Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Shri. Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile.

Residential Flat No. A- 401, Fourth Floor, A-wing, Building Krishna, "Samraat Vrindavan", Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code - 422003, State - Maharashtra, Country - India.

Think.Innovate.Create

Latitude Longitude: 20°00'38.5"N 73°48'27.7"E

Valuation Prepared for: Bank of Baroda **Dwarka Circle Branch** Time Square Building, Dwarka Circle,

Nashik, PIN - 422 011, State - Maharashtra, Country - India.



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

(Our Pan	In	dia Prese	nc	e at :			
9	Mumbai Thane Delhi NCR	9	Aurangabad Nanded Nashik	9	Pune Indore Ahmedabad	9	Rajkot 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





Valuation Report Prepared For: BOB / Dwarka Circle Branch / Shri. Madhukar Shankarrao Tile & others (004332/2302940)

Page 2 of 27

Vastu/Nashik/10/2023/004332/2302940 10/26-137-CHBS Date: 10.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A- 401, Fourth Floor, A-wing, **Building Krishna**, **" Samraat Vrindavan** ", Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village -Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile.**

Boundaries of the property.

,		$\langle (R)$
Boundaries	Building	Flat
North	Survey No. 188/ 1 Part	Staircase & Flat no. 402 in A wing
South	Mumbai Agra Road & Survey No. 188/ 1 Part	Marginal Space
East	Survey No. 188	Open Duct & Flat no. 404 in A wing
West	Survey No. 186,	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 ₹ 87,05,840.00 (Rupees Eighty-Seven Lakh Five Thousand Eight Hundred Forty Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

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

- 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, Bank of Baroda Dwarka Circle Branch

Time Square Building, Dwarka Circle,

Nashik, PIN – 422 011, 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	. 07.10.2023				
	b) Date on which the valuation is made	: 10.10.2023				
3.	List of documents produced for perusal:					
	i. Copy of Deed of Apartment Vide No. 2					
		Javak No. NRV / Panchavati/ 21101 / 1584 dated				
	09.06.2017issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C1 / 585 / 5151					
	dated 17.12.2016 issued by Executive Engineer Town Planning Nashik Municipal Corporation,					
	Nashik.					
	iv. Copy of Commencement Certificate N by Nashik Municipal Corporation.	No. No. LND / BP / C1 / 585 / 5151 dated 17.12.2016 issued				
4.	Name of the owner(s) and his / their address	S : Name of Owner:				
	(es) with Phone no. (details of share of each	Shri. Madhukar Shankarrao Tile &				
	owner in case of joint ownership)	Sau. Mina Madhukar Tile.				
		Address: Residential Flat No. A- 401, Fourth Floor,				
		A-wing, Building Krishna, "Samraat Vrindavan ", Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near				
		Hotel Palms Residency, Opp. Swami Narayan				
	Think.Inno	Mandir, Bappa Sitaram Marg, Mumbai - Agra National				
		Highway, Adgaon Naka, Panchavati, Village - Nashik,				
		Taluka & District - Nashik, PIN Code – 422003, State				
		– Maharashtra, Country – India.				
		Contact Person:				
		Mr. Madhukar Shankarrao Tile (Owner)				
		Contact No. +91 8888042367				
		Joint Ownership				
5.	Brief description of the property (Including Leasehold / freehold etc.)	g : The property is a Residential Flat No. A- 401 is located on Fourth Floor. As per Approved Plan, the				
		composition of flat is Living + Kitchen + Dinning/ 3				
		Bedroom + 2 Attached Toilets + 1 Common Toilets +				
		WC + Balcony + Passage + Attached Terrace (i.e.				
		3BHK + Attached Terrace). Along with One Car				





				Parking Space No. O.P. 6 admeasuring area about 9.66 mtrs
				The property is at 9.6 Km. distance from nearest railway station Nashik Road.
				Landmark: Near Hotel Palms Residency, Opp. Swami Narayan Mandir.
5a.	Total leaseh	Lease Period & remaining period (if old)	•	N.A. as the property is freehold.
6.	Locatio	on of property	:	
	a)	Plot No. / Survey No.	:	Survey No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1
	b)	Door No.	:	Residential Flat No. A- 401
) 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	:	Copy of Approved Building Plan Accompanying
	,	approved map / plan		Commencement Certificate No. C1 / 585 / 5151 dated
				17.12.2016 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	•	Yes
	,	of approved map/ plan is verified	-	
	i)	Any other comments by our		No
	,	empanelled valuers on authentic of		
		approved plan		
7.	Postal	address of the property	:	Residential Flat No. A- 401, Fourth Floor, A-wing,
			/	Building Krishna, " Samraat Vrindavan ", Survey
				No. 188/ 1A + 188/ 1B/ 1 + 188/ 1C/ 1, Near Hotel
				Palms Residency, Opp. Swami Narayan Mandir,
				Bappa Sitaram Marg, Mumbai - Agra National
				Highway, Adgaon Naka, Panchavati, Village - Nashik,
		T 1 1 1		Taluka & District - Nashik, PIN Code – 422003, State
		Think.Innov	10	– Maharashtra, Country – India.
8.	City / 1	Гоwn	:	Nashik
	Reside	ential area	:	Yes
	Comm	ercial area	:	No
	Indust	rial area	:	No
9.	Classi	fication of the area	:	
	i) High	/ Middle / Poor	:	Middle Class
	, .	an / Semi Urban / Rural	:	Urban
10.	'	g under Corporation limit / Village	:	Village – Nashik
		hayat / Municipality		Nashik Municipal Corporation, Nashik
11.		er covered under any State / Central	:	No
		enactments (e.g., Urban Land Ceiling	.	
		r notified under agency area/ scheduled		





	area / cantonment area				
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site	As per the Deed	
	North	:	Survey No. 188/ 1 Part	Adj. Survey No. 188/ 1 Part	
	South	:	Mumbai Agra Road & Survey No. 188/ 1 Part	Mumbai Agra Road & Survey No. 188/ 1 Part	
	East	:	Survey No. 188	Survey No. 188	
	West	:	Survey No. 186,	Survey No. 186,	
13.1	Flat		As per Actual Site	As per the Deed	
	North		Staircase & Flat no. 402	Staircase & Flat no. 402 in	
			in A wing	A wing	
	South	/	Marginal Space	Marginal Space	
	East		Open Duct & Flat no.	Open Duct & Flat no. 404	
			404 in A wing	in A wing	
	West		Marginal Space	Marginal Space	
13.2	Whether Boundaries Matching with Actual		Yes	L	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'38.5"N 73°48'27.7'	'E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 1062.00 Terrace Area in Sq. Ft. = 159.00 (Area as per site Measurement)		
			Carpet Area in Sq. Ft. = 1 Terrace Area in Sq. Ft. = Total Carpet Area in Sq. (Carpet Area + 40% Terr (Area as per Deed of Ap	155.00 Ft. = 1162.00 race Area) artment)	
			Built up in Sq. Ft. = 1394. (Total Carpet Area + 20 %		
15.	Extent of the site considered for Valuation (least of 13A& 13B) Think.Innov	VC	Carpet Area in Sq. Ft. = 1 Terrace Area in Sq. Ft. = Total Carpet Area in Sq. (Carpet Area + 40% Terr	155.00 Ft. = 1162.00	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner		
II	APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential		
2.	Location	:			
	C.T.S. No.	:	Survey No. 188/ 1A + 188	3/ 1B/ 1 + 188/ 1C/ 1	
	Block No.	:	-		
	Ward No.	:	-		
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corpora	tion	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A-	401, Fourth Floor, A-wing	





