

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Swapnil Dilip Mogare**

Name of Owner: **Shri. Milind Shantaram Jadhav**

Residential Flat No. 08, Second Floor, " **Niprabha Heights**", Gat No. 2416, Plot No. 36, G.P. Milkat No. 7597/ 8, Near Shree Datta Prasad Medical, Vimal Nagar, Sai Dham Road, Village - Ojhar, Taluka - Niphad, District - Nashik, PIN Code – 422006, State – Maharashtra, Country – India.

Latitude Longitude: 20°04'58.4"N 73°55'17.9"E

### Valuation Prepared for:

**Bank of Baroda**

**Regional Office Nashik Road Branch**

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



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : [nashik@vastukala.org](mailto: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](mailto:mumbai@vastukala.org)

Vastu/Nashik/11/2023/005092/2303517  
18/05-213-RYV  
Date: 18.11.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 08, Second Floor, "Niprabha Heights", Gat No. 2416, Plot No. 36, G.P. Milkat No. 7597/ 8, Near Shree Datta Prasad Medical, Vimal Nagar, Sai Dham Road, Village - Ojhar, Taluka - Niphad, District - Nashik, PIN Code – 422006, State – Maharashtra, Country – India belongs to **Name of Proposed Purchaser: Shri. Swapnil Dilip Mogare. Name of Owner: Shri. Milind Shantaram Jadhav.**

Boundaries of the property.

Boundaries	Building	Flat
North	Gat No. 2417/1 P	Open Space of Gat No. 2417
South	9.00 M. Wide Colony Road	Passage, Staircase, & Flat No. 09
East	Plot No. 37 & 38	Plot No. 37 & 38
West	Plot No. 34 & 35	Flat No. 07

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 **₹ 16,36,200.00 (Rupees Sixteen Lakh Thirty Six Thousand Two 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.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.11.18 13:14:46 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Reg. No. IBBI/RV/07/2018/10366  
BOB Empanelment No.: ZO:MZ:ADV:46:941

**Nashik** : 4, 1<sup>st</sup> 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  
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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

**The Chief Manager,****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	:	16.11.2023
	b) Date on which the valuation is made	:	18.11.2023
3.	List of documents produced for perusal:		
	i. Copy of Notarized Agreement to Sale Dated 30.10.2023 between Shri. Swapnil Dilip Mogare (Proposed Purchaser) & Shri. Milind Shantaram Jadhav. (Owner).		
	ii. Copy of Sale Deed date 29.11.2014		
	iii. Copy of Completion Certificate dated 05.10.2013 issued by Grampanchayat Ojhar.		
	iv. Copy of Approved Building Plan Accompanying Commencement Certificate Javak No. 547/ 2011 Dated. 17.12.2011 issued by Grampanchayat Ojhar.		
	v. Copy of Commencement Certificate No. Javak No. 547/ 2011 Dated.17.12.2011 issued by Grampanchayat Ojhar.		
	vi. Copy of Electricity Bill vide Consumer No. 073028098241 dated.19.10.2023 in the name of Shri. Milind Shantaram Jadhav (Owner) issued by M.S.E.D.C.L.		
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 Proposed Purchaser: <b>Shri. Swapnil Dilip Mogare.</b>  Name of Owner: <b>Shri. Milind Shantaram Jadhav</b>  <b>Address:</b> Residential Flat No. 08, Second Floor, "Niprabha Heights ", Gat No. 2416, Plot No. 36, G.P. Milkat No. 7597/ 8, Near Shree Datta Prasad Medical, Vimal Nagar, Sai Dham Road, Village - Ojhar, Taluka - Niphad, & District - Nashik, PIN Code – 422006, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Swapnil Dilip Mogare (Proposed Purchaser) Contact No. +91 9604283582 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 08 is located on Second Floor. As per Approved plan, the composition of flat is Living + 1 Bedroom + Kitchen + WC + Bath + Passage (i.e., 1BHK).

		The property is at 21.3 Km. distance from nearest railway station Nashik Road.  <b>Landmark:</b> Near Shree Datta Prasad Medical	
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. 2416, Plot No. 36, G.P. Milkat No. 7597/ 8
	b) Door No.	:	Residential Flat No. 08
	c) T.S. No. / Village	:	Village – Ojhar
	d) Ward / Taluka	:	Taluka – Niphad
	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 Javak No. 547/ 2011 Dated. 17.12.2011 issued by Grampanchayat Ojhar.
	g) Approved map / plan issuing authority	:	Grampanchayat Ojhar
	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. 08, Second Floor, " <b>Niprabha Heights</b> ", Gat No. 2416, Plot No. 36, G.P.Milkat No. 7597/ 8, Near Shree Datta Prasad Medical, Vimal Nagar, Sai Dham Road, Village - Ojhar, Taluka - Niphad, & District - Nashik, PIN Code – 422006, 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 – Ojhar Grampanchayat Ojhar
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		
		<b>As per Actual Site</b>	<b>As per the Deed</b>
	North	:	Gat No. 2417/1 P      Gat No. 2417/1 P
	South	:	9.00 M. Wide Colony      9.00 M. Wide Colony Road

