

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri.Mahadev Bhanudas Varkad & Sau.Sheetal Mahadev Varkad.**

Name of Owner: **Sau.Reema Harish Hemnani & Shri.Yash Harish Hemnani**

Residential Flat No.B-2, First Floor, B-Wing, "Vedant-III", Survey No.290/9/1 & 290/9/2, Plot No.1 & 2, Near Dr.Wagh Dental Care Clinic, Hari Vishwa Balaji Road, Ekta Gree Ville Road, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.

Latitude Longitude: 19°56'52.4"N 73°45'17.6"E

Valuation Prepared for:

**Bank of Baroda
Regional Office**

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



Nashik : 4, 1st Floor, 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

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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.B-2, First Floor, B-Wing, "Vedant-III", Survey No.290/9/1 & 290/9/2, Plot No.1 & 2, Near Dr.Wagh Dental Care Clinic, Hari Vishwa Balaji Road, Ekta Gree Ville Road, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Sau.Reema Harish Hemnani & Shri.Yash Harish Hemnani** Name of Proposed Purchaser: **Shri.Mahadev Bhanudas Varkad & Sau.Sheetal Mahadev Varkad**

Boundaries of the property.

Boundaries	Building	Flat
North	12.00 Meter Wide Road	Passage & Flat No.3
South	Survey No.289	Side Margin
East	Plot No.10 of Survey No.290	Flat No.1
West	Plot No.3	Side Margin

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 40,32,000.00 (Rupees Forty Lakh Thirty Two Thousand Only).**

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

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

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.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=98023b0c4fad35d03e0c39e268e913491e2d3e14113
3113279d17a1b0565d, postalCode=400069, st=MAHARASHTRA,
serialNumber=14556556ab0cc096b2a35a8c9c9e377142,
394e28f2c29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.16 10:29:19 +05'30'

Auth. Sign.



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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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Regional Office**BSNL Building, Datta Mandir Road, Nashik Road,
Nashik, PIN – 422 101, State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	14.10.2023
	b) Date on which the valuation is made	:	14.10.2023
3.	List of documents produced for perusal:		
	1) Copy of Notarized Agreement Between Sau.Reema Harish Hemnani & Shri.Yash Harish Hemnani (the Seller) and Shri.Mahadev Bhanudas Varkad & Sau.Sheetal Mahadev Varkad (Proposed Purchaser) dated 13.10.2023		
	2) Copy of Commencement Certificate No. LND /BP / B2 / 525/ 2022 dated 28.01.2022 issued by Nashik Municipal Corporation		
	3) Copy of Occupancy Certificate No. Javak Number / NRV/ 28918/2022 dated 31.03.2022 issued by Nashik Municipal Corporation..		
	4) Copy of Approved Building Plan Accompanying Occupancy Certificate No. Nashik/ B2/ OC / 28918/2022 dated 31.03.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Name of Proposed Purchaser: Shri.Mahadev Bhanudas Varkad & Sau.Sheetal Mahadev Varkad.</p> <p>Name of Owner: Sau.Reema Harish Hemnani & Shri.Yash Harish Hemnani.</p> <p>Address: Residential Flat No.B-2, First Floor, B-Wing, "Vedant-III", Survey No.290/9/1 & 290/9/2, Plot No.1 & 2, Near Dr.Wagh Dental Care Clinic , Hari Vishwa Balaji Road, Ekta Gree Ville Road, Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India.</p> <p>Contact Person: Shri.Mahadev Bhanudas Varkad (Proposed Purchaser) Contact No. +91 9834630174 Joint Ownership (Proposed)</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No.B-2 is located on First Floor.

