

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sandip Gulabrao Deore & Mrs. Poonam Sandip Deore.**

Residential Row House No. 01, Ground Floor, Type – A, Group Housing Project Name, “**Bhagirath Park**”, Gut No. 450/ 1/ 1, Near Sai kennel & Pet Shop, Old Jadhav Sankul, Medage Nagar, Off Ambad Satpur link Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.

Longitude Latitude: 19°58'34.6"N 73°43'04.8"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 Row House No. 01, Ground Floor, Type – A, Group Housing Project Name, “**Bhagirath Park**”, Gut No. 450/ 1/ 1, Near Sai kennel & Pet Shop, Old Jadhav Sankul, Medage Nagar, Off Ambad Satpur link Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. belongs to **Name of Owner: Mr. Sandip Gulabrao Deore & Mrs. Poonam Sandip Deore.**

Boundaries of the property.

Boundaries	Plot	Row House
North	Gut No. 451 & 452	Gut No. 451
South	Chunchale Village Border & 18.00 Mtr. Wide Road	9.00 Mtr. Wide Road
East	Adj. Gat No. 449	Row House No. 02
West	Tiradshet Village Border	Open 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 **₹ 23,43,600.00 (Rupees Twenty-Three Lakh Forty-Three Thousand Six Hundred Only).**

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

Hence certified

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

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.19 10:43:09 +05'30'

Auth. Sign.



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

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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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mumbai@vastukala.org



Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.**To,****The Chief Manager,****Bank of Baroda****Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

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	: 18.10.2023
	b) Date on which the valuation is made	: 18.10.2023
3.	List of documents produced for perusal:	
	i.	Copy of Agreement For Sale Vide No. 9756/2023 Dated 09.10.2003 between Shree Constructions (Promoters) and Mr. Sandip Gulabrao Deore & Mrs. Poonam Sandip Deore (Allottees)
	ii.	Copy of Commencement Certificate No. LND/ BP/ B1 / BP / 128/ 2022 dated 19.08.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	iii.	Copy of Part Occupancy Certificate (Ground Floor) No. Javak No. / NNV / A1 / 31463 dated 27.06.2023 issued by Nashik Municipal Corporation, Nashik.
	iv.	Copy of Approved Building Plan Accompanying Commencement Certificate No. B1 / BP / 128/ 2022 dated 19.08.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation.
	v.	Copy of RERA Registration Certificate No.P51600049007 dated 08.02.2023 issued by Maharashtra Real Estate Regulatory Authority.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: Mr. Sandip Gulabrao Deore & Mrs. Poonam Sandip Deore Address: Residential Row House No. 01, Ground Floor, Type – A, Group Housing Project Name, “ Bhagirath Park ”, Gut No. 450/ 1/ 1, Near Sai kennel & Pet Shop, Old Jadhav Sankul, Medage Nagar, Off Ambad Satpur link Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person: Shri. Sandip Deore (Owner) Contact No. +91 9975624654 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row House No. 01 is located on Ground Floor. As per Approved Plan the Composition of Row House is: Ground Floor:



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			Lobby + Living + Kitchen + Bedroom + Bath + WC + Passage. (i.e 1 BHK) The property is at 19 Km. distance from nearest railway station Nashik Road. Landmark: Near Sai kennel & Pet Shop
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Gat No.450/ 1/ 1
	b) Door No.	:	Residential Row House No. 01
	c) T.S. No. / Village	:	Village – Satpur
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No.B1 / BP / 128/ 2022 dated 19.08.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	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 Row House No. 01, Ground Floor, Type – A, Group Housing Project Name, “ Bhagirath Park ”, Gut No. 450/ 1/ 1, Near Sai kennel & Pet Shop, Old Jadhav Sankul, Medage Nagar, Off Ambad Satpur link Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Satpur Nashik Municipal Corporation.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Plot		As per Actual Site As per the Agreement
	North	:	Gut No. 451 & 452 Gut No. 451 & 452
	South	:	Chunchale Village Border & 18.00 Mtr. Chunchale Village Border & 18.00 Mtr. Wide Road

