

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Samadhan Sharad Bagul & Sau. Saralabai Sharad Bagul.**

Residential Flat No. 602, Sixth Floor, A - Wing, " **Hari Darshan Heights Apartment** ", Survey No. 234/ 1/ 1+2A/ 2/ 2, Plot No. 15, Near Cutie - Pie Preschool, Hari Om Kalpesh Nagar, Asha Nagar, Mane Nagar, Meri - Rasbihari Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

Latitude Longitude: 20°01'45.3"N 73°49'33.2"E

Valuation Prepared for:

**Bank of Baroda
Regional Office**

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

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

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TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org



Valuation Report Prepared For: BOB / Regional Office / Shri. Samadhan Sharad Bagul & others (004727/2303253) Page 2 of 27

Vastu/Nashik/10/2023/004727/2303253
28/17-450-RYBS
Date: 28.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, Sixth Floor, A - Wing, " **Hari Darshan Heights Apartment** ", Survey No. 234/ 1/ 1+2A/ 2/ 2, Plot No. 15, Near Cutie - Pie Preschool, Hari Om Kalpesh Nagar, Asha Nagar, Mane Nagar, Meri - Rasbihari Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Shri. Samadhan Sharad Bagul & Sau. Saralabai Sharad Bagul.**

Boundaries of the property.

Boundaries	Building	Flat
North	Adj. Property	Flat No. 601
South	9.00 M. Colony Road	Side Margin
East	9.00 M. Colony Road	Side Margin
West	Plot No. 14	Flat No. 603 & Passage

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 **₹ 33,84,400.00 (Rupees Thirty-Three Lakh Eighty-Four Thousand Four Hundred Only)**. As per Site Inspection **64%** Construction Work is Completed. The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOB Empanelment No.: ZO:MZ:ADV:46:941




Encl: Valuation report.



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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 Nashik Road Branch**BSNL Building, Datta Mandir Road, Nashik Road,
Nashik -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	: 26.10.2023
	b) Date on which the valuation is made	: 28.10.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale Vide No. 13141/ 2023 Dated.25.10.2023 2) Copy of Approved Building Plan Accompanying Commencement Certificate C1 / 468 / 2021 dated 04.10.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Commencement Certificate LND / BP / C1 / 468 / 2021 dated 04.10.2021 issued by Nashik Municipal Corporation, Nashik. 4) Copy of MAHARERA Registration Certificate of Project No. P51600046353 date 22.06.2022 issued by Maharashtra Real Estate Regulatory Authority.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: Shri. Samadhan Sharad Bagul & Sau. Saralabai Sharad Bagul.. Address: Residential Flat No. 602, Sixth Floor, A - Wing, " Hari Darshan Heights Apartment ", Survey No. 234/ 1/ 1+2A/ 2/ 2, Plot No. 15, Near Cutie - Pie Preschool, Hari Om Kalpesh Nagar, Asha Nagar, Mane Nagar, Meri - Rasbihari Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. Contact Person: Shri. Sandip Patil (Site Supervisor) Contact No. +91 9209507108 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The Property is a Residential flat is located on Sixth floor in the said under construction building. As per Approved Plan The composition of flat is 2 Bedroom + Living Room + Kitchen + Passage + Balcony + Common Toilet + Attached Toilet (i.e. 2BHK).

			The property is at 10.6 Km. distance from nearest railway station Nashik Road. Landmark: Near Cutie - Pie Preschool. At the time of site inspection, the property was under construction. Extent of completion are as under:	
	RCC Footing/Foundation	Completed	RCC Plinth	Completed
	Full Building RCC	Completed	Internal Brick work	Completed
	External Brick work	Completed		
	Total		64% work completed	
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 234/ 1/ 1+2A/ 2/ 2, Plot No. 15	
	b) Door No.	:	Residential Flat No. A- 602	
	c) T.S. No. / Village	:	Village – Nashik	
	d) Ward / Taluka	:	Taluka – Nashik	
	e) Mandal / District	:	District – Nashik	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate C1 / 468 / 2021 dated 04.10.2021 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. 602, Sixth Floor, A - Wing, " Hari Darshan Heights Apartment ", Survey No. 234/ 1/ 1+2A/ 2/ 2, Plot No. 15, Near Cutie - Pie Preschool, Hari Om Kalpesh Nagar, Asha Nagar, Mane Nagar, Meri - Rasbihari Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, 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	:	Village – Nashik	