		As per Plan composition of flat is: Living + 2 Bedroom+ Kitchen + WC + Bath + Passage+ Balcony. (i.e.2BHK). --- The property is at 11.7 Km. distance from nearest railway station Nashik Road. Landmark: Near Dr.Wagh Dental Care Clinic
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No.290/9/1 & 290/9/2, Plot No.1 & 2
	b) Door No.	: Residential Flat No. B-2
	c) T.S. No. / Village	: Village – Pathardi
	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 Occupancy Certificate No. Nashik/ B2/ OC / 28918/2022 dated 31.03.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	: Nashik Municipal Corporation
	h) Whether genuineness or authenticity of approved map/ plan is verified	: Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	: No
7.	Postal address of the property	: Residential Flat No.B-2, First Floor, B-Wing, "Vedant-III", Survey No.290/9/1 & 290/9/2, Plot No.1 & 2, Near Dr.Wagh Dental Care Clinic , Hari Vishwa Balaji Road, Ekta Gree Ville Road,Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India
8.	City / Town	: Nashik
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	: Village – Pathardi 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



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13.	Dimensions / Boundaries of the Property / Building		As per Actual Site	As per the Plan
	North	:	12.00 Meter Wide Road	12.00 Meter Wide Road
	South	:	Survey No.289	Survey No.289
	East	:	Plot No.10 of Survey No.290	Plot No.10 of Survey No.290
	West	:	Plot No.3	Plot No.3
Mtrs	Flat		As per Actual Site	As per the Plan
	North		Passage & Flat No.3	Passage & Flat No.3
	South		Side Margin	Side Margin
	East		Flat No.1	Flat No.1
	West		Side Margin	Side Margin
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°56'52.4"N 73°45'17.6"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 605.00 (Area as per site Measurement) Built up area in Sq. Ft. = 840.00 (Area as per Notarized Agreement)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up area in Sq. Ft. = 840.00 (Area as per Notarized Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.290/9/1 & 290/9/2, Plot No.1 & 2	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Pathardi Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No.B-2, First Floor, B-Wing,"Vedant-III", Survey No.290/9/1 & 290/9/2, Plot No.1 & 2, Near Dr.Wagh Dental Care Clinic , Hari Vishwa Balaji Road, Ekta Gree Ville Road,Village – Pathardi, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2022 (As per Occupancy Certificate)	

5.	Number of Floors	:	Ground (Parking) + 4 th Uppers Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on First Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	First Floor
2	Door No. of the Flat	:	Residential Flat No. B-2
3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing , Concealed Electrical wiring
	Finishing	:	Cement Plastering
	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.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: Shri.Mahadev Bhanudas Varkad & Sau.Sheetal Mahadev Varkad. Name of Owner: Sau.Reema Harish Hemnani & Shri.Yash Harish Hemnani.
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. = 840.00 (Area as per Notarized Agreement)
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. = 605.00 (Area as per site Measurement) Built up area in Sq. Ft. = 840.00 (Area as per Notarized Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium



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13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 8,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 4,800.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 2,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 40,000.00 per Sq. M. ₹ 3,716.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	---
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	01 Year
	Life of the building estimated	:	59 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 4,800.00per Sq. Ft.
	Remarks:		



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	840.00 Sq. Ft.	4,800.00	40,32,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			40,32,000.00

Value of Flat

Fair Market Value	40,32,000.00
Realizable value	38,30,400.00
Distress Value	32,25,600.00
Insurable value of the property (840.00 Sq. Ft. X ₹ 2,000.00)	16,80,000.00
Guideline value of the property (840.00 Sq. Ft. X ₹ 3,716.00)	31,21,440.00

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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.