		Wide Road	
	East	: Adj. Gat No. 449	Adj. Gat No. 449
	West	: Tiradshet Village Border	Tiradshet Village Border
13.1	Row House	As per Actual Site	As per Agreement
	North	Gut No. 451	Gut No. 451
	South	9.00 Mtr. Wide Road	9.00 Mtr. Wide Road
	East	Row House No. 02	Row House No. 02
	West	Open Space	Open Space
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	: 19°58'34.6"N 73°43'04.8"E	
14.	Extent of the site	: Carpet Area in Sq. Ft. = 431 .00 Open Space Area in Sq. Ft = 525.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 434 .00 (Area as per Agreement to Sale/ As per Approved plan of R1) Built Up in Sq. Ft = 477.00 (Area as per Agreement to Sale/ As per Approved plan of R1 + 10%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 434 .00 (Area as per Agreement to Sale/ As per Approved plan of R1)	
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.	: Gat No.450/ 1/ 1	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Satpur Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	: Residential Row House No. 01, Ground Floor, Type – A, Group Housing Project Name, “ Bhagirath Park ”, Gut No. 450/ 1/ 1, Near Sai kennel & Pet Shop, Old Jadhav Sankul, Medage Nagar, Off Ambad Satpur link Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 2023 (As per Occupancy Certificate)	
5.	Number of Floors	: Ground Floor	

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	16 Row Houses
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	N. A
	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	ROW HOUSE		
1	The floor in which the Row House is situated	:	Ground Floor
2	Door No. of the Row House	:	Residential House No. 01
3	Specifications of the Row House	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Open Casing Capping
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	Details not available
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Mr. Sandip Gulabrao Deore & Mrs. Poonam Sandip Deore
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built Up in Sq. Ft = 477.00 (Area as per Agreement to Sale/ As per Approved plan of R1 + 10%)
10	What is the floor space index (app.)	:	As per NMC Norms
11	What is the Carpet Area of the Row House?	:	Carpet Area in Sq. Ft. = 431 .00 Open Space Area in Sq. Ft = 350.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 434 .00 (Area as per Agreement to Sale/ As per Approved plan of R1)
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?	:	Vacant



15	If rented, what is the monthly rent?	:	₹5,000.00 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 developed 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 Row House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 28,250.00 per Sq. M. i.e. i.e. ₹ 2,624.00 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 Row House with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,400.00 per Sq. Ft.
	Total Composite Rate	:	₹5,400.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	434.00 Sq. Ft.	5,400.00	23,43,600.00
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		
	Total Value of the Property		23,43,600.00

Value of Row House

Fair Market Value	23,43,600.00
Realizable value	22,26,420.00
Distress Value	18,74,880.00
Insurable value of the property (477.00 Sq. Ft. X ₹ 2,000.00)	9,54,000.00
Guideline value of the property (As Per Agreement value)	17,89,000.00