	PanChhayat / Municipality		Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Deed
	North	:	Adj. Property Adj. Property
	South	:	9.00 M. Colony Road 9.00 M. Colony Road
	East	:	9.00 M. Colony Road 9.00 M. Colony Road
	West	:	Plot No. 14 Plot No. 14
Mtrs	Flat		As per Actual Site As per the Deed
	North		Flat No. 601 Flat No. 601
	South		Side Margin Side Margin
	East		Side Margin Side Margin
	West		Flat No. 603 & Passage Flat No. 603 & Passage
13.2	Whether Boundaries Matching with Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'45.3"N 73°49'33.2"E
14.	Extent of the site	:	Carpet area in Sq. Ft. = 538.00 Balcony area in Sq. Ft. = 32.00 (Area as per Actual Site Measurement) Carpet area in Sq. Ft. = 515.00 Balcony area in Sq. Ft. = 33.00 Total Carpet area in Sq. Ft. = 548.00 (Area as per Approved Building Plan) Built up area in Sq. Ft. = 603.00 (Carpet area as per Approved Building Plan + 10%)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet area in Sq. Ft. = 515.00 Balcony area in Sq. Ft. = 33.00 Total Carpet area in Sq. Ft. = 548.00 (Area as per Approved Building Plan)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 234/ 1/ 1+2A/ 2/ 2, Plot No. 15
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Nashik

		Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 602, Sixth Floor, A - Wing, " Hari Darshan Heights Apartment ", Survey No. 234/ 1/ 1+2A/ 2/ 2, Plot No. 15, Near Cutie - Pie Preschool, Hari Om Kalpesh Nagar, Asha Nagar, Mane Nagar, Meri - Rasbihari Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Building is Under Construction
5.	Number of Floors	: Ground (Parking) + 6th Upper Floors
6.	Type of Structure	: Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Proposed 5 Flats on Sixth Floor
8.	Quality of Construction	: Building is under construction
9.	Appearance of the Building	: Building is under construction
10.	Maintenance of the Building	: Building is under construction
11.	Facilities Available	:
	Lift	: Proposed 1Lift
s	Protected Water Supply	: Proposed Municipal Water supply
	Underground Sewerage	: Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Proposed Covered Car Parking
	Is Compound wall existing?	: Proposed, Yes
	Is pavement laid around the building	: Proposed, Yes
III	FLAT	
1	The floor in which the Flat is situated	: Sixth Floor
2	Door No. of the Flat	: Residential Flat No. A - 602
3	Specifications of the Flat	: 2BHK
	Roof	: R.C.C. Slab
	Flooring	: Proposed Vitrified tiles flooring
	Doors	: Proposed Teak wood door framed with flush doors
	Windows	: Proposed Powder Coated Aluminum Sliding windows
	Fittings	: Proposed Concealed plumbing with C.P. fittings. Open Casing Cape Electrical wiring
	Finishing	: Proposed cement plastering
	Paint	: Proposed Luster Paint
4	House Tax	: Not applied yet
	Assessment No.	: Not applied yet
	Tax paid in the name of:	: Not applied yet
	Tax amount:	: Not applied yet
5	Electricity Service connection No.:	: Not applied yet
	Meter Card is in the name of:	: Not applied yet
6	How is the maintenance of the Flat?	: Building is under construction
7	Sale Deed executed in the name of	: Name of Owner: Shri. Samadhan Sharad Bagul & Sau. Saralabai Sharad Bagul..
8	What is the undivided area of land as per Sale	: Details not available

	Deed?	
9	What is the plinth area of the Flat?	: Built up area in Sq. Ft. = 603.00 (Carpet area as per Approved Building Plan + 10%)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Flat?	: Carpet area in Sq. Ft. = 538.00 Balcony area in Sq. Ft. = 32.00 (Area as per Actual Site Measurement) Carpet area in Sq. Ft. = 515.00 Balcony area in Sq. Ft. = 33.00 Total Carpet area in Sq. Ft. = 548.00 (Area as per Approved Building Plan)
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?	: Building is under construction
15	If rented, what is the monthly rent?	: ₹ 7,000.00 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)	: ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 5,300.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 3,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 38,220.00 per Sq. M. ₹ 3,551.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: Building is under construction
5	Registered Value (if available)	: NA
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: Building is under construction