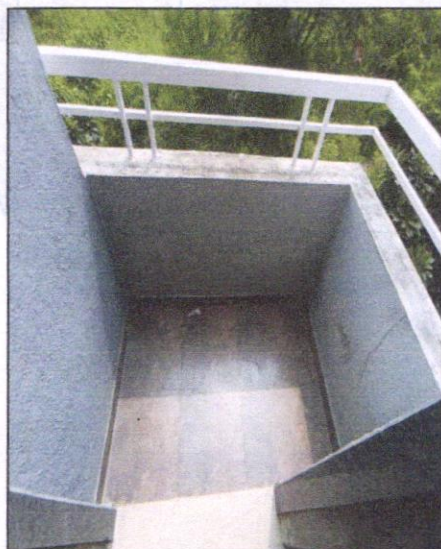
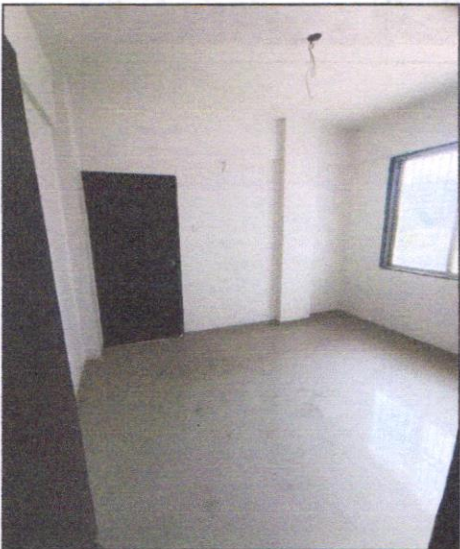
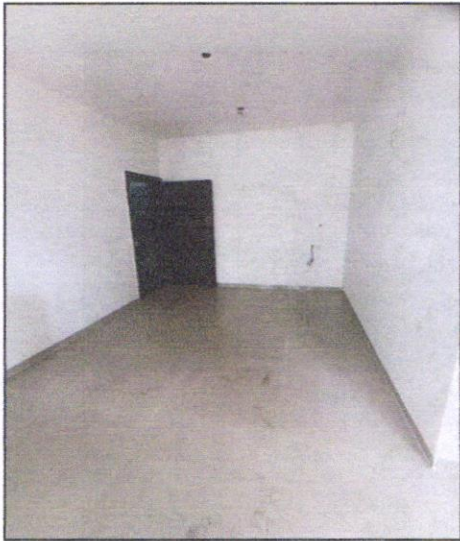
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,800.00 per Sq. Ft. on Built Up Area for valuation after depreciation.

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

Actual site photographs



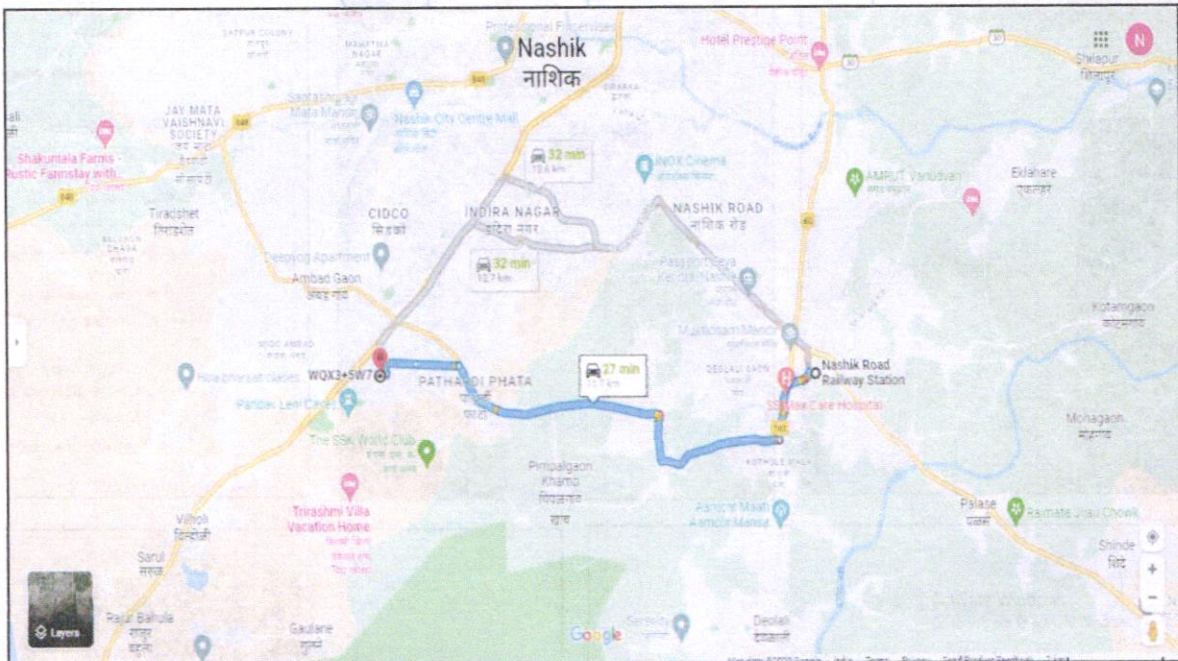
वेदांत - III अपार्टमेंट - ची विंग
 * आभासद नाचे *
 3 वा मंजला

