्ता.)	15200	38000	43250	47500	0	चौ. मीटर सर्वेक्षण नंबर

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Price Indicators

Wadala Gaon
+ Add

Configurations
2, 3 BHK Apartments

Interested →

Configurations
3, 4 BHK Apartments

Interested →

Home / Nashik / Wadala Gaon / Apex Heights Last updated: Apr 6, 2018

Apex Heights

By **APEX BUILDERS & DEVELOPERS**

Khadanagar, Sawta Mall Road, Opposite Ashoka Joggers Park, Nashik

Become the first to Rate

Contact Seller

Project Images

SHARE SAVE

Project Images

1.5 BHK Apartment Configuration

Ready to Move Possession Status

₹3.50 K/sq.ft Avg. Price

1040.00 sq.ft. (Builtup Area) Size

Wadala Gaon
+ Add

By Aditya Developers
Deolali Gaon, Nashik

Configurations
2, 3 BHK Apartments

Interested →

By Jaljumar Constructions Ltd
Chandbati, Nashik

Configurations
3, 4 BHK Apartments

Interested →

Home / Nashik / Pirani Nagar / Vimal Guru Ayyappan Last updated: Jan 10, 2020

Vimal Guru Ayyappan

By **VIMAL BUILTECH**

Wadala Gaon, Nashik

Request Photos

Contact Developer

1, 2 BHK Apartments Configurations

Apr, 2023 Possession Starts

₹4.55 K/sq.ft Avg. Price

427.00 sq.ft. - 623.00 sq.ft. (Carpet Area) Sizes

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Price Indicators

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Configurations 3, 4 BHK Apartments Interested →  Configurations 2, 3 BHK Apartments Interested →

Home / Nashik / Wadala Gaon / Skylark Sapphire *** Last updated: Apr 6, 2018


Skylark Sapphire

By SKYLARK CONSTRUCTIONS PVT. LTD ₹21.12 L - 39.2 L | ₹3.20 K/sq.ft
 EMI starts at ₹11.18 K
 Price excludes maintenance, floor rise c... See More ⓘ

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Project Images SHARE SAVE  Project Images 5 more 

1, 2 BHK Apartments Configurations	Ready to Move Possession Status	₹3.20 K/sq.ft Avg. Price	660.00 sq.ft. - 1225.00 sq.ft. (Builtup Area) Sizes ⓘ
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get + Add Configurations 2, 3 BHK Apartments Interested →  Configurations 3, 4 BHK Apartments Interested →