Justification for price / rate

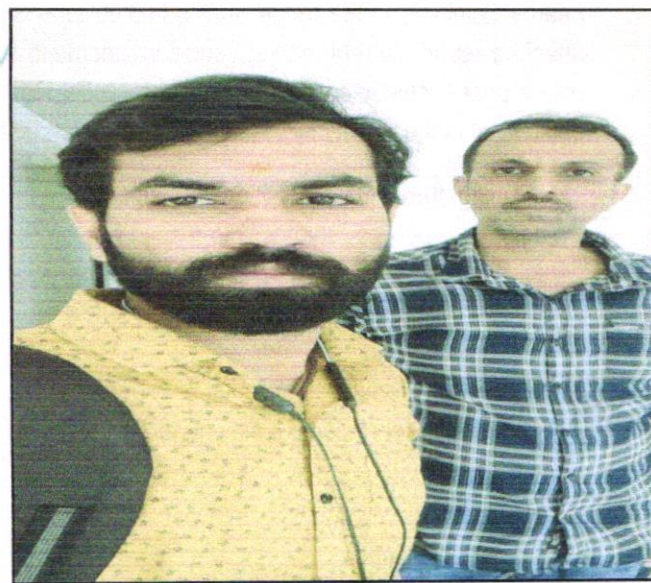
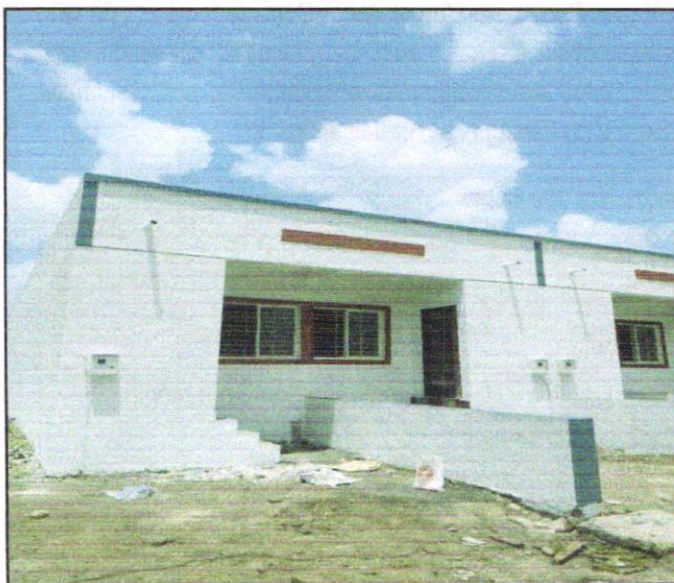
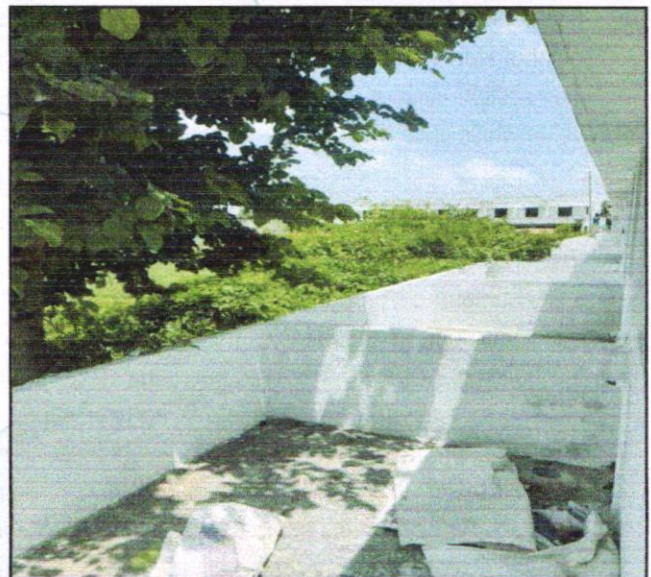
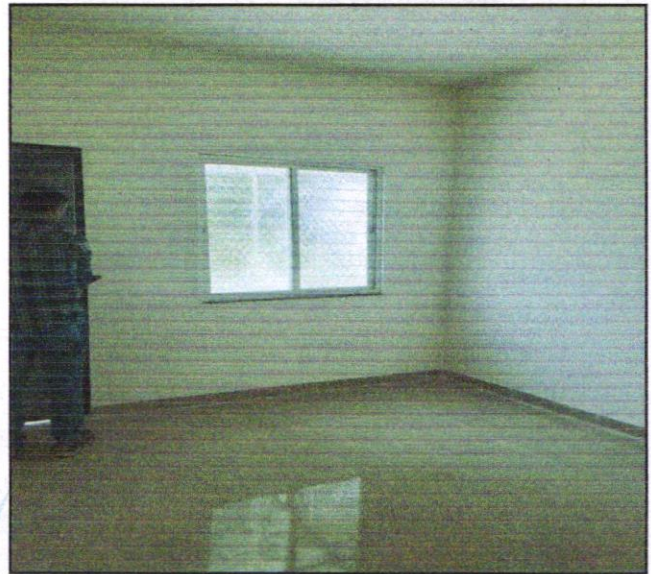
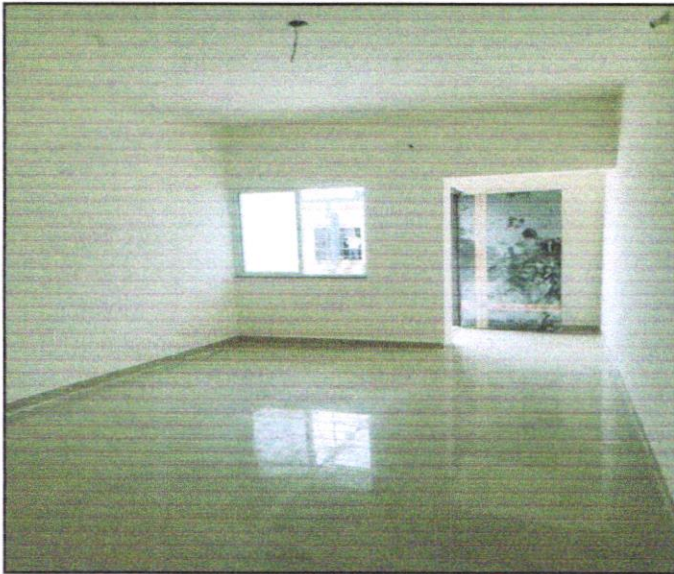
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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 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 Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Sale ability	Good
ii) Likely rental values in future in and	₹ 5,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs




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Government Of Maharashtra

**नोंदणी व मद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Nashik Help on Division

District Name: नाशिक Taluka Name: नाशिक Village/Zone Name: मात्र सातपूर

Attribute: नशे नगर 400 SubZone Name: -82.17-बुलाय इपाचरान

Mahapalika Area: Nashik Municipal Coi

Open Land	Residence	Office	Shop	Industry	Unit
6900	28250	30750	25200	0	Square Meter

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Price Indicators


in Nashik

+ Add

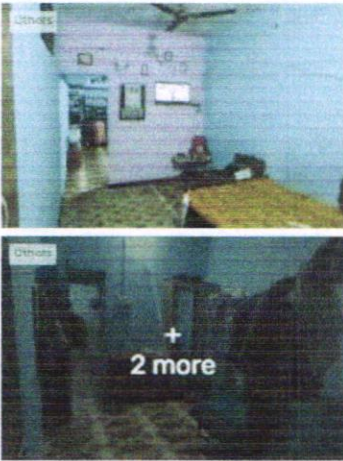
[Download App](#)
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Satpur, Nashik ₹4.48 K/sq.ft

[Contact Owner](#)



SHARE
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+
2 more

525 sq.ft
Build Up Area

₹4.48 K/sq.ft
Avg. Price

20 Year Old
Age of property

Ready to move
Possession status

Unfurnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
AMENITIES
PRICE TRENDS
LOCALITY
CALCULATOR


Home / Nashik / Satpur / House for Sale in Satpur / 1 BHK Independent House
Last updated: Mar 24, 2025

1 BHK Independent House

Prabudha Nagar, Satpur, Nashik

₹23.0 L
EMI starts at ₹12.18 K
₹3.83 K/sq.ft

[Contact Owner](#)



No Property Images Available

Request Photos

600 sq.ft
Build Up Area

₹3.83 K/sq.ft
Avg. Price

Ready to move
Possession status

Unfurnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
PRICE TRENDS
LOCALITY
CALCULATOR

Price Indicators

Nashik


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Home / Nashik / Savata Nagar / House for Sale in Savata Nagar / 1 BHK Independent House

1 BHK Independent House

Savata Nagar, Nashik



No Property Images Available

Request Photos

₹25.0 L EMI starts at ₹13.24 K

₹5.00 K/sq.ft

Contact Owner

500 sq.ft
Build Up Area

₹5.00 K/sq.ft
Avg. Price

7 Year Old
Age of property

Ready to move
Possession status

South facing
Facing

Unfurnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
PRICE TRENDS
LOCALITY
CALCULATOR

Nashik


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Home / Nashik / Shramik Nagar / House for Sale in Shramik Nagar / 1 BHK Independent House

1 BHK Independent House

Shramik Nagar, Nashik



No Property Images Available

Request Photos

₹20.0 L EMI starts at ₹10.59 K

₹3.33 K/sq.ft

Contact Owner

600 sq.ft
Build Up Area

₹3.33 K/sq.ft
Avg. Price

10 Year Old
Age of property

Ready to move
Possession status

Unfurnished
Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
AMENITIES
PRICE TRENDS
LOCALITY
CALCULATOR

Approved Plan

"A" TYPE ROW (R- 1 TO R-16)