1	श्री. कर्मठ विलास नाथडे
2	
3	श्री. दिवाजी मोदीनाथ नाथडे
4	श्री. क.एस. वासुदेव चव्हाटे
5	2 वा मंजला
6	श्री. रमेश मोदीनाथ मोरे
7	श्री. मिलन किरण लोहार
8	श्री. चंद्रकांत कामेलनाथ शंदे
9	3 वा मंजला
10	श्री. प्रतिभा राजेश जेठे
11	श्री. आशाशिला सुकेल पांडुरावकर
12	
13	4 वा मंजला
14	श्री. प्रवीण पीकिल वादील
15	श्री. विनायक संदीप शिंदे
16	श्री. वातावासेय भास्कर वाघव



Route Map of the property

Site u/r



Latitude Longitude: 19°56'52.4"N 73°45'17.6"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 11.7 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

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महाराष्ट्र शासन

Valuation For Rural Area

*** welcome to valuation

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Help on Division

District Name: Taluka Name: Village/Zone Name: Attribute: SubZone Name: Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
20000	40000	40000	50000	0	Square Meter

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Price Indicators

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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1459 Sq-ft

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3 BHK Flat For Sale in Hari Vishwa, Pathardi Phata, Nashik



3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area	Developer	Project
1088 sqft ~ ₹6,618/sqft	Karda Constructions Ltd.	Hari Vishwa
Floor	Transaction Type	Status
1 (Out of 13 Floors)	Resale	Ready to Move
Facing	Furnished Status	Type Of Ownership
East	Unfurnished	Co-operative Society

East Facing Property

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Sell ▾
Home Loans ▾


Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1490 Sq-ft

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1490 Sq-ft 3 BHK Flat For Sale in Pathardi Phata, Nashik



3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area	Floor	Transaction Type
1040 sqft ~ ₹6,250/sqft	6 (Out of 6 Floors)	Resale
Facing	Furnished Status	Age Of Construction
West	Unfurnished	Under Construction

3 Photos

Price Indicators

99acres
Buy > Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Pothardol

Posted on Jan 16, 2023 | Ready to Move

₹65 Lac

@ 4,861 per sq.ft.

Estimated EMI ₹51,376

3BHK 3Baths

Residential Apartment for Sale


in Anmol Nayantara Gold, Pothardol, Nashik, Maharashtra

REERA STATUS: REGISTERED | Registration No: ES1600006366 | Website: <https://maharashtra.mahaonline.gov.in>

Overview
Society
Owner Details
Price Trends
Recommendations

Property (12)

Society (26)



Photos (1/12)

Area

Built Up area: 1337 sq.ft.

(133.21 sq.m)

Price

₹ 65 Lac

@ 4,861 per sq.ft. (negotiable)

Floor Number

7th of 12 Floors

Covered Area

Park/Garden

Configuration

3 Bedrooms, 3 Bathrooms, 2 Balconies

Address

Anmol Eka
Pothardol, Nashik

Facing

East

Property Age

1 to 5 Year Old

99acres
Buy > Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Pathardol Phata > 3BHK Flats in Pathardol Phata > 12 to 13 Lakh

Posted on Sep 26, 2022 | Ready to Move

₹72 Lac

@ 5,217 per sq.ft.

Estimated EMI ₹57,507

3BHK 3Baths

Residential Apartment for Sale


in Anmol Nayantara Gold, Pathardol Phata, Nashik, Maharashtra

REERA STATUS: REGISTERED | Registration No: ES1600002394 | Website: <https://maharashtra.mahaonline.gov.in>

Overview
Society
Owner Details
Price Trends
Recommendations

Property (14)

Society (18)



Photos (1/14)

Area

Built Up area: 1380 sq.ft.