Page 6 of 27

Building Krishna, "Samraat Vrindavan ", Survey No. 188/ 1A + 188/ 1B/ 1 + 168/ 1C/ 1, Near Hotel Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchaveli, Vilage - Nashik, Tatuka & District. Nashik, Pin Loode - 422003, State - Maharashtra, Country - India. 3. Description of the locality Residential / Commercial / Nixed : Residential 4. Year of Construction : 2017 (As per Occupancy Certificate) 5. Number of Floors : Ground + 12th Upper Floors 6. Type of Structure : R. C. Framed Structure 7. Number of Dwelling units in the building : 4 Flat on Fourth Floor 8. Quality of Construction : Good 10. Maintenance of the Building : Good 11. Facilities Available : Utilities 12. Lift : 2 Lifts 13. Protected Water Supply : Municipal Water supply 14. The floor in which the Flat is situated : Fourth Floor 2 Door No. of the Flat : Water Supply 14. FLAT : Poor framed with flush doors 15. Specifications of the Flat : Poor framed with flush doors 16.				
Commercial / Mixed 2017 (As per Occupancy Certificate) 4. Year of Construction 1 2017 (As per Occupancy Certificate) 5. Number of Floors 1 R.C.C. Framed Structure 6. Type of Structure 1 R.C.C. Framed Structure 7. Number of Dwelling units in the building 1 4 Flat on Fourth Floor 8. Quality of Construction 2 Good 9. Appearance of the Building 1 Good 10. Maintenance of the Building 1 Good 11. Facilities Available 1 1 11. Facilities Available 1 1 12. Lift 1 2 Lifts s Protected Water Supply 1 Municipal Water supply Underground Sewerage 1 Connected to Municipal Sewerage System Car parking - Open / Covered 1 Stilt Car Parking Is pavement laid around the building 1 Yes III FLAT 1 Refrection which the Flat is situated 1 2 Door No. of the Flat 2 1				Palms Residency, Opp. Swami Narayan Mandir, Bappa Sitaram Marg, Mumbai - Agra National Highway, Adgaon Naka, Panchavati, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State
5. Number of Floors : Ground + 12th Upper Floors 6. Type of Structure : R.C.C. Framed Structure 7. Number of Dwelling units in the building : 4 Flat on Fourth Floor 8. Quality of Construction : Good 9. Appearance of the Building : Good 10. Maintenance of the Building : Good 11. Facilities Available : : 12. Lift : 2 Lifts 13. Protected Water Supply : Municipal Water supply 14. Underground Sewerage : Connected to Municipal Sewerage System 15. Compound wall existing? : Yes 11. The floor in which the building : Yes 11. The floor in which the Flat is situated : Fourth Floor 2 Door No. of the Flat : Roof ? 13. Specifications of the Flat : Pacint Flooring : 14. The flooring : Door framed with flush doors : <	3.		•	Residential
6. Type of Structure : R.C.C. Framed Structure 7. Number of Dwelling units in the building : 4 Flat on Fourth Floor 8. Quality of Construction :/ Good 9. Appearance of the Building : Good 10. Maintenance of the Building : Good 11. Facilities Available : : 11. Facilities Available : : 12. Lift : 2 Lifts s Protected Water Supply : Municipal Water supply Underground Sewerage : Connected to Municipal Sewerage System Car parking - Open / Covered : Stilt Car Parking Is compound wall existing? : Yes Is pavement laid around the building : Yes III FLAT : Residential Flat No. A-401 2 Door No. of the Flat : Residential Flat No. A-401 3 Specifications of the Flat : Residential Flat No. A-401 3 Specifications of the Flat : Conreaded Plumbing, Concealed Electrical wirin	4.	Year of Construction	:	2017 (As per Occupancy Certificate)
7. Number of Dwelling units in the building : 4 Flat on Fourth Floor 8. Quality of Construction : Good 9. Appearance of the Building : Good 10. Maintenance of the Building : Good 11. Facilities Available : : 12. Underground Sewerage : Connected to Municipal Sewerage System 13. Specification of Depond wall existing? : Yes 14. FLAT : Residential Flat No. A- 401 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Iboor No. of the Flat 2 Doors : Door framed with flush doors Windows : Auminum sliding window with M	5.	Number of Floors	:	Ground + 12th Upper Floors
7. Number of Dwelling units in the building : 4 Flat on Fourth Floor 8. Quality of Construction : Good 9. Appearance of the Building : Good 10. Maintenance of the Building : Good 11. Facilities Available : : 12. Underground Sewerage : : 13. Specification Sophond wall existing? : Yes 14. FLAT : Pacinal around the building : Yes 11. Factor in which the Flat is situated : Fourth Floor : : 2 Door No. of the Flat : Residential Flat No. A- 401 : : 3 Specifications of the Flat : Concealed Plumbing, Concealed Electrical wiring :	6.	Type of Structure	:	R.C.C. Framed Structure
8. Quality of Construction :/ Good 9. Appearance of the Building : Good 10. Maintenance of the Building : Good 11. Facilities Available : Image: Construction 11. Facilities Available : Image: Construction 11. Facilities Available : Image: Construction 12. Lift : 2 Lifts 13. Protected Water Supply : Municipal Water supply 14. Underground Sewerage : Connected to Municipal Sewerage System 15. Compound wall existing? : Yes 15. Is pavement laid around the building : Yes 11. The floor in which the Flat is situated : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Rec. C. Slab 10. Flooring : Vitrified tile Flooring 10. Door S : Door framed with flush doors Windows : Alum	7.		:	4 Flat on Fourth Floor
9. Appearance of the Building : Good 10. Maintenance of the Building : Good 11. Facilities Available : Carparking - Open / Covered 12. Car parking - Open / Covered : Stilt Car Parking 13. Bayement laid around the building : Yes 14. FLAT : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : R.C.C. Slab Flooring : Vitrified tile Flooring : Door No. of the Flat : Carc. Slab : Flooring : Door framed with flush doors : Windows : Aluminum sliding window with M.S. Grills Filtings			•	
10. Maintenance of the Building : Good 11. Facilities Available : 11. Facilities Available : 2 12. Municipal Water supply : Municipal Severage System 13. Compound wall existing? : Yes 14. Compound wall existing? : Yes 15. Roorn wall existing? : Yes 16. Flooring which the Flat is situated : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : 2 Doorn S : Doorn framed with flush doors Windows : Aluminum sliding window with M.S. Grills 5 Concealed Plumbing, Concealed Electrical wiring 6 House Tax : Details Not Provided 7 X paid in the name of: :	-	,	/	
11. Facilities Available : 11. Facilities Available : 11. Lift : 2 Lifts 11. Facilities Available : 2 Lifts 11. Facilities Available : 2 Lifts 12. Underground Sewerage : Connected to Municipal Sewerage System 13. Specificating - Open / Covered : Stilt Car Parking 14. State Compound wall existing? : Yes 15. Specifications of the Flat is situated : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Concealed Plowing Undow with M.S. Grills 6 Flooring : Utified tile Flooring Connecaled Electrical wiring <td>-</td> <td></td> <td></td> <td></td>	-			
Lift : 2 Lifts s Protected Water Supply : Municipal Water supply Underground Sewerage : Connected to Municipal Sewerage System Car parking - Open / Covered : Stilt Car Parking Is Compound wall existing? : Yes Is pavement laid around the building : Yes III FLAT : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Rec. C. Slab Flooring : Vitrified tile Flooring Door framed with flush doors Windows : Aluminum sliding window with M.S. Grills Fittings : Conceated Plumbing, Conceated Electrical wiring Paint Think. Inno : Details Not Provided 4 House Tax : Details Not Provided 5 Electricity Service connection No.: : Details N	-	Ū	•	
s Protected Water Supply I Municipal Water supply Underground Sewerage : Connected to Municipal Sewerage System Car parking - Open / Covered : Stilt Car Parking Is Compound wall existing? : Yes Is pavement laid around the building : Yes II FLAT - 1 The floor in which the Flat is situated : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Roof : 4 Roof : R.C.C. Slab Elevice Flitings : Door framed with flush doors Windows Flitings : Concealed Plumbing, Concealed Electrical wiring Paint	11.		•	01:0-
Underground Sewerage : Connected to Municipal Sewerage System Car parking - Open / Covered : Stilt 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 : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : - 4 Roof : R.C.C. Slab Flitings : Oncreated Plumbing, Concealed Electrical wiring Concealed Plumbing, Concealed Electrical wiring Distemper Paint 4 House Tax : Details Not Provided 4 House Tax : Details Not Provided 5 Electricity Service connection No.: : Details Not Provided 5 Electricity Service connection No.: : Details Not Provided 6 How is the maintenance of the Flat? : Socod 7			:	
Car parking - Open / Covered : Stilt 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 : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Rec.C. Slab Flooring : Vitrified tile Flooring : Doors : Door framed with flush doors : Windows : Aluminum sliding window with M.S. Grills Fittings : Concealed Plumbing, Concealed Electrical wiring Paint Distemper Paint Distemper Paint 4 House Tax : Details Not Provided 5 Electricity Service connection No.: : Details Not Provided 5 Electricity Service connection No.: : Od49014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Dee	S		:	
Is Compound wall existing? : Yes Is pavement laid around the building : Yes III FLAT : 1 The floor in which the Flat is situated : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Nitrified tile Flooring 0 Doors : Door framed with flush doors Windows : Aluminum sliding window with M.S. Grills Fittings : Concealed Plumbing, Concealed Electrical wiring Paint Distemper Paint Distemper Paint 4 House Tax :			·	