	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,300.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,300.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	548.00 Sq. Ft.	5,300.00	29,04,400.00
2	Wardrobes	Lump Sum	Lump Sum	4,80,000.00
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			33,84,400.00

Value of Flat

Fair Market Value	33,84,400.00
Realizable value	32,15,400.00
Distress Value	27,07,520.00
Insurable value of the property (548.00 Sq. Ft. X ₹ 2,000.00)	10,96,000.00
Guideline value of the property (As per Agreement for Sale)	25,22,520.00

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 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 ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,300.00 per Sq. Ft. (after depreciation) on Carpet 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	₹ 7,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

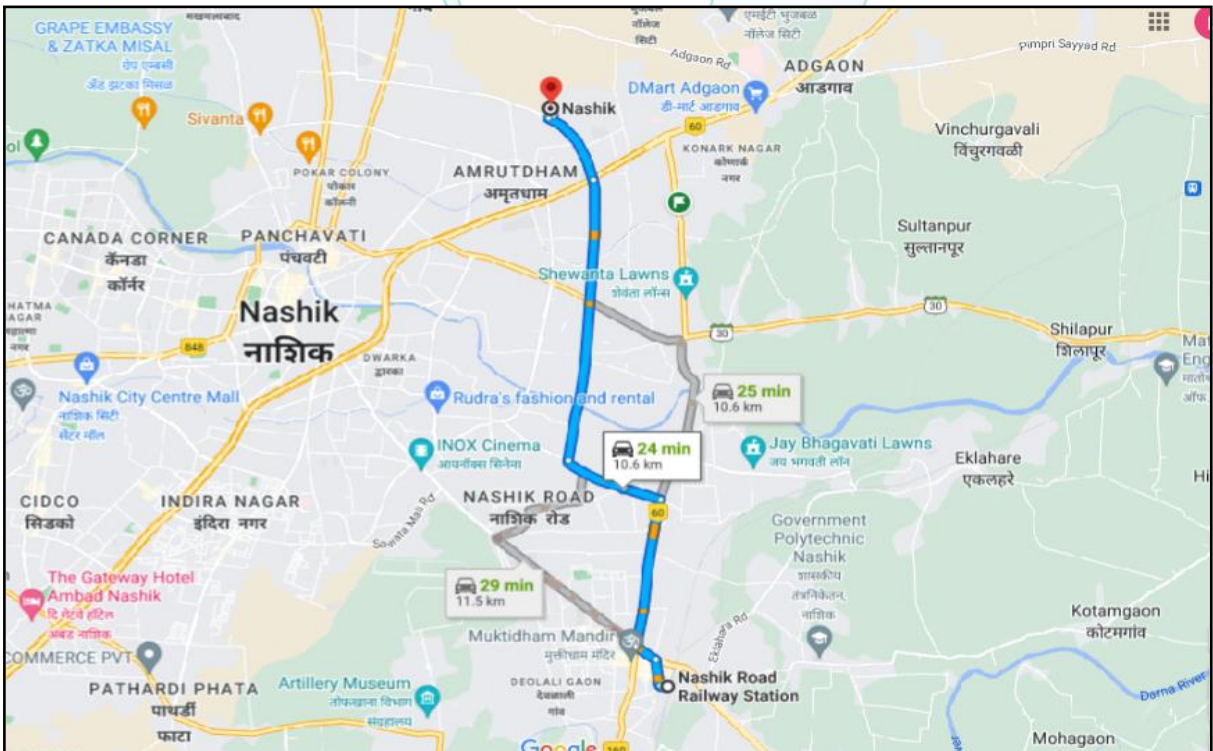
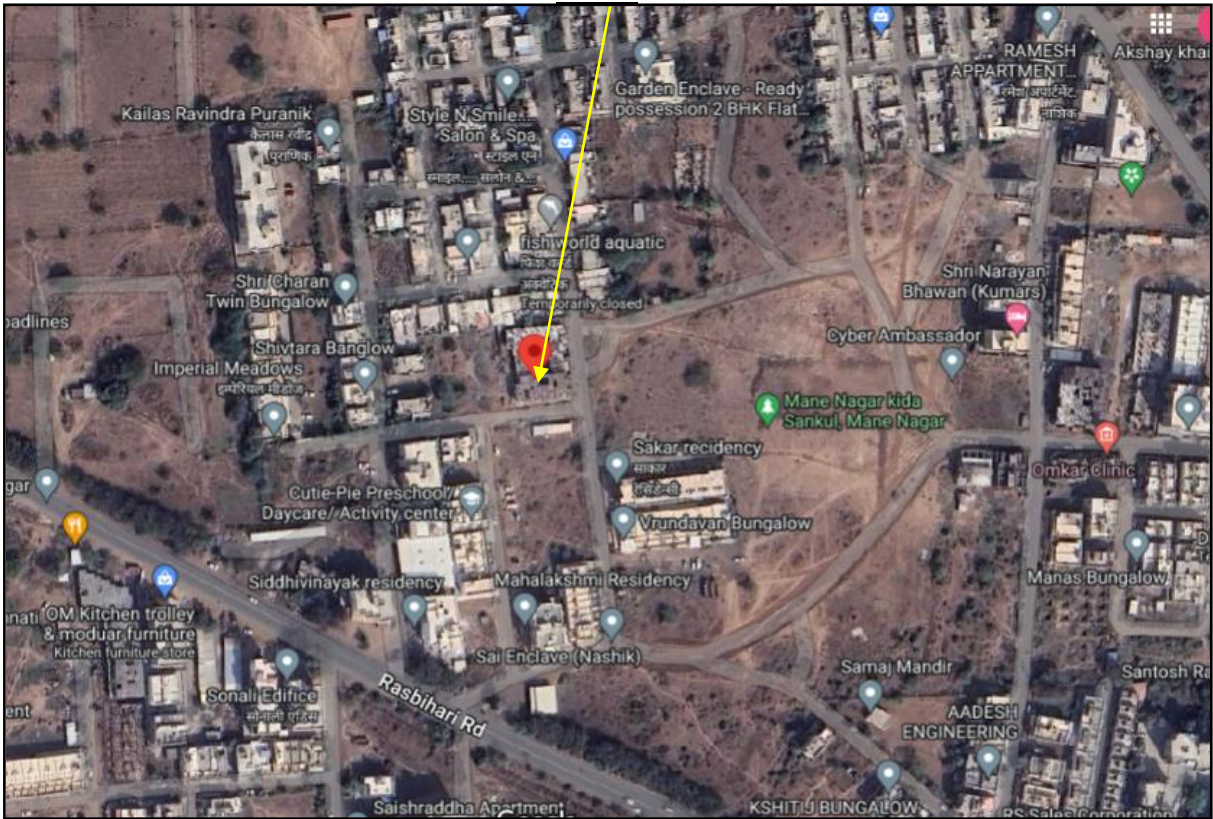
Think.Innovate.Create