SHEET NO
2/8

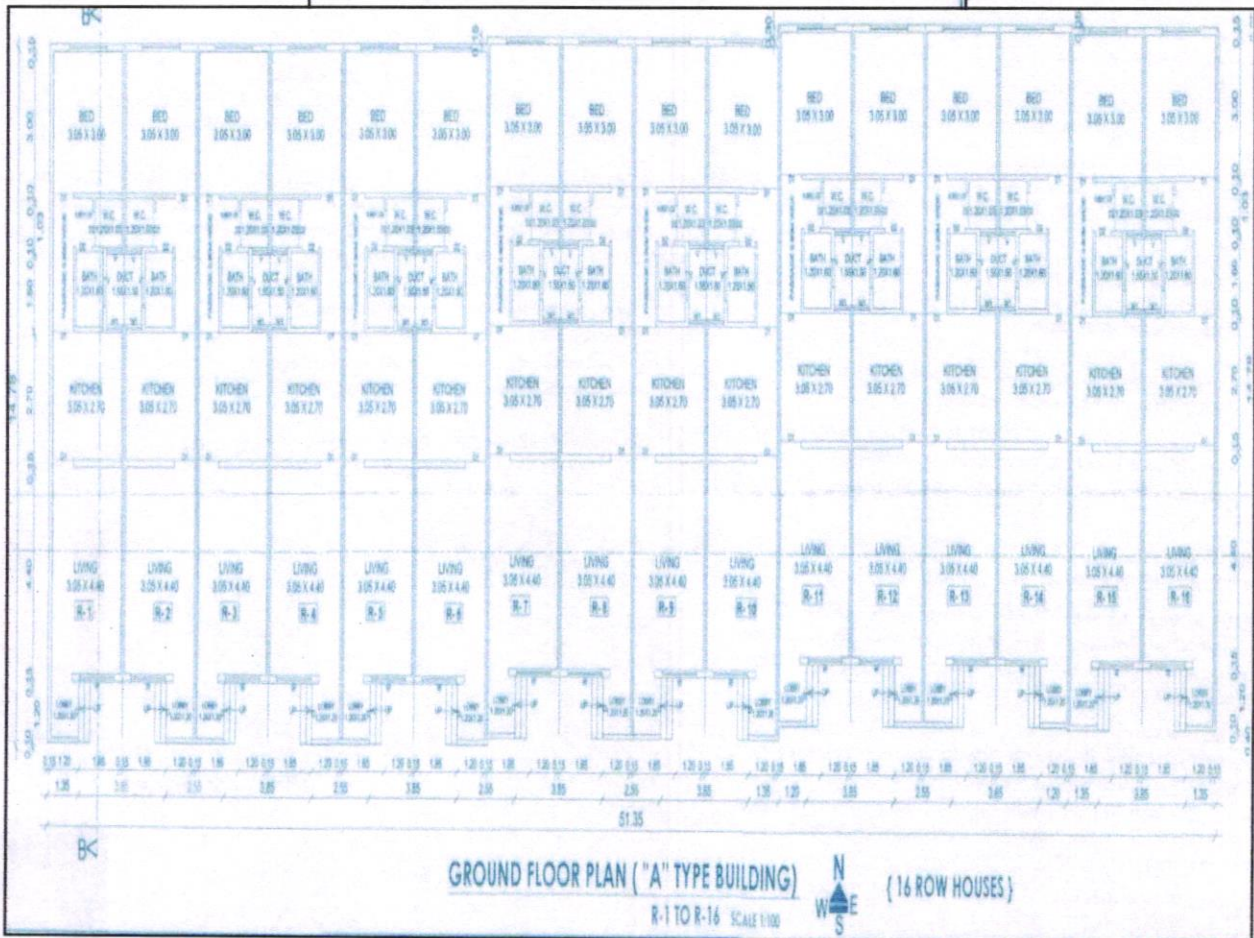
PROJECT TITLE "A" TYPE ROW HOUSES

**PROPOSED BUILDING PERMISSION OF ----
PROPOSED ROW HOUSES IN EWS / LIG
COMMERCIAL & RESIDENTIAL BUILDINGS ,
GROUP HOUSING SCHEME,
ON S. NO./ GAT NO. 450/1/1, AT SATPUR,
IN NASHIK ,OF SATPUR SHIWAR,
TAL. & DIST. NASHIK.
FOR. SHRI CONSTRUCTIONS PARTNERSHIP
FIRM , THROUGH PARTNERS ,
SHRI. AJAY BHAULAL THORAT &
SHRI. NILESH MADHUKAR JADHAV
APPROVING AUTHORITY**