Is pavement laid around the building : Yes III FLAT : 1 The floor in which the Flat is situated : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Not iffied tile Flooring 0 Doors : Door framed with flush doors Windows : Aluminum sliding window with M.S. Grills Fittings : Concealed Plumbing, Concealed Electrical wiring Paint			:	Ū.
III FLAT Fourth Floor 1 The floor in which the Flat is situated : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Vitrified tile Flooring Doors : Door framed with flush doors : Windows : Aluminum sliding window with M.S. Grills : Fittings : Concealed Plumbing, Concealed Electrical wiring Paint		Is Compound wall existing?	:	Yes
1 The floor in which the Flat is situated : Fourth Floor 2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 4 Flooring : Vitrified tile Flooring 0 Doors : Door framed with flush doors 4 House Tax : Concealed Plumbing, Concealed Electrical wiring 7 Paint Distemper Paint Distemper Paint 4 House Tax : Details Not Provided 5 Electricity Service connection No.: : Details Not Provided 5 Electricity Service connection No.: : O49014935389 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 8 What is the undivided area of land as per		Is pavement laid around the building	:	Yes
2 Door No. of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 3 Specifications of the Flat : Residential Flat No. A- 401 4 Boors : Door framed with flush doors 4 House Tax : Concealed Plumbing, Concealed Electrical wiring 5 Electricity Service connection No.: : Details Not Provided 7 Sale Deed executed in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 8 What is the undivided area of land as per Sale : Details not available 9 What is the plinth area of the Flat? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)	III	FLAT		
3 Specifications of the Flat : Roof : R.C.C. Slab Flooring : Vitrified tile Flooring : Vitrified tile Flooring Doors : Door framed with flush doors : Aluminum sliding window with M.S. Grills Fittings : Aluminum sliding window with M.S. Grills : Concealed Plumbing, Concealed Electrical wiring Finishing : Cement Plastering Distemper Paint : 4 House Tax : Details Not Provided Tax paid in the name of: : Details Not Provided Tax amount: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: Shri. Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile. Sau. Mina Madhukar Tile. 8 What is the plinth area of land as per Sale : Details not available Deed? : Built up in Sq. Ft. = 1394.00 (Tot	1	The floor in which the Flat is situated	•	Fourth Floor
Roof : R.C.C. Slab Flooring : Vitrified tile Flooring Doors : Door framed with flush doors Windows : Aluminum sliding window with M.S. Grills Fittings : Concealed Plumbing, Concealed Electrical wiring Finishing : Concealed Plumbing, Concealed Electrical wiring Paint Think interaction Distemper Paint 4 House Tax : Assessment No. : Details Not Provided Tax paid in the name of: : Details Not Provided Tax amount: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: Shri. Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile. 8 What is the undivided area of land as per Sale : Details not available Deed? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 2			• •	Residential Flat No. A- 401
Flooring : Vitrified tile Flooring Doors : Door framed with flush doors Windows : Aluminum sliding window with M.S. Grills Fittings : Concealed Plumbing, Concealed Electrical wiring Finishing : Cement Plastering Paint Think Inc. Distemper Paint 4 House Tax : Assessment No. : Details Not Provided Tax paid in the name of: : Details Not Provided Tax amount: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: Shri. Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile. Sau. Mina Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile. 8 What is the undivided area of land as per Sale : Details not available Deed? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %) .	3		:	
Doors : Door framed with flush doors Windows : Aluminum sliding window with M.S. Grills Fittings : Concealed Plumbing, Concealed Electrical wiring Finishing : Cement Plastering Paint Think.Inno : Distemper Paint 4 House Tax : Details Not Provided Assessment No. : Details Not Provided Tax paid in the name of: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 8 What is the undivided area of land as per Sale : Details not available 9 What is the plinth area of the Flat? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %) : : Built up in Sq. Ft. = 1394.00			/.	
Windows : Aluminum sliding window with M.S. Grills Fittings : Concealed Plumbing, Concealed Electrical wiring Finishing : Cement Plastering Paint Distemper Paint Distemper Paint 4 House Tax : Details Not Provided Assessment No. : Details Not Provided Tax paid in the name of: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Sodod 7 Sale Deed executed in the name of : Good 7 Sale Deed executed in the name of : Name of Owner: 8 What is the undivided area of land as per Sale : Details not available 9 What is the plinth area of the Flat? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %) : : :			:	
Fittings : Concealed Plumbing, Concealed Electrical wiring Finishing : Cement Plastering Paint Distemper Paint Distemper Paint 4 House Tax : Assessment No. : Details Not Provided Tax paid in the name of: : Details Not Provided Tax amount: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 8 What is the undivided area of land as per Sale : Details not available 9 What is the plinth area of the Flat? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %) : : Built up in Sq. Ft. = 1394.00			:	
Finishing : Cement Plastering Paint Think Into 1 Distemper Paint 4 House Tax : Assessment No. : Details Not Provided Tax paid in the name of: : Details Not Provided Tax amount: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 8 What is the undivided area of land as per Sale : Details not available 9 What is the plinth area of the Flat? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)			:	
Paint Distemper Paint 4 House Tax : Distemper Paint 4 House Tax : Details Not Provided Assessment No. : Details Not Provided Tax paid in the name of: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 8 What is the undivided area of land as per Sale : Details not available 9 What is the plinth area of the Flat? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)			:	
4 House Tax : Assessment No. : Details Not Provided Tax paid in the name of: : Details Not Provided Tax amount: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 8 What is the undivided area of land as per Sale : Details not available 9 What is the plinth area of the Flat? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)			:	
Assessment No. : Details Not Provided Tax paid in the name of: : Details Not Provided Tax amount: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 8 What is the undivided area of land as per Sale : Details not available 9 What is the plinth area of the Flat? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)	1		1.0	
Tax paid in the name of: : Details Not Provided Tax amount: : Details Not Provided 5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 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 in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)	4		•	Details Not Provided
Tax amount::Details Not Provided5Electricity Service connection No.::049014935389Meter Card is in the name of::Shri. Krishna Kishor Patel6How is the maintenance of the Flat?:Good7Sale Deed executed in the name of:Name of Owner:8What is the undivided area of land as per Sale Deed?:Details not available9What is the plinth area of the Flat?:Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)			•	
5 Electricity Service connection No.: : 049014935389 Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 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 in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)			•	
Meter Card is in the name of: : Shri. Krishna Kishor Patel 6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 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 in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)	5		:	
6 How is the maintenance of the Flat? : Good 7 Sale Deed executed in the name of : Name of Owner: 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 in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)	-			
 7 Sale Deed executed in the name of 8 What is the undivided area of land as per Sale Deed? 9 What is the plinth area of the Flat? 1 Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %) 		How is the maintenance of the Flat?	:	
Sau. Mina Madhukar Tile. 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 in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)		Sale Deed executed in the name of	:	Name of Owner:
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 in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)				Shri. Madhukar Shankarrao Tile &
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 in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)				Sau. Mina Madhukar Tile.
9 What is the plinth area of the Flat? : Built up in Sq. Ft. = 1394.00 (Total Carpet Area + 20 %)	8	•	:	
	9		:	• •
	10	What is the floor space index (app.)	:	





