

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Gokul Pralhadsing Girase & Mrs. Harita Gokulsing Girase.**

Residential Flat No. 402, 4th Floor, **"Ambika Harmony Apartment"**, Survey No. 774/ 775/ 2, Plot No. 46 to 48, Near Roongta Imperia, Karmayogi Nagar, Sadguru Nagar, Muktai Marg, Old Canal Link Road, Village – Nashik, Taluka & District – Nashik, PIN Code – 422 008, State – Maharashtra, Country – India.

Longitude Latitude: 19°59'05.9"N 73°46'00.5"E

Valuation Done for: **Union Bank of India** **RLP Nashik Branch**



Nawandar Sankul, 1366, Racca Colony, Near Soni Paithani, Sharanpur Road,
Nashik – 422 002, 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 OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4th Floor, "Ambika Harmony Apartment", Survey No. 774/ 775/ 2, Plot No. 46 to 48, Near Roongta Imperia, Karmayogi Nagar, Sadguru Nagar, Muktai Marg, Old Canal Link Road, Village – Nashik, Taluka & District – Nashik, PIN Code – 422 008, State – Maharashtra, Country – India belongs to Name of Owner: **Mr. Gokul Pralhadsing Girase & Mrs. Harita Gokulsing Girase.**

Boundaries of the property.

Boundaries	As per Site	As per Plan
North	Road	By Flat No. 401 & Marginal Space
South	Building	By Marginal Space
East	Road	Lobby, Duct & Flat No. 403
West	Building	By Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 43,45,600.00 (Rupees Forty-Three Lakh Forty-Five Thousand Six Hundred Only)**. As per Site Inspection 30% 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

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp No. ROS: ADV: Valuer/033:008:2021-22



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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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 Branch Manager
Union Bank of India
RLP Nashik Branch
 Nawandar Sankul, 1366, Racca Colony,
 Near Soni Paithani, Sharanpur Road,
 Nashik – 422 002, 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	:	02.11.2023
	b) Date on which the valuation is made	:	03.11.2023
3.	List of documents produced for perusal	:	
	1. Copy of Agreement of sale Vide No. 7424/ 2023 Dated. 26.07.2023 2. Copy of Commencement Certificate No. LND/ BP/ CD/ 93 dated 23.06.2021 issued by Nashik Municipal Corporation, Nashik. 3. Copy of Approved Plan Building Accompanying Commencement Certificate No. CD/ 93 dated 23.06.2021 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik. 4. Copy of RERA Certificate No. P51600045830 dated 15.06.2022 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: Mr. Gokul Pralhadsing Girase & Mrs. Harita Gokulsing Girase. Address: Residential Flat No. 402, 4th Floor, “ Ambika Harmony Apartment ”, Survey No. 774/ 775/ 2, Plot No. 46 to 48, Near Roongta Imperia, Karmayogi Nagar, Sadguru Nagar, Muktai Marg, Old Canal Link Road, Village – Nashik, Taluka & District – Nashik, PIN Code – 422 008, State – Maharashtra, Country – India. Contact Person: Shri. Gautam Wakle (Site Person) Contact No.: +91 9404353715 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential Flat No. 402 is situated on 4 th Floor. As per approved Plan, the composition of flat will be Living Room + 2 Bedrooms + Kitchen + 1 Attached Toilets + 1 Common Toilets + Balcony + Passage (i.e. 2BHK Flat). The property is at 11.3 KM. distance from Railway Station Nashik Road. At the time of inspection, the property was under construction. Extent of completion are as under:

	RCC Footing/Foundation	Completed	RCC Plinth	Completed
	Full Building RCC	Completed up to 4 th Slab		
	Total	30% work completed		
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 774/ 775/ 2, Plot No. 46 to 48
	b)	Door No.	:	Residential Flat No. 402
	c)	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 Plan Building Accompanying Commencement Certificate No. CD/ 93 dated 23.06.2021 issued by Executive Engineer Town Planning, Nashik Municipal Corporation, Nashik.
	g)	Approved map / plan issuing authority	:	
	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. 402, 4th Floor, “ Ambika Harmony Apartment ”, Survey No. 774/ 775/ 2, Plot No. 46 to 48, Near Roongta Imperia, Karmayogi Nagar, Sadguru Nagar, Muktai Marg, Old Canal Link Road, Village – Nashik, Taluka & District – Nashik, PIN Code – 422 008, State – Maharashtra, Country – India
8.	City / Town		:	Village – Nashik
	Residential area		:	Yes
	Residential area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Village – Nashik Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	Boundaries of the property			
	Building			
	North		As per Site	As per Documents
	South		Road	9 Mtrs. Wide Road
	East		Building	Adjacent S. No. 775/1D Paiki
	West		Road	9 Mtrs. Wide Road
			Building	Adjacent S. No. 763/D Paiki
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	