Home / Nashik / Parab Nagar / Lotus Pride *** Last updated: Dec 28, 2021

Lotus Pride

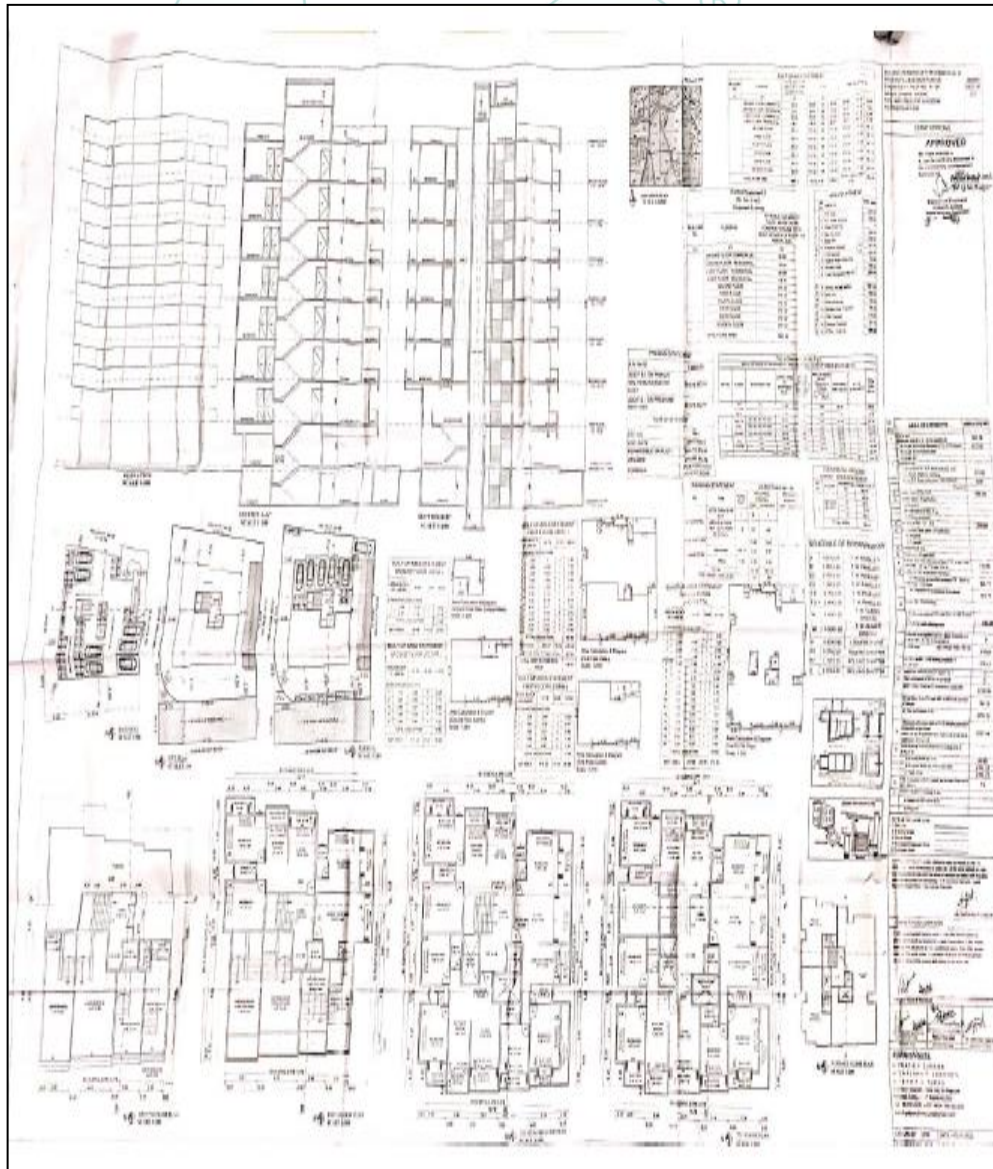
By LOTUS BUILDCON ₹14.24 L - 17.04 L | ₹3.99 K/sq.ft
 EMI starts at ₹7.54 K
 Price excludes maintenance, floor rise c... See More ⓘ