11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 1062.00 Terrace Area in Sq. Ft. = 159.00
			(Area as per site Measurement)
			Carpet Area in Sq. Ft. = 1100.00
			Terrace Area in Sq. Ft. = 155.00
			Total Carpet Area in Sq. Ft. = 1162.00
			(Carpet Area + 40% Terrace Area)
			(Area as per Deed of Apartment)
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?		Owner Occupied
14	If rented, what is the monthly rent?	•	₹ 17,500.00 Expected rental income per month
IV	MARKETABILITY	/	
1	How is the marketability?	(·	Good
2	What are the factors favouring for an extra	:	Located in developing area
	Potential Value?		
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	·	
1	After analyzing the comparable sale instances,	:	₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Carpet Area
	what is the composite rate for a similar Flat		
	with same specifications in the adjoining		
	locality? - (Along with details / reference of at -		
	least two latest deals / transactions with		
	respect to adjacent properties in the areas)		
2	Assuming it is a new construction, what is the	:	₹ 7,500.00 per Sq. Ft. on Carpet Area
	adopted basic composite rate of the Flat under	/	
	valuation after comparing with the specifications and other factors with the Flat		
	under comparison (give details).		
3	Break – up for the rate		
0	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	10	₹ 44,000.00 per Sq. M.
•	office (an evidence thereof to be enclosed)	V.C	₹ 4,088.00per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	₹ 42,920.00 per Sq. M.
			₹ 3,987.00per Sq. Ft
5	Registered Value (if available)	:	
VI	COMPOSITE RATE ADOPTED AFTER		
	DEPRECIATION		
а	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	06 Years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic
			maintenance & structural repairs.
	Depreciation percentage assuming the	:	9%
	salvage value as 10%		
	Depreciated Ratio of the building	:	





b	Total composite rate arrived for Valuation	•••	
	Depreciated building rate VI (a)	• •	₹ 1,820.00 per Sq. Ft.
	Rate for Land & other V (3) ii	•••	₹ 5,500.00 per Sq. Ft.
	Total Composite Rate	• •	₹ 3,700.00 per Sq. Ft.

Details of Valuation:

Sr.	Description	Qty.	Rate per	Estimated
No.			unit (₹)	Value (₹)
1	Present value of the Flat	1,162.00 Sq. Ft.	7,320.00	85,05,840.00
2	Parking Cost	Lump sum	Lump sum	2,00,000.00
3	Furniture			
4	Kitchen arrangements			
5	Superfine finish	R		
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			87,05,840.00

Value of Flat		
Fair Market Value		87,05,840.00
Realizable value		82,70,548.00
Distress Value		69,64,672.00
Insurable value of the property (1394.00) Sq. Ft. X ₹ 2,000.00)	27,88,000.00
Guideline value of the property (1394.00	0 Sq. Ft. X ₹3,987.00)	55,57,878.00

Justification for price / rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in





Valuation Report Prepared For: BOB / Dwarka Circle Branch / Shri. Madhukar Shankarrao Tile & others (004332/2302940)

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 ₹ 7,320.00 per Sq. Ft. (after deprecation) on Carpet Area. for valuation after depreciation.