(128.21 sq.m)

Price

₹ 72 Lac

@ 5,217 per sq.ft.

Floor Number

1st of 11 Floors

Configuration

3 Bedrooms, 3 Bathrooms, 2 Balconies

Address

Anmol Nayantara Gold
Pathardol Phata, Nashik

Property Age

10+ Year Old

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > ₹49.50 L

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% OFF**

₹66.0 Lac Get ₹19,800 cashback on Home Loan **ONLY ON MAGICBRICKS**

3 BHK Flat For Sale in Hari Vishwa, **Pathardi Phata, Nashik**

3 Beds 3 Baths 1 Balcony Unfurnished

Super Built-Up Area: 1459 sqft ₹4,524/sqft
 Developer: **Karda Constructions Ltd.**
 Project: **Hari Vishwa**

Floor: 8 (Out of 12 Floors)
 Transaction Type: **Resale**
 Status: **Ready to Move**

Furnished Status: **Unfurnished**
 Age Of Construction: **Less than 5 years**

HOUSING.com Buy in Nashik Pathardi Phata

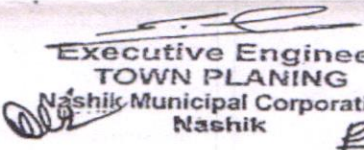
3 BHK Apartment **₹54.0 L** EMI starts at ₹28,800/K

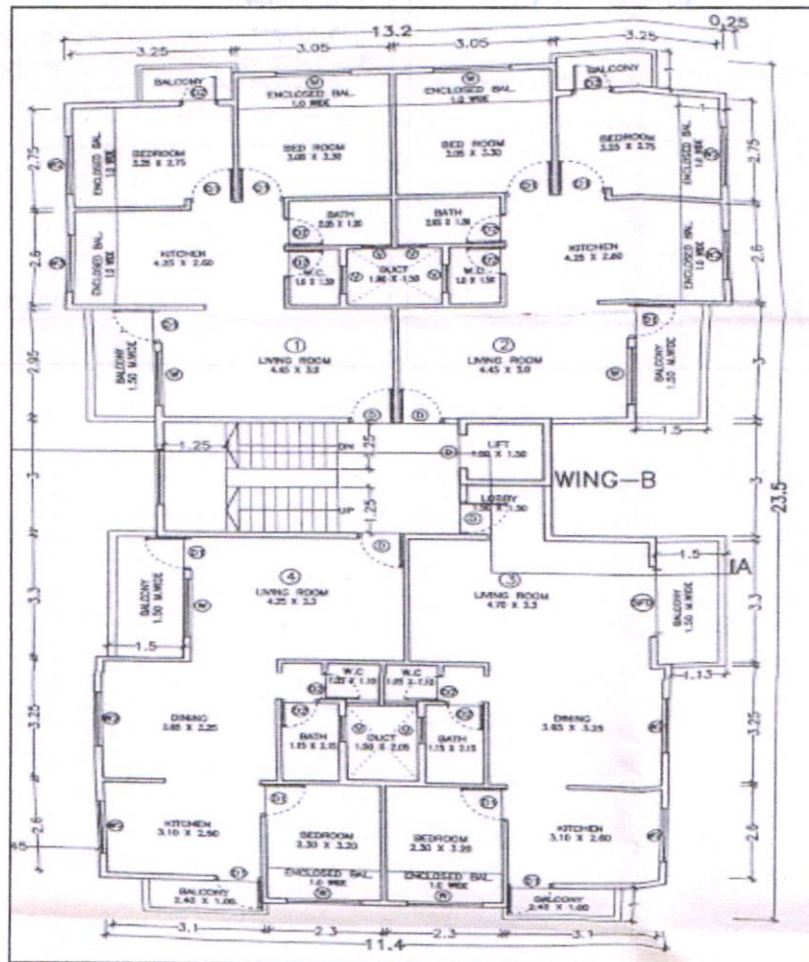
By **UN KUNAR REAL ESTATE**
 Zakaria Parkside Residences, Amda Nagar, Pathardi Phata, Nashik