[Become the first to Rate](#) Contact Developer

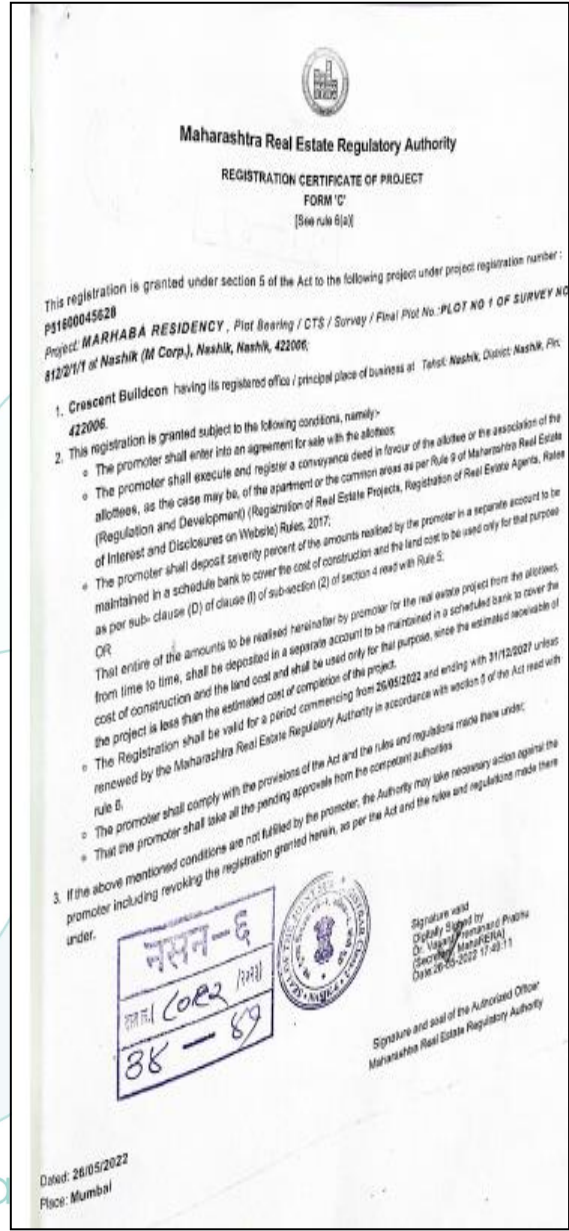
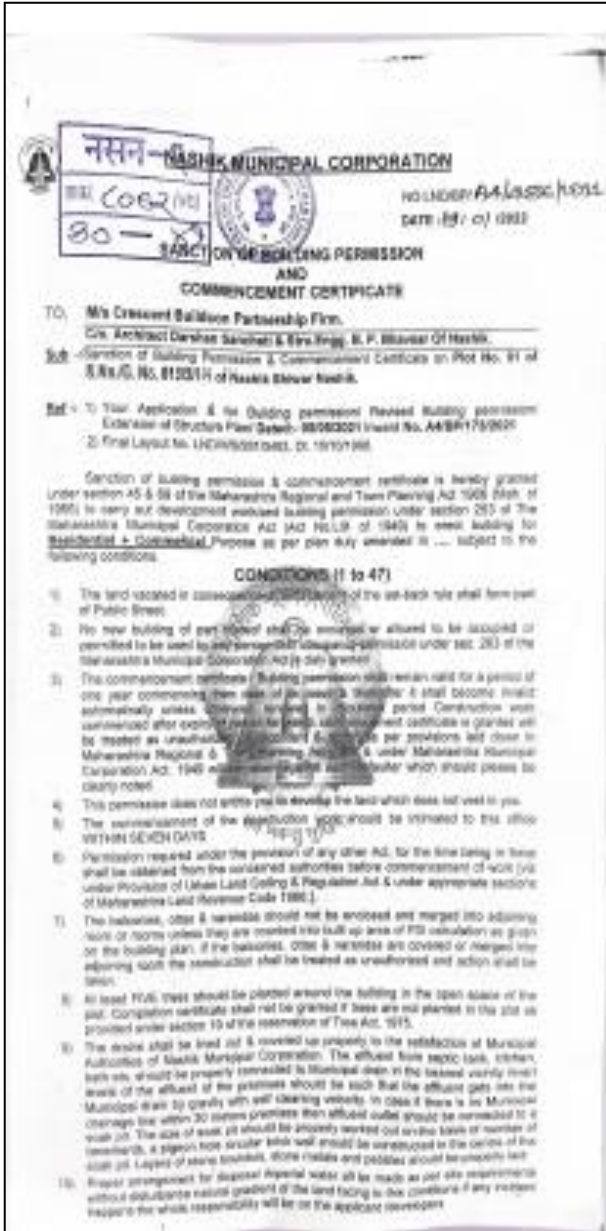

 No Property Images Available
[Request Photos](#)

1 BHK Apartment Configuration	Ready to Move Possession Status	₹3.99 K/sq.ft Avg. Price	357.00 sq.ft. - 427.00 sq.ft. (Carpet Area) Sizes ⓘ
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Approved Plan