	· ·
Impending threat of acquisition by government for road	Not applicable.
widening / publics service purposes, sub merging &	\bigcirc \bigcirc \bigcirc
applicability of CRZ provisions (Distance from sea-cost /	
tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in and	₹ 17,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income
	÷

Think.Innovate.Create



















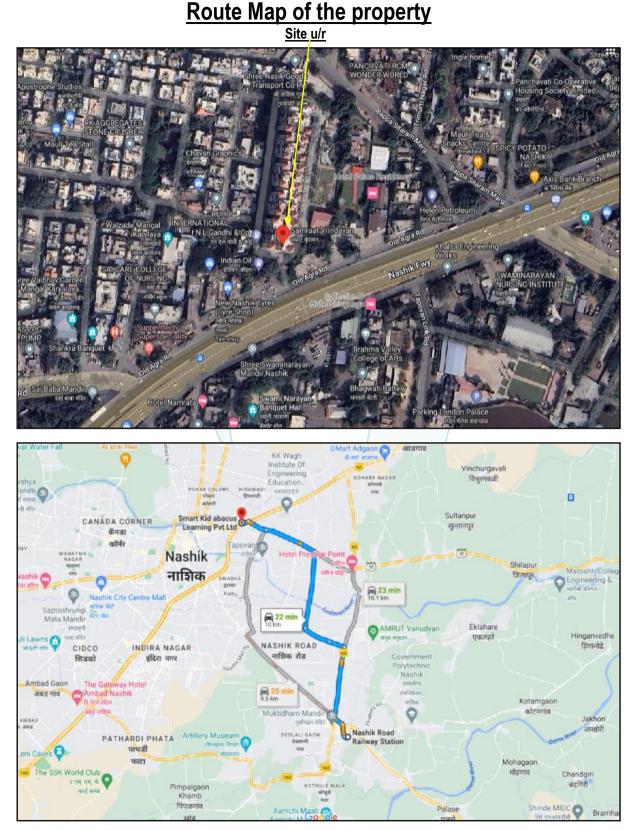








Page 11 of 27



Latitude Longitude: 20°00'38.5"N 73°48'27.7"E Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 10.0 Km.)



Ready Reckoner Rate

	Departme Registration & Government Of Maha	& Stamps	6		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन			H
Valuation Home F	Rule Guldline							LOGOUT
		Valuati		Urban				*
Location Deta	ails							
)evelopment Agreement O	Fenant Occupied	Other	Divisio	n Name	Nashil	• •	Help on Division
District Name	নাখিক 🗸	Taluka Name		नाशिक	✓ Villag	e/Zone Name	मौजे नाशिक - 1	गावठाण,न 🗸
Attribute	सव्हे नंबर 🗸 🗸	188			SubZo	one Name	1.3.35-नविन म	मूंबई आग्रा 🗸
Mahapalika Area	Nashik Muncipal Cor; 🗸							
	Open Land	Residence	Office	Shop Ir	dustry	Unit		
	26000	44000	50600	62500	0	Square Me	ter	







Price Indicators

e > Property for sale in Nashik	> Flats for Sale In Nashi	IK > Flats for Sale In F	anchvati > 2 BHK Flats for Sale	e in Panchvati >930 Sq-ft	
ave Time & Money vith 👾 MB Prime	Find the right	t Property by o	alling Upto 35 Owne	rs directly	Join Prime @ 50% OF
□ 49.0 Lac ⊡	at = 1/ 700 eachb				
2 BHK Flat For Sale in				AGICBRICKS	
EL	C. C.		🖴 2 Beds 🛛 💾 2 B	aths 🔛 Unfurnished	
	anarakana ka	9	Guper Built-Up Area 9 30 sqft ▼ 15,268/sqft	Developer Jaikumar Constructions Ltd.	Project Parksyde Homes
		the state of the s	loor	Transaction Type	Status
1 10	1		(Out of 12 Floors)	Resale	Ready to Move
			Furnished Status J nfurnished	Car Parking 1 Open	Age Of Construction Less than 5 years
agicbricks	Buy ~ R	lent - Sel	I Home Loan	5 V	
 Property for sale in Nashik > 	ecus servicinis			Michael Michael Michael Michael Michael Michael Michael Michael	
rt full support from R anager 🍲 MB Prime	elationship	 Shortlists F Communic 	roperties ates with Owners	Live Video Call	Join Prime @ 50% OFF
₹45.0 Lac <u>oet</u>	#17 500 and bas	la an Marria I an			
910 Sq-ft 2 BHK Flat Fi			ONLY ON MACIC	areos.	1
			🖴 2.Beds 🖑 2.Bet	ths 🌐 2Balconies 🚊] Unfurnished
E ILLIE		Caller Caller	irpet Area	Floor	Transaction Type
			1 sqft - (614/sqft	1 (Out of 6 Floors)	Resale
			atus	Facing	Furnished Status
10 IB;	SE IN COL	-	rady to Move	South	Unfurnished
	-2	Contraction of the local division of the loc	pe Of Ownership eehold	Age Of Construction Less than 5 years	
📀 Near Shri kalaram	mandir				

Vastukala Consultants (I) Pvt. Ltd.