Actual site photographs



Route Map of the property


Site u/r




Latitude Longitude: 20°01'45.3"N 73°49'33.2"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 10.6 Km.)

Ready Reckoner Rate

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

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Valuation Home Rule Guideline LOGOUT

Valuation For Urban Area

*** welcome to valuation of properties in

Location Details

Select Type Development Agreement Tenant Occupied Other Division Name **Nashik** [Help on Division](#)

District Name	नाशिक	Taluka Name	नाशिक	Village/Zone Name	मौजे नाशिक - गारडण ,न
Attribute	सद्वे नंबर	234	SubZone Name	1.3.38-नाशिकच्या उत्तर 1	
Mahapalika Area	Nashik Muncipal Corpr				

Open Land	Residence	Office	Shop	Industry	Unit
13650	36400	41860	45500	0	Square Meter

Next

Internet Explorer

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Price Indicators

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Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > Villas in Nashik > Villa in Meri Rasbihari Link Road > 2 BHK Villa > 1450 Sq-ft

₹ 48.0 Lac
Get ₹ 14,400 cashback on Home Loan
ONLY ON MAGICBRICKS

2 BHK For Sale in [Meri Rasbihari Link Road, Nashik](#)



2 Beds
2 Baths
2 Balconies
Unfurnished

Super Built-Up Area
1450 sqft
₹ 3,310/sqft

Transaction Type
New Property




Status
Ready to Move

Facing
West

Age Of Construction
New Construction

Furnished Status
Unfurnished

Type Of Ownership
Freehold

+4 Photos


Newly Constructed Property

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Meri Rasbihari Link Road > 2 BHK > 1460 Sq-ft