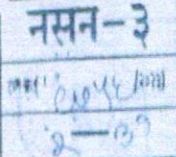

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. dated
31/08/2022 19/08/2022

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



Agreement For Sale

Valuation Chart		22.37
Plot Rate per Sq.Mtrs. Rs.	6,900/-	Construction Rate per Sq.Mtr.Rs. 24,200/-
Plot Area adm.	103.78 Sq.Mtrs.	Carpet Area adm. 46.29 Sq. Mtrs.
Government Valuation Rs.	17,09,000/-	Agreed Consideration Rs. 21,00,000/-
Stamp and LRC Rs.	1,26,000/-	Registration Fees Rs. 21,000/-

AGREEMENT TO SALE

This AGREEMENT is made and executed on this 9th day of October, in the year Two Thousand Twenty Three

BETWEEN

THREE CONSTRUCTIONS
[Partnership Firm] PAN: ACHFS0695L through it's Partner(s)

- [1] **MR. NILESH MADHUKAR JADHAV,**
Age: 38 yrs, Occu:- Business, UID: 7933 2320 4008
R/at: Flat No. 101, Space Veyasar: Patil Lane No. 4, College Road, Nashik-5
- [2] **MR. AJAY BHAULAL THORAT,**
Age: 42 yrs, Occu.: Business,
R/o: Row House No. 7, Heramb Apt., Papaya Nursery, Tryambak Road, Satpur Colony, Nashik-422007 Cell: +91 7447777034

Hereinafter referred to as the **PROMOTERS** [which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said partnership firm, its partners, legal representatives, executors, administrators and assignees etc.] of the **ONE PART**

AND

- [1] **MR. SANDIP GULABRAO DEORE,**
Age: 42 yrs, Occupation: Service, PAN: BTKPM 7441 R, UID: 3141 5014 3193.
- [2] **MRS. POONAM SANDIP DEORE,**
Age: 34 yrs, Occupation: Housewife, PAN: DVCPD 5938 L, UID: 5857 4325 1429,
Both R/at: At & Post- Porejpur, Taluka Sakri, Dist. Dhule-424304
Mob. - 9975624654, email: sandipdeore413@gmail.com

Hereinafter referred to as the **ALLOTTEES** [which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his / her / their heirs, legal representatives, executors and administrators, successors-in-interest, assignees] of the **OTHER PART.**

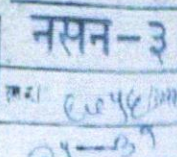

COMPLETE RECITAL OF THE TITLE OF THE PROMOTER TO THE PLOT ON WHICH PROMOTER PROPOSES TO CONSTRUCT AND SALE THE APARTMENT

INITIALLY the land bearing Gut No. 450/1, area adm. 1 H. 15 Aar + Pot Kharab 0 H. 01 Aar, Total area adm. 1 H. 16 R was owned & possessed by Mr. Madhav Laxman Tidke. Said land is his ancestral property and he got said property by partition between all legal heirs. Accordingly his name is mutated in revenue record of rights vide M.E. No. 8000.

WHEREAS Mr. Madhav Laxman Tidke has sold an area adm. 0 H. 80 Aar (i.e. 2 Acres) out of total area adm. 1 H. 16 Aar to Mr. Shaligram Parnu Deshbhatar with consent of his wife Mrs. Meenabai Madhav Tidke by registered Sale Deed dated 30/01/2008 which is registered in the office of Jt. Sub. Registrar, Nashik at Sr. No. NSN-4-920/2008. Accordingly name of purchaser Mr. Shaligram Parnu Deshbhatar is mutated in revenue record of rights vide M.E. No. 9955 with separate NA Assessment Rs. 3=34 Ps.

AND WHEREAS Owner of the said land are adm. 0 H. 80 Aar, Mr. Shaligram Parnu Deshbhatar has demise on 03/10/2016. Before the demise he has registered his will deed in the Office of Jt. Sub. Registrar, Nashik-1 at Sr. No. NSN-1-03790/2011 dated 05/05/2011. As per said registered will deed, after his death said land shall come to the share of his grand son [Son of his Sonr Ashok Shaligram Deshbhatar] Mr. Sumant Ashok Deshbhatar.