	Flat		A As per the Documents	As per Plan
	North	:	By Flat No. 401 & Marginal Space	By Marginal Space
	South	:	By Marginal Space	By Flat No. 401 & Marginal Space
	East	:	Lobby, Duct & Flat No. 403	Lobby, Duct & Flat No. 403
	West	:	By Marginal Space	By Marginal Space
14.	Extent of the site	:	Building is under construction	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°59'05.9"N 73°46'00.5"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 638.00 Enclosed Balcony Area in Sq. Ft. = 37.00 Attached Open Balcony Area in Sq. Ft. = 101.00 Total Carpet Area in Sq. Ft. = 776.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 854.00 (Carpet Area as per Agreement For sale+ 10%)	
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. 774/ 775/ 2, Plot No. 46 to 48,	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 402, 4th Floor, “ Ambika Harmony Apartment ”, Survey No. 774 / 775 / 2, Plot No. 46 to 48, Near Roongta Imperia, Karmayogi Nagar, Sadguru Nagar, Muktai Marg, Old Canal Link Road, Village – Nashik, Taluka & District – Nashik, PIN Code – 422 008, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Industrial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Proposed Ground + 7th upper Floor	
6.	Type of Structure	:	Proposed R.C.C. Framed Structure	
7.	Number of Dwelling Flats in the building	:	Proposed 5 Flats on 4 th Floor	
8.	Quality of Construction	:	Building is under construction	
9.	Appearance of the Building	:	Building is under construction	
10.	Maintenance of the Building	:	Building is under construction	
11.	Facilities Available	:		
	Lift	:	Proposed 1 Lift	

	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with One Allotted Car Parking No. 23 admeasuring 6.97 Sq. M.
	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	:	4th Floor
2	Door No. of the Flat	:	Residential Flat No. 402
3	Specifications of the Flat	:	
	Roof	:	Proposed 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. Proposed Concealed wiring
	Finishing	:	Proposed Cement plastering
4	House Tax	:	
	Assessment No.	:	Building is under construction
	Tax paid in the name of:	:	Building is under construction
	Tax amount:	:	Building is under construction
5	Electricity Service connection No.:	:	Building is under construction
	Meter Card is in the name of:	:	Building is under construction
6	How is the maintenance of the Flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Name of Owner: Mr. Gokul Pralhadsing Girase & Mrs. Harita Gokulsing Girase.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up Area in Sq. Ft. = 854.00 (Carpet Area as per Agreement For sale+ 10%)
10	What is the floor space index (app.)	:	As per Local norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 638.00 Enclosed Balcony Area in Sq. Ft. = 37.00 Attached Open Balcony Area in Sq. Ft. = 101.00 Total Carpet Area in Sq. Ft. = 776.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Proposed for residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 9,000.00 Expected rental income per month after building; completion
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 Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,000.00 to ₹ 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 Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,600.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2000.00 per Sq. Ft.
	II. Land + others	:	₹ 3,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 33,500.00 per Sq. M. i.e. ₹ 3,112.00 per Sq. Ft.
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	:	Under Construction Building
	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%	:	N.A. as 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	:	₹ 3,600.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,600.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Flat (₹)	Estimated Value (₹)
1	Present total value of the Flat (incl. car parking, if provided)	776.00 Sq. Ft.	5,600.00	43,45,600.00
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			43,45,600.00
	Realizable value of the property			41,28,320.00
	Distress value of the property			34,76,480.00
	Insurable value of the property (854.00 X 2,000.00)			17,08,000.00
	Guideline value of the property (854.00 X 3,112.00)			26,57,648.00

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are

typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of residential & Residential application in the locality etc. We estimate ₹ 5,600.00 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	
i) Saleability	Good
ii) Likely rental values in future in	₹ 9,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs



Ready Reckoner Rate

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Government of Maharashtra महाराष्ट्र शासन

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

Home Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

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

Search By: Survey No. Location

Enter Survey No: 774 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.3.13-कॅनालच्या दक्षिणेकडील 18 मी रेंद दक्षिणोत्तर रस्त्याच्या पुर्वेकडील अंतर्गत मिळकती (18 मी रेंद पुर्व पश्चिम रस्त्याच्या उत्तरेकडील)	11400	33500	38520	41870	0	चौ. मीटर सर्वेक्षण नंबर

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Price Indicators

99acres
Post prop

Home > Property in Nashik > Flats in Nashik > Flats in Govind Nagar > 2 BHK Flats in Govind Nagar

Posted on Jul 05, 2023 | Ready to move

₹45 Lac

@ 5,600 per sq.ft.
Estimated EMI ₹ 35,942

2BHK 1Bath

Flat/Apartment for Sale
In 4, shri apartment, chowk no.4, govind nagar, Govind Nagar, Nashik,
Maharashtra

REPA STATUS: NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview
Owner Details
Price Trends
Explore Locality
Recommendations

Property (6)

Photos (1/6)