₹ 56.0 Lac
Get ₹ 16,800 cashback on Home Loan

2 BHK Residential House - 1460 Sq-ft For Sale [Meri Rasbihari Link Road, Nashik](#)



2 Beds
2 Baths
1 Balcony
Unfurnished

Super Built-Up Area
1460 sqft
₹ 3,836/sqft

Floor
1 (Out of 2 Floors)

Transaction Type
New Property


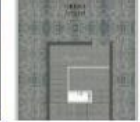
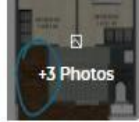
Status
Ready to Move

Furnished Status
Unfurnished

Additional Rooms
1 Store Room

Type Of Ownership
Freehold

Facing
West

+3 Photos

Price Indicators

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640 Sq-ft 1 BHK Flat For Sale in [Meri Rasbihari Link Road, Nashik](#)

1 Bed | 1 Bath | 1 Balcony | Unfurnished

Carpet Area	Floor	Transaction Type
640 sqft ₹ 4,600/sqft	1 (Out of 3 Floors)	Resale
Status	Facing	Furnished Status
Ready to Move	East	Unfurnished
Type Of Ownership	Age Of Construction	
Co-operative Society	Less than 5 years	

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Home > Property for sale in Nashik > Flats for Sale in Meri Rasbihari Link Road > 2 BHK Flats for Sale in Meri Rasbihari Link Road > 900 Sq-ft

₹ **42.0 Lac** Get ₹ 12,600 cashback on Home Loan ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Talware Imperial Meadows Villas, [Meri Rasbihari Link Road, Nashik](#)

2 Beds | 2 Baths | 1 Balcony | Semi-Furnished

Carpet Area	Project	Floor
750 sqft ₹ 5,600/sqft	Talware Imperial Meadows Villas	2 (Out of 4 Floors)
Transaction Type	Status	Furnished Status
Resale	Ready to Move	Semi-Furnished
Age Of Construction		
Less than 5 years		

Approved Plan

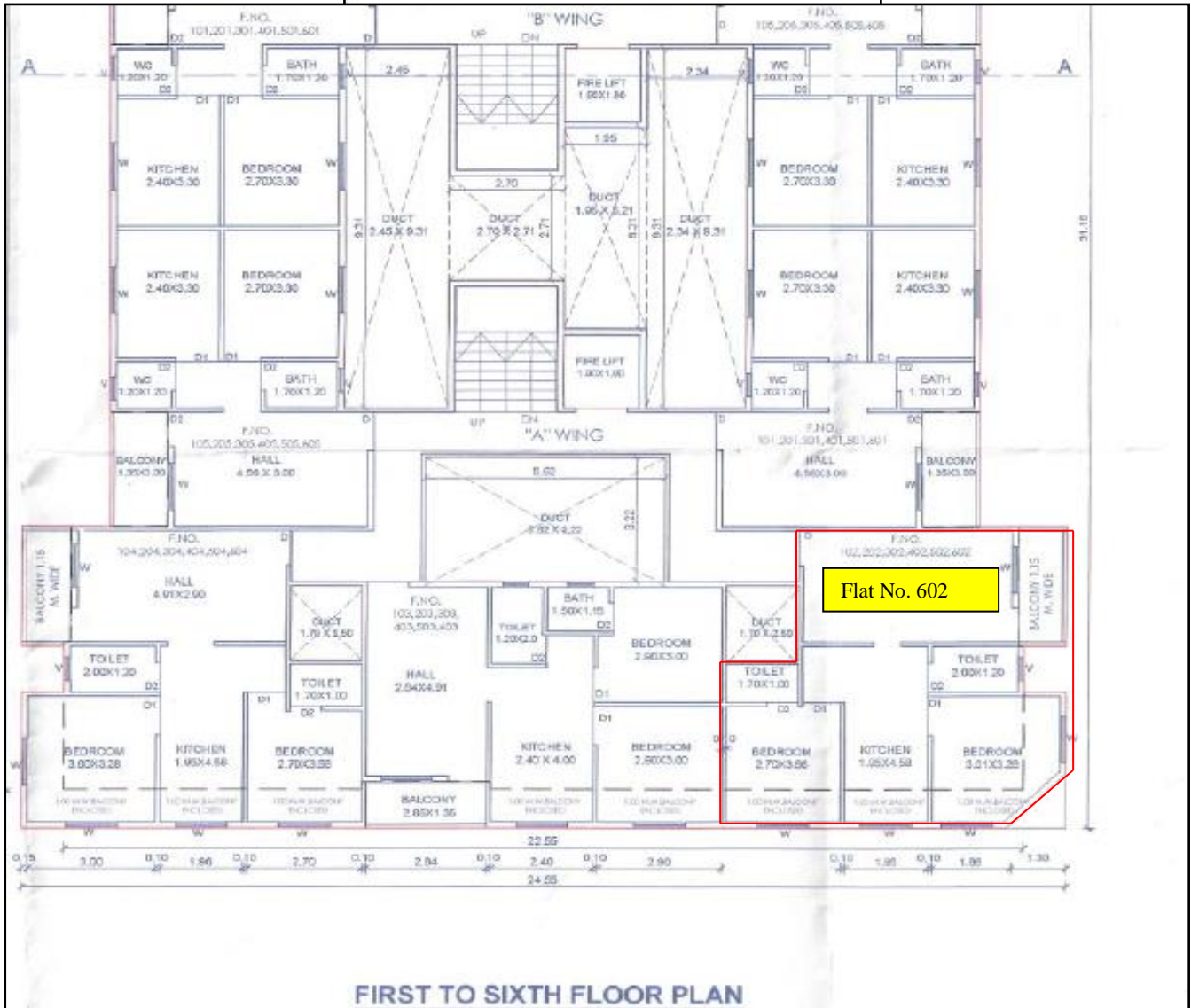
**PROPOSED NEW BUILDING PERMISSION OF
RESIDENTIAL BUILDING PLAN ON P.NO. 15, S.NO.
234/1/1+2A/2/2.
OF NASHIK SHIWAR, IN NASHIK.
FOR VAIBHAV DEVELOPERS PARTNERSHIP FIRM**