Commencement Certificate & RERA Certificate



Agreement for Sale

<p>Zone No. : 1.3.19 Flat No. 201, Carpet area of Flat : 56.55 Sq.Mtrs. Balcony area : 9.04 Sq.Mtrs. Flat Rate : Rs. 30,000/- per Sq.Mtrs. Market / Govt. Value : Rs. 25,01,500/- Consideration : Rs. 25,00,000/- 5 % Stamp : Rs. 1,50,100/- Registration fees : Rs. 25,050/-</p> <div style="text-align: center;"> <p>AGREEMENT FOR SALE</p> <p>This Agreement for Sale is made and executed on this 07th Day of October 2023 at Nashik.</p> <p>BETWEEN</p> <p>MIS. CRESCENT BUILDCON, Partnership Firm, PAN - AAQFC 5332 D Adl. : Office No. 1, Prime Comfort, Plot No. 54, Survey No. 512, Khode Nagar, Nashik - 422 000 Through its Partners</p> <p>1. MR. AJAZ NIZAMUDDIN ANSARI, Age : 47, Occ.: Business R/o. Flat No. 403, Adarsh One, Next to Jalsa Lawns, Ashoka Road, Nashik - 422 005 Aadhar No. 5985 2372 1074</p> <p>2. MR. ABDULLAH RIZWANUR RAHMAN PATEL, Age : 23, Occ.: Business R/o. 213, Zahur Villa, Vrundavan Colony, Palkhal Road, Nashik - 422 011 Aadhar No. 5610 3151 2854</p> <p>Hereinafter referred to as the "Promoters" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partners, succession-in-interest, executors, administrators and permitted assignees) of the One Part.</p> <p style="text-align: center;">AND.....</p> <p>1. MRS. FARHANAZ SARFARAZ SHAIKH, Age : 38 years, Occ. : Business, PAN - DHOPS 3950 P Aadhar No. 9484 3977 8170</p> <p>2. MR. SARFARAJ YUSUF SHAIKH, Age : 44 years, Occ. : Business, PAN - ATFPS 3039 R Aadhar No. 9798 3241 6715 Both R/o. 12, Samrai Society, Hirve Nagar, Wadala Road, Nashik - 422 001</p> </div>	<p style="text-align: center;">SCHEDULE 'A'</p> <p>Upon the property more particularly described in Schedule above construction of a Building named and style as "MARHABA RESIDENCY APARTMENT" consisting of Basement + Ground floor + Seven Upper floors, from and out of the said constructed building, the premises situated in the building a Flat bearing No. 201, admeasuring Carpet area 56.55 Sq.Mtrs. plus open Balcony area, admeasuring 9.04 Sq.Mtrs. Total admeasuring area 65.59 Sq.Mtrs., situated on Second Floor alongwith the right to use common staircase, lift and landings and in the common areas of the said Building and also provided parking area in the Basement Floor of the said Building. The said premises is bounded as:-</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">ON OR TOWARDS</td> <td style="width: 50%;">BY</td> </tr> <tr> <td>East : Marginal Space</td> <td></td> </tr> <tr> <td>West : Flat No. 203</td> <td></td> </tr> <tr> <td>South : Flat No. 202</td> <td></td> </tr> <tr> <td>North : Marginal Space and 9.00 Mtrs. Road</td> <td></td> </tr> </table> <p style="text-align: center;">SCHEDULE 'B' - FLOOR PLAN OF THE APARTMENT</p> <p style="text-align: center;">ANNEXURE - A:</p> <p style="text-align: center;">Mr. Saquib S. Patkary, Advocate, 2586, Patkary Complex, Opp. Phule Market, Nashik - 422 001</p> <p style="text-align: center;">TITLE REPORT TO WHOMSOEVER IT MAY CONCERN</p> <p>On verification of all documents produce before me, it appears that, the title of property, bearing Plot No. 1, area adm. 500.00 Sq.Mtrs. from winding area admeasuring 103.50 Sq.Mtrs. out of total area 232.00</p>	ON OR TOWARDS	BY	East : Marginal Space		West : Flat No. 203		South : Flat No. 202		North : Marginal Space and 9.00 Mtrs. Road	
ON OR TOWARDS	BY										
East : Marginal Space											
West : Flat No. 203											
South : Flat No. 202											
North : Marginal Space and 9.00 Mtrs. Road											

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **38,12,400.00 (Rupees Thirty-Eight Lakh Twelve Thousand Four Hundred Only)**. The **Realizable Value** of the above property ₹ **36,21,780.00 (Rupees Thirty-Six Lakh Twenty-One Thousand Seven Hundred Eighty Only)** and the **Distress Value** ₹ **30,49,920.00 (Rupees Thirty Lakh Forty-Nine Thousand Nine Hundred Twenty Only)**.

Place: Nashik

Date: 10.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

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 10.10.2023 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 10.10.2023. 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 is being purchased by Mrs.Farhanaz Sarfaraz Shaikh & Mr.Sarfaraj Yusuf Shaikh from M/s.Crescent Buildcon as per Vide Agreement for Sale Dated.07.10.2023
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 Branch. to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Binu Surendran – Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 10.10.2023 Valuation Date - 10.10.2023 Date of Report - 10.10.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 10.10.2023
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 **10th October 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 **706.00 Sq. Ft. Carpet Area** owned by **Mrs. Farhanaz Sarfaraz Shaikh & Mr.Sarfaraj Yusuf Shaikh** 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 **Mrs.Farhanaz Sarfaraz Shaikh & Mr.Sarfaraj Yusuf Shaikh**. 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 **706.00 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 **706.00 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: 10.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

Think.Innovate.Create