1150 sq ft Built Up Area | ₹4.70 K/sq ft Avg. Price | 5 Year Old Age of property | Ready to move Possession status | Higher 8 of 12 Floors | Semi-Furnished Furnishing

35 more photos

Approved Plan

PART COMPLETION PLAN RESIDENTIAL BUILDING ON , PLOT NO.1+2, S.NO.-290/1+2+3+4/8/1, PATHARDI , AT- SHIWAR, NASHIK.	DRAWING SHEET NO. 1/2
M/S NEW AKSHARA CONSTRUCTION PARTERSHIP FIRM,Through [Mr. Jagdish Balu Nawale & Others]	
M/S VEDANT ASSOCIATES PARTNERSHIP FIRM,Through [Miss Preeti P. Lodha, Miss. Shritama S. KAR.]	
STAMP OF APPROVAL APPROVED As per the accoupaning occupancy Certificate No. Nashik/B210C/28918/2022 Date : 31/03/2022	
 Executive Engineer TOWN PLANING Nashik Municipal Corporation Nashik	



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Notarized Agreement

(२)



लिहून देणार

1. श्री.महादेव भानुदास वरकड
उ.व.39, धंदा : व्यापार,
PAN.ABNPW6714F
आधार नं.4539 1128 9437
2. सौ.शीतल महादेव वरकड
उ.व.34, धंदा : गृहिणी,
PAN.ACGPW0961Q
आधार नं.8596 8249 5903
दोघे रा.फ्लॅट नं.8, पुंदावन अपार्टमेंट,
पाणघाच्या टाळी जलक, पाखडी, नाशिक

:: प्यांती ::

1. सौ.रीमा हरीब हेमनानी
उ.व.59, धंदा : गृहिणी,
PAN.AAHPH0855P
आधार नं.371618805820
2. श्री.यश हरीब हेमनानी
उ.व.29 धंदा : व्यापार,
PAN.AGKPH2527F
आधार नं.927886660520
रा.शारण, बंगला नं.24, शारदा
नगर, गंगापूर रोड, नाशिक
नं.1 व 2 यांचे विकसनकर्ते व
जनरल मुखत्यार म्हणुन
वेदांत असोसिएट्स भागिदारी संस्था
(PAN.AAHFV9656Q)
तर्फे भागिदार
अ. कु.प्रिती पारसमल लोढा
उ.व.44, धंदा : व्यापार,
ब. कु.श्रीतमा संजय कर
उ.व.44, धंदा : व्यापार,
दोघी रा.5, जानकी प्लाझा,
द्वारका, नाशिक
यांचे मुखत्यार म्हणुन
श्री.किर्तीकुमार पारसमल लोढा
उ.व.47, धंदा : व्यापार,
आधार नं.359521378612
रा.वरीलप्रमाणे.

लिहून देणार

(१)



इतरने ...

१) विकसनीचे जर्नल : अ. पुणेची जिला नशिक पॅट नुकीची नव्या
नशिक वीची नशिक महानगर नशिका इतरीतीत नीचे प्रवासी वीची
वर्डी नं.2009/मुन वर्डी नं.2001/2014/45/5/5, 31 वारीत पॅटि नं.12 वर्डी
सुपुन वीच 842, 14 वी वी. कार असलेल्या "वेदांत-अ" वरीत 8 व वी वीच
वेडी वी वीच नं इतरनीतीत नशिका पणघाच्या टाळी जलक नं वी-2 यांची
बांधीच वीच 78.80 वी वी. वारी नुकीचा मंजूर किर्तीग जेन प्रवासे.

वेने प्रवासी जलम 1-8 वर्डी जर्नल केलेली विकसनीतीत नशिक
उपभरती असलेले वेनेजेस व इतर बांधीच जग नशिकपणघाळ नशिक व
बांधीच विकसन.