RECOMMENDATION

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. dated 4/10/2021

C/468/2021
[Signature]
**Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik**



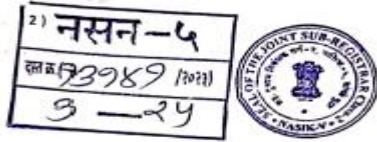
Agreement For sale

॥ ॐ नमःशिवाय ॥

वाजार मुल्यांकन दर रूपये ३६,४००=०० प्र.चौ.मी.
रेडी रेकनर चार्ट नंबर १.३.३८
एकूण कार्पेट क्षेत्रफळ : ५५.०० चौ. मी.
वाजार मुल्यांकन रूपये : २५,२२,५२०=००
आपसातील किंमत रूपये : २५,२३,०००=००
मुद्रांक शुल्क रूपये : १,५१,४००=००
नोंदणी फी रूपये : २५,२३०=००

फ्लॉट विक्रीचा करारनामा

फ्लॉट विक्रीचा करारनामा आज दिनांक २५ माहे ऑक्टोबर इसवी सन २०२३ रोज बुधवार ते दिवशी नाशिक मुक्कामी.



(१) श्री. समाधान शरद बागुल :
वय : २५ वर्षे, व्यवसाय : व्यापार : लिहून घेणार
पॅन नंबर सी डेड एस पी बी ६१५२ एम :
आधार नंबर ७४२८ १०५७ ६८६४ :
(२) सरलाबाई शरद बागुल :
वय : ५१ वर्षे, व्यवसाय : गृहिणी :
पॅन नंबर सी ओ एन पी बी ७९५३ वयू :
आधार नंबर ३०७१ ६५१९ ५६०८ :
वोपेही राहणार : ५०, सम्राट नगर, विंदोरोरोड,
पंचवटी, नाशिक :
मोबाईल नंबर ९६०७७०७७९६

-- यांसी :-

मे. वैभव डेव्हलपर्स भागीदारी संस्था :
पॅन नंबर ओ ओ के एफ व्ही ४५६४ ओ :
तर्फे भागीदार श्री. अशोकभाई बटुकभाई आग्नेजा :
वय : ४७ वर्षे, व्यवसाय : व्यापार : लिहून देणार
राहणार : रून्टा एन्वेलव्ह, कर्मयोगीनगर,
उंटवाडी, नाशिक.
आधार नंबर ४०८९ ९४१७ ७९५३ :
मोबाईल नंबर ९८२३१ ९८०४२