Type - A Row H houses BHAGIRATH PARK, a group housing project of JADHAV SANKU GROUP at SATPUR, NASHIK.

IN WITNESS WHEREOF parties hereto have set their respective hands and signed this Agreement for sale at NASHIK in the presence of attesting witness, signing as such on the day first above written

**FIRST SCHEDULE
[OF PROJECT LAND]
ABOVE REFERRED TO DESCRIPTION OF THE
FREE HOLD/ LEASE HOLD LAND AND ALL OTHER DETAILS:**

All that piece and parcel of Non Agricultural use lands bearing Gut No. 450/1/1 area adm. 0 H. 80 Aar, i.e. 8000 Sq. Mtrs. out of that after deducting the area of DP Road, Internal Road, MSEB Area, Open Space & Amenity Space, area used for Group Housing Project adm. 5038.97 Mtrs. Area, used for **Group Housing Project** by name & style as "**BHAGIRATH PARK**" situated at area used for **Group Housing Project** within Revenue Village **Satpur**, Taluka and District **Nashik** having corresponding CTS No. 6453 within the limits of Nashik Municipal Corporation, Nashik along with TDR and FSI which are briefly mentioned in the sanctioned building plans on said properties are bounded as under:-

On or towards East	Adj. Gut No. 449
On or towards West	Tiradshet Village Border
On or towards South	Chunchale Village Border and 18.0 Mtr. Wide Road
On or towards North	Gut No. 451 and 452

**SECOND SCHEDULE
ABOVE REFERRED TO HERE SET OUT THE NATURE, EXTENT AND
DESCRIPTION OF COMMON AREAS AND FACILITIES:**

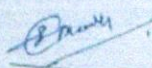
All that piece and parcel of constructed property constructing on the property as mentioned in the **FIRST SCHEDULE** bearing Row House No. 1 on **GROUND FLOOR** admeasuring Carpet area 40.29 Sq. Mtrs having Plotted Area adm. 103.70 Sq.Mtrs. in the **TYPE: A** of Group Housing Project by name "**BHAGIRATH PARK**" the said Row House is bounded as follows:

On or towards East	Row House No. 2,
On or towards West	Open Space,
On or towards South	9.00 Mtr. Wide Road,
On or towards North	Gut No. 451,


IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED HEREIN ABOVE

SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE:

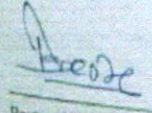
[1] **MR. SANDIP GULABRAO DEORE,**




Party of the **SECOND PART**



[2] **MRS. POONAM SANDIP DEORE,**



Party of the **SECOND PART**





As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications **₹23,43,600.00 (Rupees Twenty Three Lakh Forty Three Thousand Six Hundred Only)**. The **Realizable Value** of the above property is **₹22,26,420.00 (Rupees Twenty Two Lakh Twenty Six Thousand Four Hundred Twenty Only)** and The **Distress Value** is **₹18,74,880.00 (Rupees Eighteen Lakh Seventy Four Thousand Eight Hundred Eighty Only)**.

Place: Nashik

Date: 18.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.19 10:43:32 +05'30'

Auth. Sign.

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

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).

Think.Innovate.Create

Date

Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 18.10.2023 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 18.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was being purchased by Name of Owner: Mr. Sandip Gulabrao Deore & Mrs. Poonam Sandip Deore. From M/s. Shree Constuction Agreement For Sale Vide No. 9756/2023 dated 09.10.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, RO Nashik Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Rashmi Jadhav – 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 – 18.10.2023 Valuation Date - 18.10.2023 Date of Report - 18.10.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 18.10.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, 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 **18th 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 advice 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 Row House, admeasuring **434.00 Sq. Ft. Carpet Area** in the Name of Owner: **Mr. Sandip Gulabrao Deore & Mrs. Poonam Sandip Deore**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by For the purpose of this appraisal exercise, we have assumed that the Name of Owner: **Mr. Sandip Gulabrao Deore & Mrs. Poonam Sandip Deore**. 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 Row House, admeasuring **434.00 Sq. Ft. Carpet Area**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Row House 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 Row House, admeasuring **434.00 Sq. Ft. Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.



Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.19 10:43:43 +05'30'

Auth. Sign.

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

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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