२) जलम 1-अ मध्ये जर्नल केलेली पॅटि नं.1 ही विकसनी लिहून देणार
विकसनकर्ते वेदांत असोसिएट्स भागिदारी संस्था तर्फे भागिदारी द्विती
धरसमल लोढा व वीचल संतप कर यांची वरवरेटी नशिकनी विकसनी
होती. त्यांची सवर विकसनी श्री.हरीब किलसंभर हेमनानी व सौ.धियरन
एजेस हेमनानी यांचेकडून जपेला खरेटीबांधीचे खरेटी केलेली विकसनी
अजुन सवरचे खरेटीकल नं नुपुन नशिक व सौ.नशिक यांचे कार्यालय
बला अ.3543/2012 जलम वी.12.84.2012 रोजी नशिकने आहे. सवर
खरेटीकलवरे वेदांत असोसिएट्स भागिदारी संस्था यांचे नांव विकसनीचे
रेकीड ऑच पॅटि नशिक व इतरबांध सवर वरवळ इतरेले आहे.

उठेच जलम 1-अ मध्ये जर्नल केलेली पॅटि नं.2 ही विकसनी विकसनी
भालक लिहून देणार नं.1 व 2 यांची सवरवरीची विकसनी जपुन र्यांची
सवर विकसनी लिहून देणार विकसनीके वेदांत असोसिएट्स भागिदारी
संस्था यांना विकसनीस दिलेली जपुन र्यांचे लघुन वी.18.16.2013 रोजी
नं.नुपुन नशिक व सौ.नशिक यांचे कार्यालय बला नं.5061 व 5168
अन्वये विकसनी करारनशिक व जनरल मुखत्यार पत्र लिहून व नशिकने
दिलेले आहे.

पॅटि नं.1 ही विकसनी लिहून देणार विकसनीके वेदांत असोसिएट्स
भागिदारी संस्था यांच्या मालकीची होती व पॅटि नं.2 ही विकसनी लिहून
देणार विकसनीके वेदांत असोसिएट्स यांनी विकसनीस घेतली. सवर
दोनही पॅटि विकसनीकर लिहून देणार विकसनीके वेदांत असोसिएट्स
भागिदारी संस्था यांनी विकसनी पॅटि नशिकने तो नशिक
महानगरनशिका, नशिक यांचेकडून मंजूर केलेला आहे. सवर मंजूर विकसनी
पॅटि नुसार पॅटि नं.2 वर वी वीच व पॅटि नं.1 वर व वीच प्याग्याचे बांधकाम
होणार होते. मात्र लिहून देणार विकसनीके यांनी पॅटि नं.1 वर वी वीच
बांधकाम केले व त्यातीत नशिक विकी करण्य व पॅटि नं.1 वर कुटलेली
बांधकाम केले नाही.

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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 **₹ 40,32,000.00 (Rupees Forty Lakh Thirty Two Thousand Only)**. The **Realizable Value** of the above property **₹ 38,30,400.00 (Rupees Thirty Eight Lakh Thirty Thousand Four Hundred Only)** and the **Distress Value** **₹ 32,25,600.00 (Rupees Thirty Two Lakh Twenty Five Thousand Six Hundred Only)**.

Place: Nashik

Date: 14.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35d03e0cf5e266591340703d590113
33115279b17a18b5652, postalCode=400066, st=Maharashtra,
serialNumber=41a56a566ab8cc89d9b2a55a0e02011811d,
2e399e2822a29a327b625bf0, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.16 10:29:50 +05'30'

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 14.10.2023 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 14.10.2023. 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.



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Property Title

Based on our discussion with the Client, we understand that the subject property is being in the Name of **Sau.Reema Harish Hemnani &Shri.Yash Harish Hemnani** Name of Proposed Purchaser : **Shri.Mahadev Bhanudas Varkad & Sau.Sheetal Mahadev Varkad**. 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 **840.00 Sq. Ft. Built Up Area**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **840.00 Sq. Ft. Built Up Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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).