			Road	
	East	:	Plot No. 37 & 38	Plot No. 37 & 38
	West	:	Plot No. 34 & 35	Plot No. 34 & 35
13.1	<b>Flat</b>		<b>As per Actual Site</b>	<b>As per the Deed</b>
	North		Open Space of Gat No. 2417	Open Space of Gat No. 2417
	South		Passage, Staircase, & Flat No. 09	Passage, Staircase, & No. 09
	East		Plot No. 37 & 38	Plot No. 37 & 38
	West		Flat No. 07	Flat No. 07
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°04'58.4"N 73°55'17.9"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 502.00 (Area as per site Measurement)  <b>Built up in Sq. Ft. = 606.00</b> <b>(Area as per Notarized Agreement To Sale)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up in Sq. Ft. = 606.00</b> <b>(Area as per Notarized Agreement To Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Gat No. 2416, Plot No. 36, G.P.Milkat No. 7597/ 8	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Ojhar Grampanchayat Ojhar	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 08, Second Floor, "Niprabha Heights", Gat No. 2416, Plot No. 36, G.P. Milkat No. 7597/ 8, Near Shree Datta Prasad Medical, Vimal Nagar, Sai Dham Road, Village - Ojhar, Taluka - Niphad, & District - Nashik, PIN Code – 422006, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2013 (As per Completion Certificate)	
5.	Number of Floors	:	Ground (part) + Stilt (part) + 4 <sup>th</sup> Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flat on Second Floor	
8.	Quality of Construction	:	Normal	
9.	Appearance of the Building	:	Normal	
10.	Maintenance of the Building	:	Normal	



11.	Facilities Available	:	
	Lift	:	Yes -1
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 08
3	Specifications of the Flat	:	1BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	073028098241
	Meter Card is in the name of:	:	Shri. Milind Shantaram Jadhav
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: <b>Shri. Swapnil Dilip Mogare.</b>  Name of Owner: <b>Shri. Milind Shantaram Jadhav.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Built up in Sq. Ft. = 606.00</b> <b>(Area as per Notarized Agreement To Sale)</b>
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. = 502.00 (Area as per site Measurement)
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?	:	₹ 3,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat	:	₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area



	with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 3,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 1,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	: ₹ 25,600.00 per Sq. M. ₹ 2,378.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	: ₹ 23,040.00 per Sq. M. ₹ 2,140.00 per Sq. Ft
5	Registered Value (if available)	: –
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	: ₹ 1,700.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 10 Years
	Life of the building estimated	: 50 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>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 1,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 2,700.00 per Sq. Ft.</b>

#### Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	606.00 Sq. Ft.	2,700.00	16,36,200.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			



13	After 100% completion final value of Flat			
	<b>Total</b>			<b>16,36,200.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>16,36,200.00</b>
<b>Realizable value</b>	<b>15,54,390.00</b>
<b>Distress Value</b>	<b>13,08,960.00</b>
<b>Insurable value of the property (606.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>12,12,000.00</b>
<b>Guideline value of the property (606.00 Sq. Ft. X ₹2,140.00)</b>	<b>12,96,840.00</b>