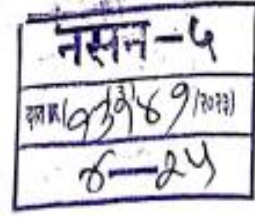
कारणे फ्लॉट विक्रीचा करारनामा लिहून देतो ऐसा जे की,

१) मिळकतीचे वर्णन : तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक वैकी व नाशिक महानगरपालीका हद्दीतील मीने नाशिक ता. नि. नाशिक येथील सर्व्हे नंबर २३४/ १ / १ / २ अ / २ / २ / फ्लॉट क्रमांक १५ यांसी क्षेत्रफळ ११०८.८० चौ. मी. चतुःसिमा पुढील प्रमाणे.

पूर्वेस : ९ मिटर कॉलनीरोड
पश्चिमेस : फ्लॉट क्रमांक १४
दक्षिणेस : ९ मिटर कॉलनीरोड
उत्तरेस : लगतची मिळकत

येणेप्रमाणे चतुःसिमेतील मिळकत जल, तरू, काष्ट, पाषाण, निधी निक्षेप, तदंगभूत वस्तुसह तसेच जाणेयेणेचे वागवहिवाटीचे हक्कांसह असलेली दरोबस्त मिळकत.

२) खरेदी मिळकतीचा विषय असलेल्या फ्लॉट मिळकतीचे वर्णन: वर कालम १ यात वर्णन केलेल्या मिळकतीवर " हरीदर्शन हार्ईट्स अपार्टमेंट " या इमारतीतील अे विंग मधील फ्लॉट क्रमांक ६०२ (सहाशे दोन) सहावा मजला यांसी कार्पेट क्षेत्रफळ ५५.०० चौ. मी. ही मिळकत यांसी मिळकतीच्या चतुःसिमा येणेप्रमाणे.



पूर्वेस : इमारतीची मोकळी जागा
पश्चिमेस : फ्लॉट क्रमांक अ / ६०३ / पॅसेज
दक्षिणेस : इमारतीची मोकळी जागा
उत्तरेस : फ्लॉट क्रमांक अ/६०१

येणेप्रमाणे कालम २ मधील मिळकत.

३) वर कालम १ मध्ये वर्णन केलेली मिळकत आमचे सर्वस्वी खरेदी मालकीची असून सदर मिळकत आम्ही मुरलीधर प्रभाकर दिक्षित व हरीष प्रभाकर दिक्षित यांचे तर्फे जनरल मुखत्यार धारक म्हणून श्री. सुभाष गोविंद सायखेडकर यांचे पासून दिनांक २६/०३/२०१३ रोजी कायम फरोक्त सायखेडकर यांचे पासून दिनांक २६/०३/२०१३ रोजी कायम फरोक्त खरेदीखताने खरेदी केलेली आहे. सदरचे खरेदीखत मे. दुय्यम निबंधक सां. नाशिक -५ यांचे कार्यालयात दस्त क्रमांक ३९२५ अन्वये दिनांक २८/०३/२०१३ रोजी नोंदविण्यात आलेले आहे. सदरच्या खरेदीखताने सदर मिळकतीच्या रेकॉर्ड ऑफ राईट्सला नोंद क्रमांक ८८६९६ अन्वये लिहून देणार यांचे नांव मालकी हक्कात दाखल झालेले आहे.

(४) त्यानुसार सदर मिळकतीची पाहिजे तशी विल्हेवाट लावण्याचा संपूर्ण हक्क व अधिकार आम्हास आहे. सदर हक्क व अधिकारात सदर मिळकतीवर बांधकाम करण्याचा उमर अन्य तऱ्हेने विल्हेवाट लावण्याचा तसेच केलेले बांधकाम विक्री करण्याचा, सदरचे बांधकाम खरेदीदारां कडून राहणा स्विकारण्याचा, त्यांना पावत्या देण्याचा, सदरचे बांधकाम खरेदीदारां सोबत करारनामे, खरेदीखत, गहाणखत व इतर अनुषंगिक वस्तू ऐवज लिहून देण्याचा व सदरचे दस्तऐवज मे. दुय्यम निबंधक सां., यांचे कार्यालयात हजर राहून नोंदवून देण्याचा व कबूल करण्याचा लिहून देणार यांना हक्क व अधिकार आहे.