<p>Area Carpet area: 750 sq.ft. <small>(69.68 sq.m.)</small></p> <p>Price ₹ 45 Lac+ Govt Charges & Tax @ 5,600 per sq.ft. (Negotiable)</p> <p>Floor Number 2nd of 3 Floors</p> <p>Overlooking Others</p>	<p>Configuration 2 Bedrooms , 1 Bathroom, No Balcony</p> <p>Address 4, shri apartment, chowk no.4, govind nagar Govind Nagar, Nashik</p> <p>Facing West</p> <p>Property Age 10+ Year Old</p>
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Posted on: Jul 30, 23 | Property ID: 683798

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2 BHK Flat For Sale in Swastishri Apartment, **Govind Nagar, Nashik**

-5 Photos

2 Beds | 1 Bath | Semi-Furnished

Carpet Area 750 sqft ₹ 6,000/sqft	Project <u>Swastishri Apartment</u>	Floor 2 (Out of 4 Floors)
Transaction Type Resale	Status Ready to Move	Facing West
Furnished Status Semi-Furnished	Type Of Ownership Freehold	Age Of Construction New Construction

Contact Owner
Get Phone No.
Last contact made 1 day ago

More Details

Price Breakup	₹45 Lac ₹40.5 Lac
Booking Amount	₹50000
Address	shri apartment flat no.4, chowk no.4, govind nagar, Govind Nagar, Nashik, Maharashtra
Furnishing	Semi-Furnished

Price Indicators

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Posted on: Sep 01, 23 Property ID: 68875919

₹ 42.0 Lac EMI - ₹ 19k | [Can I afford it?](#)

2 BHK 900 Sq-ft Flat For Sale [Karmayogi Nagar, Nashik](#)

2 Beds | 2 Baths | 1 Balcony | Furnished

Carpet Area 600 sqft ₹ 7,000/sqft	Developer Lalit Roongta Group	Project Roongta Horizon
Floor 2 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Facing East	Furnished Status Furnished

Contact Agent
Get Phone No.
Last contact made 5 days ago

More Details

Price Breakup	₹ 42 Lac
Booking Amount	₹ 51,000
RERA ID	2
Address	Mahatma Nagar, Nashik, Karmayogi Nagar, Nashik, Maharashtra
Landmarks	cricket ground

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Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Govind Nagar > 2 BHK Flats for Sale in Govind Nagar > 991 Sq-ft
Posted on: Oct 26, 23 Property ID: 69734777

₹ 39.6 Lac EMI - ₹ 18k | [Get Loan offers from 34+ banks](#) ZERO BROKERAGE

2 BHK 991 Sq-ft Flat For Sale [Govind Nagar, Nashik](#)

2 Beds | 2 Baths | Unfurnished

Super Built-Up Area 991 sqft ₹ 3,999/sqft	Developer Lalit Roongta Group	Project Roongta Florenza Apartment
Transaction Type New Property	Status Under Construction	Furnished Status Unfurnished

Contact Builder
Book Site Visit
Property viewed by 2 People

More Details

Price Breakup	₹ 39.6 Lac
Booking Amount	₹ 51,000
RERA ID	2
Address	Mahatma Nagar, Nashik, Karmayogi Nagar, Nashik, Maharashtra
Landmarks	cricket ground

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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Licence's Engineer

NO. 120 MH2010 PTC/01/19

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 is ₹ 43,45,600.00 (Rupees Forty-Three Lakh Forty-Five Thousand Six Hundred Only). The Realizable Value of the above property is ₹ 41,28,320.00 (Rupees Forty-One Lakh Twenty-Eight Thousand Three Hundred Twenty Only). The Distress Value is ₹ 34,76,480.00 (Rupees Thirty-Four Lakh Seventy-Six Thousand Four Hundred Eighty Only).

Place: Nashik
Date: 03.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

Auth. Sign.

Certificate

This is to certify that Approved Building Plan Accompanying Commencement Certificate No. CD/ 93 dated 23.06.2021 of Building "Ambika Harmony Apartment" is approved by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik is genuine & construction is as per copy of Approved Building Plan furnished.

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 of the Branch Manager with Flat Seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached

Annexure – II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 03.11.2023 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 02.11.2023. 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Chairman & Managing 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 purchased by Mr. Gokul Pralhadsing Girase & Mrs. Harita Gokulsing Girase from Shri. Sushant Sunil Patil Agreement For sale No. 7424/ 2023 Dated. 26.07.2023.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, RLP Nashik Road Branch, to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay R. Phadol- Regional Technical Head Sachin Raunadal– Valuation 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 – 02.11.2023 Valuation Date – 03.11.2023 Date of Report – 03.11.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 02.11.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and residential application in the locality etc.
11.	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 **03th November 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 776.00** owned by Name of Owner: **Mr. Gokul Pralhadsing Girase & Mrs. Harita Gokulsing Girase**. 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 owned by Name of Owner: **Mr. Gokul Pralhadsing Girase & Mrs. Harita Gokulsing Girase**. 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's representative, we understand that the Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 776.00**

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 Flat 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 **Total Carpet Area in Sq. Ft. = 776.00**

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 - III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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. (R)
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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

Director

Sharadkumar B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp No. ROS: ADV: Valuer/033:008:2021-22

Auth. Sign.

Think.Innovate.Create