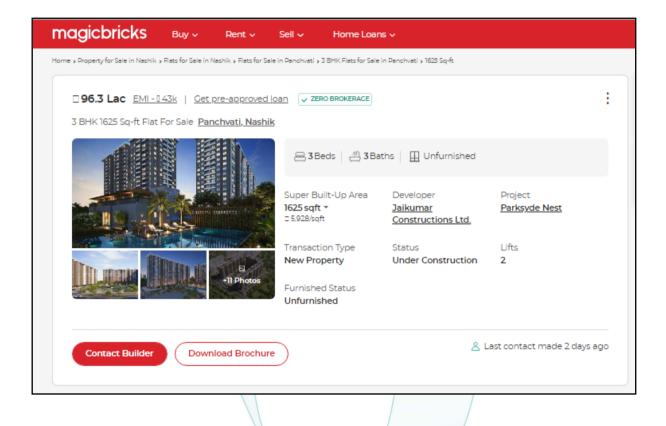
www.vastukala.org

 $\langle \gamma^{\circ}$

Think.Innovate.Create An ISO 9001:2015 Certified Company



Price Indicators



Think.Innovate.Create





Page 15 of 27

Deed of Apartment 朝英(235× /2089) करणे डिड ऑफ अपार्टमेंट लिहून देते ऐसा जे की, 23 2 मुल्यांकन विभाग क्रमांक- १.३.३५ मिळक्तीचे वर्णन⊱ तुकडी जिल्हा नासिक, पोट तुकडी तालुका नासिक मुल्यांकन दर रुपये ३८,३००/-पैकी, नासिक महानगरपालिका हद्दीतील, मौजे- नासिक या गांवचे शिवारातील मुल्यांकन किंमत रापये ५६,००,०००/-प्रत्यक्ष किंमत रूपये ५६,००,०००/-विनशेती मिळकत यांसी सर्व्हे नंबर १८८/१अ/१+१८८/१व/१+१८८/१क/१ यांसी मुद्रांक शुल्क रुपये ३,३६,०००/-एकूण क्षेत्र १५२५८.०० चौरस मिटर यांसी विनशेती आकार रुपये १००७०.०० नोंदणी फी रूपये ३०,०००/-हिंह ऑफ अपार्टमेंट पैसे, यांसी चतुःसिमाः-डिड ऑफ अपार्टमेंट आज तारीख २७ माहे मे इसवी सन २०१९ रोज सोमवार ते दिवशी नासिक मुक्कामी :-सर्वे नंबर १८८ पूर्वेसः-पश्चिमेसः- सर्व्हे नंबर १८६ १. श्री. मधुकर शंकरराव टिळे मुंबई आग्रारोड व सर्व्हे नंबर १८८/१पैकी दक्षिणेसः-वय- ५९, धंदा- शेती व सेवानिवृत्त सर्व्हे नंबर १८८/१ पैकी उत्तरेसः-Pan No. AAOPT1690K Aadhar No. 301657036925 १३३) वर कतम १ यांत वर्णन केलेल्या मिळकतीवर बांधण्यांत आलेल्या सम्राट २. सौ.मिना मधुकर टिळे लिहून घेणार वृंदावन नांवाच्या प्रोजेक्ट मधील कृष्णा नांवाचे इमारती मधील ए विंग मधील वय- ४८, धंदा- शेती व व्यापार Pan No. AJSPT0910H चौथ्या मजल्यावरील फलॅट नंबर ४०१ यांसी क्षेत्र १०२.२३ चौरस मिटर कारपेट Aadhar No. 880472719748 + लगतचे टेरेस क्षेत्र १४.४० चौरस मिटर असे एकूण सेलेबल क्षेत्र १३८.०१ दोघेही रा. फलॅट नंबर १, पटेल आर्केड चौरस मिटर आणि तळ मजल्यावरील ॲलॉटेड ओपन पार्कींग नंबर ओपी-६ क्षेत्र कच्छीलोहाणा मंगल कार्यालया शेजारी ९.६६ चौरस मिटर यांसी चतुःसिमाः-दिंडोरीरोड, पंचवटी, नासिक कॉमन जिना, लिफ्ट व ए विंग मधील फलॅट नंबर ४०२ पूर्वेसः-यांसी पश्चिमेसः- फ्रंट मार्जिन सौ. निलम नेमीचंद जैन ओपन डक्ट व ए विंग मधील फलॅट नंबर ४०४ दक्षिणेसः-वय- ४५, घंदा- व्यवसाय लिहून देणार उत्तरेसः-साईड मार्जिन Pan No. ADRPJ2834K येणेप्रमाणे चतुःसिमा पुर्वक वर्णनाची बांधीव मिळकत तदंगभूत वस्तूंसह Aadhar No. 579198044775 तसेच फिटींग्ज, फिक्चर्ससह तसेच इमारती मधील पॅसेज, जिना, पार्कींग रा.फलॅंट नंबर १०, राधा पॅलेस-सी मधुबन कॉलनी, मखमलाबाद रोड,नासिक, सामाईकात वापरण्याचे हक्कांसह दरोबस्त मिळकत.





Correction Deed

नसन-द मा २८७३ मन २ – १३	नसन-द (सहा 2003 कर) 3 - 93 १ - १८८/१८/१ यांसी एकूम तीय १५२५८.०० यीरस मिटर प्राण्य प्र
मुकदुराण्यी दश्य आज तागिव १६ वर्ष जीवन्द्र हस्ती सर २०२० रोज बुधका ते विवयो न्योंचल मुक्समी-	अवत्वार रुपये १००७०.०० येथे योगी चापु सिमान पुर्वेश - सब्हें नंबर १८८ पश्चियमेल - सब्हें नंबर १८६
 भी. मयुकर शंकरराव दिखे एक ६०. संघ- संसे व संवाधिषुका Pau No. AAQPT1690K जयार पार ३०१६. ७४०३ ६९७५ भी. मिना मयुकर दिखे कर- ४९. यार- मंगी व मायास Pau No. AJSPT091011 जयार नंबर ८८०४ ७२७१ ९४७८ वेयेले क. फलेट नंबर ९. पटेन जावेक व्यक्तेलेवाणा पाल कार्यालय सेवाये विक्रेसियेट, प्रवादी, मायिक 	वीवेणेस - मुंबई आग्रारोड व शर्व्ह नंतर १८८/१पैकी उतारेस - सब्हें नंतर १८८/१ पैकी १म. वर कलम १ याल वर्णन केलेल्या मिळकतीवर बायण्यांत आलेला इंग्रावन नांवाच्या प्रोजेक्ट मधील कृष्णा नांवांचे इमारती मधीश छ विन चीय्या मजल्यावरील प्रसेंट नंबर ४०१, यांसी क्षेत्र १०२.२३ चौरस कारपेट + लासचे देरेस क्षेत्र १४.४० चौरस मिटर असे एकूमा सेलेबल १३८.०१ चौरस मिटर आणि तब मजल्यावरील जेलॉटेड ओपन पाळींग ओपी-६ क्षेत्र ९ ६६ चौरस मिटर यांसी चातु सिमा- पूर्वेस - ओपन बक्ट व ए विम नयील फॉर्सेट नंबर ४७४ परिवर्मन - मार्जिनल स्पेस
यांसी भी. चिसम वैमीपेट जैन तरा. ४६, रोट:- व्यवस्था Patr No. ADRP52814K राज्येल्यूनंबर १०, रासा पेलेस-सी. समुबन डॉल-से, अवस्थायां पेल. स्टीमा	असरेश - जिना व ए विग भगील कलेंद्र नंबर ४०२ येणेप्रमाणे चतु-सिमा पूर्वक वर्णनाची बांधीय मिळवल तादेगभूत वस्त तसंध फिट्टीयल, फिश्चचनैसह तसंच इमायती मधील येलेज, जिन्हा, पा गामाईकात वापराध्याचे हवकांखर दशेवस्त मिळवल २. वर कलम १४ प्रांत ज्योन २.२.२.२
सारचे पुरुद्दारचती दसा लिहन देवे हैना के को. • सिक्स्त्रीये कर्नन - गुस्टी फिल्म नानिता मंद गुमडे साहल सांगत वैजी नानिता महस्तरामाणिका स्ट्रोनीन सीलवती विभागतील जीवे स्तीतव वेजी नानिता महस्तरामाणिका स्ट्रोनीन सीलवती विभागतील जीवे स्तीतव मांग्रे फिल्म्स्नील बिन्तांनी मिळका वाली कड़े नंबर १८८१९छान + १८८१व	ाणार यांना कायम फनोवत खरेवी विलेली आहे व तसा सिंह वेपार यांनी हि जार यांना कायम फनोवत खरेवी विलेली आहे व तसा सिंह ओफ ऊपार्टमें त में दुष्यम निवयक साहेब, नासिक७ यांचे कार्यालयात वस्त क्र उ९७/२०१९ दिनाक २७/५/२०१९ रोजी नीवविष्यांत आहेला आहे. २ उरवा दस्त नीवतालांना उनावधानाने व नजरचुकीमुढे दस्साचे पान संसर ३ वर्ष वन्तीचे वर्णन वलम १३ मध्ये नमूद वेलेल्या मिळ्यलीच्या यतु सिमा चुकोच विधित इएलेल्या आहेत. सवरची यांव मुक्तीच लिहन चेपार व जिल्ला के