त्यानुसार कालम २ मधील मिळकत लिहून घेणार यांनी परत केलेली असून खरेदी करण्याचे ठरविले आहे. म्हणून सदर मिळकत लिहून घेणार यांना कायम स्वरुपी आम्ही विक्री करण्याचे ठरविले असल्याने सदर मिळकतीचा करारनामा लिहून घेणार यांचे लाभत कायम स्वरुपी लिहून व नोंदवून देण्यात येत आहे.

(५) तसेच वर कालम १ मधील मिळकतीवर वापरणे साठी लिहून देणार टि. डि. आर. क्षेत्र ४४३.०० चौ. मी. एवढे क्षेत्र सर्टिफिकेट क्रमांक ९६५ मधील श्री. वासलाभाई उर्फ वत्सला पुंजा खोडे यांचे पासून खरेदी केलेले असून सदर खरेदीखत दिनांक ३०/०८/२०२१ रोजी दस्त क्रमांक ७२८३ अन्वये नोंदविण्यात आलेले आहे

(६) त्यानुसार सदरचे टि. डि. आर. क्षेत्र उपरोक्त कालम १ मधील मिळकतीवर वापरण्यात येवून सदर मिळकतीचा इमारत नकाशा मे. शब्दयुक्तुविह इंगिनियर, नाशिक महानगर पालीका, नाशिक यांनी त्यांचे कडील पत्र क्रमांक एल. एन. डी. / बी. पी. / सी / १ / ४६८ / २०२१ दिनांक ०४/१०/२०२१ रोजी मंजूर केलेला आहे. त्यानंतर सदरचा इमारत नकाशा मध्ये फेरबदल



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Cost Breakup of Property

IIShri II

 **M/S VAIBHAV DEVELOPERS**
Builders & Developers

Plot No.15,Sr.No.234/1/1+2A/2/2,Mane Nagar,Rasbihari Meri Link Road,Panchavti,Nashik-422003.

Ref No. _____ Date : / /20

Date:- 26/10/2023

COST BREAKUP OF PROPERTY

This is to certify that

Mr.Samadhan Sharad Bagul. propose to buy Flat No. 602 situated on Six Floor our project Hari Darshan apartment constructed on bearing Serve No.234/1/1/2A/2/2

The Details are as follows:

GST :1% Rs. 25000/-

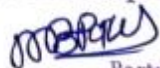
Development Charges : Rs 1,50,000/-

One Time Generator Charges: Rs. 75,000/-

Electricity + Water Charges : Rs. 50,000/-

Infra-structure : Rs. 1,80,000/-

TOTAL COST : Rs. 4,80,000/-

Vaibhav Developers

Partner

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 **₹ 33,84,400.00 (Rupees Thirty-Three Lakh Eighty-Four Thousand Four Hundred Only)**. The **Realizable Value** of the above property ` **32,15,180.00 (Rupees Thirty-Two Lakh Fifteen Thousand One Hundred Eighty Only)** and the **Distress Value ₹ 27,07,520.00 (Rupees Twenty-Seven Lakh Seven Thousand Five Hundred Twenty Only)**.

Place: Nashik

Date: 28.10.2023

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

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

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, Sharad B Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 28.10.2023 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 26.10.2023. 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 is being purchased by Shri. Samadhan Sharad Bagul & Sau. Saralabai Sharad Bagul from M/s. Vaibhav Developers as per Agreement For Sale Vide No. 13141/ 2023 dated. 25.10.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Shard 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 – 26.10.2023 Valuation Date - 28.10.2023 Date of Report - 28.10.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 26.10.2023
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 Sixth 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 **28th 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 **548.00 Sq. Ft Carpet Area** in the Name of Owner **Shri. Samadhan Sharad Bagul & Sau. Saralabai Sharad Bagul**. 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. Samadhan Sharad Bagul & Sau. Saralabai Sharad Bagul**. 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 **548.00 Sq. Ft Carpet Area**

Condition & Repair

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

Valuation Methodology

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

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

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity

to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **548.00 Sq. Ft Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Place: Nashik
Date: 28.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Reg. No. IBBI/RV/07/2018/10366
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