8ED

367

3

NED AMX24

7.60 X 3.99

310

20

BED 3 05 + 3 78

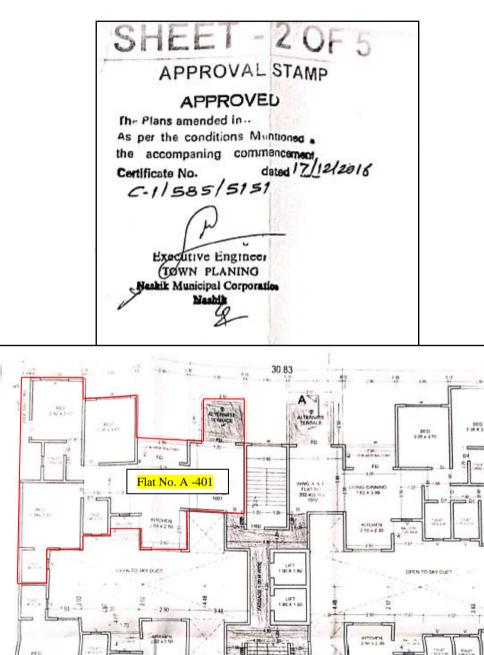
A

FLAS

11

30.83

Approved Plan



FLAT

UVING DININ 7853 399

8

8ED 305×38

TYPICAL EVEN FLOOR PLAN. SCALE 1:100

8

(2ND / 4TH / 6TH & 10TH FLOOR)

34

51

12.45

=

T1

52

12.45

12

403

in

HUNDING I

1494

800 292×363

24.90





184

Commencement Certificate & Occupancy Certificate

1.00	NASHIK MUNICIPAL CORPORATION	
Π.	DATE :- 17 / 12 /2016	
233	SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE	201
. 3	COMMENCEMENT GERVITORICE Vijay F.Sabadra And others 13 Through GPA Holders Shweta Infrastucture	Awrone
	And Housing I Pvt. Ltd. Dirt. Sujoy J Gupta.	(•), (4(4)))
	Cio, Ar, Tapsya H, Bendale & Stru, Engg. Rajesh R, Laddhad Nashik	
Sub <	Sanction of Building Permit & Commencement Certificate in Plot No of S.No. 188/1A+ 188/1B/1+ 188/1C/1 Nashik of Shiwar.	
Ref <	Your Application & Plan dated: 30/11 /2016 Inward No.C1 /BP/5431	महाणव,
carry	Sanction of building permit & commencement certificate is hereby granted under n 45 & 69 of the Mahatashtra Regional and Town Planning Act 1966 (Mah of 1965) to out development workland building permits under section 253 of The Mahatashtra upal Corporation Act 1969 (Bombay Act, No.LIX of 1949) to erect building for dential Purpose as per plan duly amended in — subject to the following conditions.	/ दाखल फ्लॉट न मजल्याचे इक
	CONDITIONS (1 to 48)	
ŧ.	The land vacated in consequence of endorcement of the set-back rule shall form part of Public Street.	ादल्याप्रमाणः
2	No new building of part thereof shall be occupied or allowed to be occupied or pointing to be used by any person until completion certificate, under soc. 263 of the Bombay Provincial Municipal Corporation Act, 1948 is duly granted.	यांचे निरिक्षज इमारतीया वा
3	The commencement carsificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced she	
	expiry of peniod for which commencement cardificate is granted will be treated as unauthercosed development & action as per provisions laid down in Maharashtri Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act 1949 will be taken separate tuch defoilter which should please be clearly include	य चटई क्षेत्र = १) स्वा इम
4	This permission does not entitle you to develop the land which does not vest in you	धापरात ब
5	The date of commencement of the construction work should be internated to this other WITHIN SEVEN DAYS	२) घरण्ड्री अ संबर्धात (
6	Permission required under the provision of any other Act, for the time being in force shur- be obtained from the concerned authorities before commencement of work [vic under Provision of Urban Land Celling & Regulation Act & under appropriate sections in	३) सिंगल फे
54	Maharashira Land Revenue Code 1966 efc.)	४) तदरच्या र
07 	After completion of plinth, certificate of planning authority to the effect that the pinth is constructed as per sanctioned plan should be taken before commencement of superstructure.	4) Shor
	Building permitteton is granted on the strength of attidawt & indemoty cond with reference to the provisions of Urban Land [Certing & Regulation] Act. 1976. In cash a statement made in attidavt & indemnity bond found incorrect or take the permission shall state cancelled.	E000 81572
9	The balconies, ottas & varandas should not be enclosed and merged into according room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into according room the construction shall be triabilities unauthorized and action shall be taken.	222
10	At years FIVE trees should be planted around the building in the open space of the pla Completion dertificate shall not be granted it trees and not planted in the dict as provided under section 19 of the reservation of Tree Act, 1975.	

स्मारत बांधकामाचा वापर करणे बाव्रतचा दाखला येग्यती
2 (101 10 10 10 10 10 10 10 10 10 10 10 10
int Birtels base
A CONTRACT CONTRACTOR OF A CONTRAC
रिष्ठाय (0). स्मायहा व इतर्तराश - आह.
स्वाला इन्छात्र हल हात्र लिख रहतात्म जा. भूतना सदभ । तमगा दिवास २००१ लिख रहतात्म जा. भूतना
सदभ : तुमया दिनांक २.८ / ३ / २०९७ पा अर्ज क्रमांक <u>सी. २/ ८ ७ ८ ५</u>
чалия. <u></u>
े दाखला देव्यात येतो की जगाशिक मिवारातील / मिसनं मं. <u>१८८८/२ २२ ५ १ ९८८/३ ८</u> ७
प्रति में अपरामिति कार्याता ताठ पार्छा २१ में अपरामकते के स्वार्य स्वार्य स्वार्य स्वार्य स्वार्य स्वार्य स्वार स्वार्य स्वार्य
राजनामे राजीन गंगला कर के साम कर के कि के कि के कि
मजल्याचे इकडील बांधकाम परवानगी क स्मी ७/५ ८५ /५ ७५ प्रिजंक ७७ / ७२/२०७६ अल्व
दिल्याप्रमाण आविदेवट/इनि./ सुप्रवायक्रम, थी. ल्यम् र.म/ केंडाळ
यांचे मिरिक्षमाखाती पूर्ण काली असून निवृत्ती /विद्यालेका /वेक्षविका एक्तरनाती कालेक भूचे भूजीक आंधन वहुन
इमारतीचा वापर करणेस परवानगी देण्यात येत आहे. १८८८०४ - ३८ च्यूमेणी न्याचे प्लय होधलान हेव
त्याचे प्रमुख कोधलान केड 908C2 . e. 8 - स्टों - सी.
य घटई क्षेत्र ————————————————————————————————————
 संदर्भ इमाम्स्रीहर हाया निर्हाल / मिन्नाम्ल / मेमेलेक या तनावनिताय करता दर्शत, राग पापलत बदल करता यणात नाही. यापरात बदल करावयाची झाल्यास इकडील कार्यासंघाची पूर्व परवागणी प्यावी लागेत.
 घरपट्टी आकारगीसाठी आफापणी प्रत अधिश्वय (यन) परंपई। दिपान गांदेकडे पाठविण्यात आली जाह नसे प्रस्पष्ट्री घडत संदर्धात दिपानाढाड स्वरीत संपर्धन साधाया.
An extended of the first state an example
 सिंगल फेज दिज पुरवदा फरजेस हरका नाही.
 सिंगल फेज दिज पुरसदा करवेस हरकत नामी. सदरच्या पूर्ण वेजनवर अगरनीत म.न. प १०० पूर्व पराजनने क्रियाय वापरामच्ये व बाधकामामध्य कामताही बदल करू न्वो.
 सिंगल फेज दिज पुरवता करनेस हरका नाही. सदस्या पूर्ण केलेलक इशालीत घ.न. प ट्या पूर्व परावानवी तिकार वापरामध्यों व वाधकानामध्य कोषताही बदल करू नवे. जिनिका - फ्री.इ.जि.प्रम, - प्रा प्रायुः - 3.0-3.00 /
 भिगत फेल दिल पुरवता करवेस हरकत नामी. भ) सरस्या पूर्ण केलंगला भगतीत म न क स्था पूर्व परावनवी किताव वापरामध्ये व बाधकामामध्य कामताही बदल कह नवी. भ) जिमिला - जिमिनिगम,
 ३) सिंगल फेल दिल पुरवदा करवेस हरका नामे. ४) तदरच्या पूर्ण केलला प्रमातीत म न प छा पूर्व परावन्ते किंवाय वापरामध्ये व बाधकमामध्य कायताही बदल कह नही. भ) जिन्मा क्रिकिमिन प पड 30300 / क्रिकिम पर दे परावन्ते किंवा वापरामध्ये व बाधकमामध्य कायताही बदल कह नही. भ) जिन्मा क्रिकिमिन प पड 30300 / क्रिकिम के प्रिति के प्रति के प्रत के प्रति के प्रत के प्रति के प्रत के प्
 ३) सिंगल फेल दिल पुरवदा करवेस हरका नामे. ४) तदरच्या पूर्ण केलला प्रमातीत म न प छा पूर्व परावन्ते किंवाय वापरामध्ये व बाधकमामध्य कायताही बदल कह नही. भ) जिन्मा क्रिकिमिन प पड 30300 / क्रिकिम पर दे परावन्ते किंवा वापरामध्ये व बाधकमामध्य कायताही बदल कह नही. भ) जिन्मा क्रिकिमिन प पड 30300 / क्रिकिम के प्रिति के प्रति के प्रत के प्रति के प्रत के प्रति के प्रत के प्
$ \begin{array}{l} & \begin{array}{l} & \begin{array}{l} & \begin{array}{l} & \begin{array}{l} & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array} \\ & \end{array} \\ \\ & \end{array} \\ \\ & \end{array} \\ \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ \\ \\ & \end{array} \\ \\ & \end{array} \\ \\ \\ & \end{array} \\ \\ & \end{array} \\ \\ \\ & \end{array} \\ \\ & \end{array} \\ \\ \\ \\$
$ \begin{array}{c} \label{eq:2.1} & if the the state of the st$
$ \begin{array}{l} & \begin{array}{l} & \begin{array}{l} & \begin{array}{l} & \begin{array}{l} & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \end{array} \\ & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array}{l} & \end{array} \\ & \begin{array} \\ & \end{array} \\ \\ & \end{array} \\ \\ & \end{array} \\ \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ & \end{array} \\ \\ \\ & \end{array} \\ \\ & \end{array} \\ \\ \\ & \end{array} \\ \\ & \end{array} \\ \\ \\ & \end{array} \\ \\ & \end{array} \\ \\ \\ \\$





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 ₹ 87,05,840.00 (Rupees Eighty-Seven Lakh Five Thousand Eight Hundred Forty Only). The Realizable Value of the above property ₹ 82,70,548.00 (Rupees Eighty-Two Lakh Seventy Thousand Five Hundred Forty-Eight Only). and the Distress Value ₹ 69,64,672.00 (Rupees Sixty-Nine Lakh Sixty-Four Thousand Six Hundred Seventy-Two Only).

Place: Nashik Date:10.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

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

Auth. Sign.

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 07.10.2023. 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.	Particulars	Valuer comment
No.		
1.	background information of the asset being valued;	The property was purchased by Name of Owner: Shri. Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile from Sau, kalpana Shirish Mansukh & Shri Shirish Nayanehwar Mansukh vide Deed of Apartment No. 3408/ 2022 dated. 30.03.2022
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Binu Surendran – 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 – 07.10.2023 Valuation Date - 10.10.2023 Date of Report - 10.10.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 07.10.2023
7.	nature and sources of the information used or relied upon;	 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; Think.Inno	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 **1,162.00 Sq. Ft. Total Carpet Area** in the Name of Owner: **Shri. Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile.** 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 Name of Owner: **Shri. Madhukar Shankarrao Tile & Sau. Mina Madhukar Tile.** For the purpose of this appraisal

Think.Innovate.Create An ISO 9001:2015 Certified Company

Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.org



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

1,162.00 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 **1,162.00 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.
- 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.

Think.Innovate.Create An ISO 9001:2015 Certified Company www.vastukala.org

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).

Vastukala Consultants (I) Pvt. Ltd.



Valuation Report Prepared For: BOB / Dwarka Circle Branch / Shri. Madhukar Shankarrao Tile & others (004332/2302940)

Page 27 of 27

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

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

Think.Innovate.Create