**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.

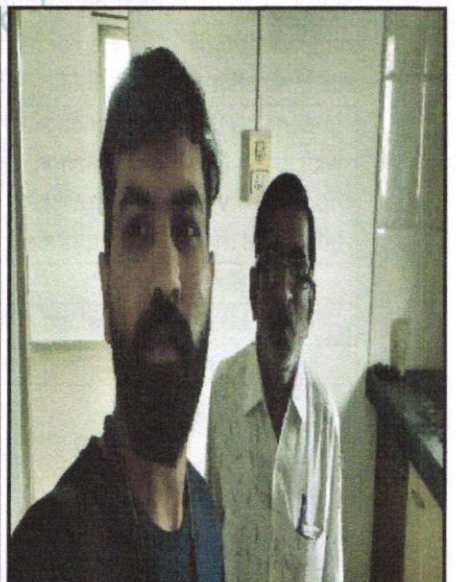
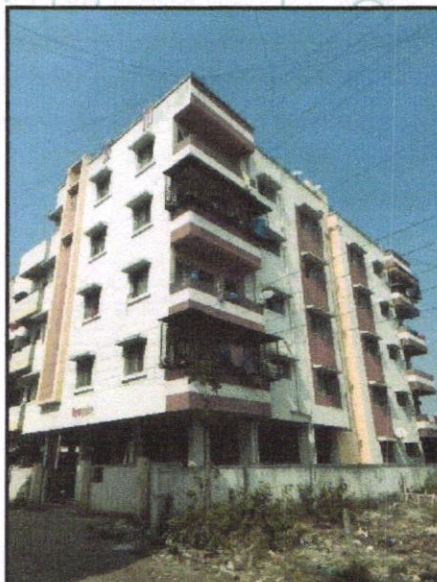
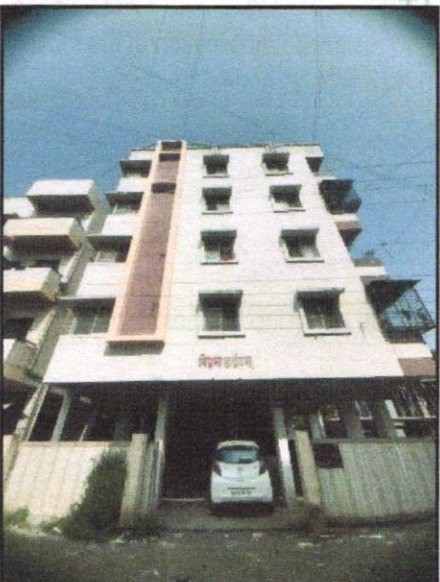
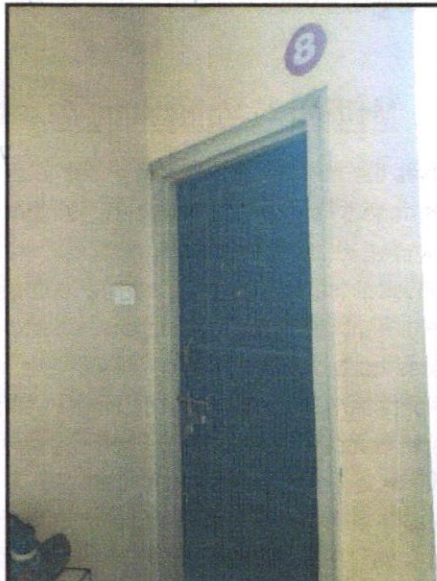
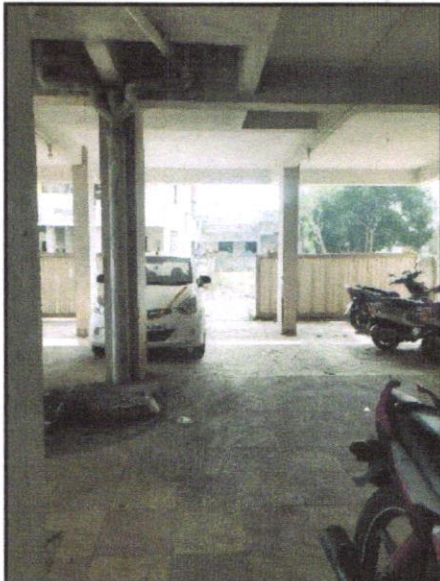
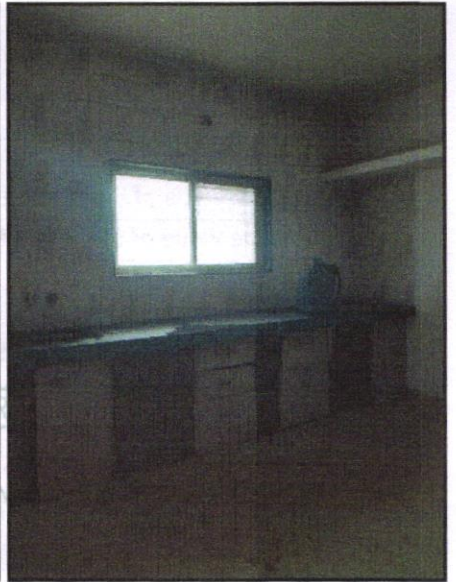
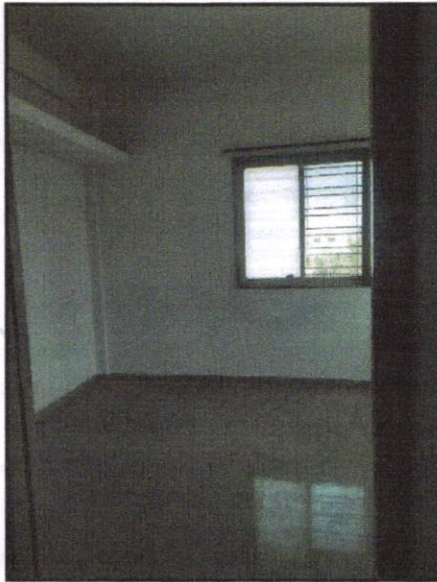
**Method of Valuation / Approach**

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 ₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 2,700.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 3,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



### Actual site photographs



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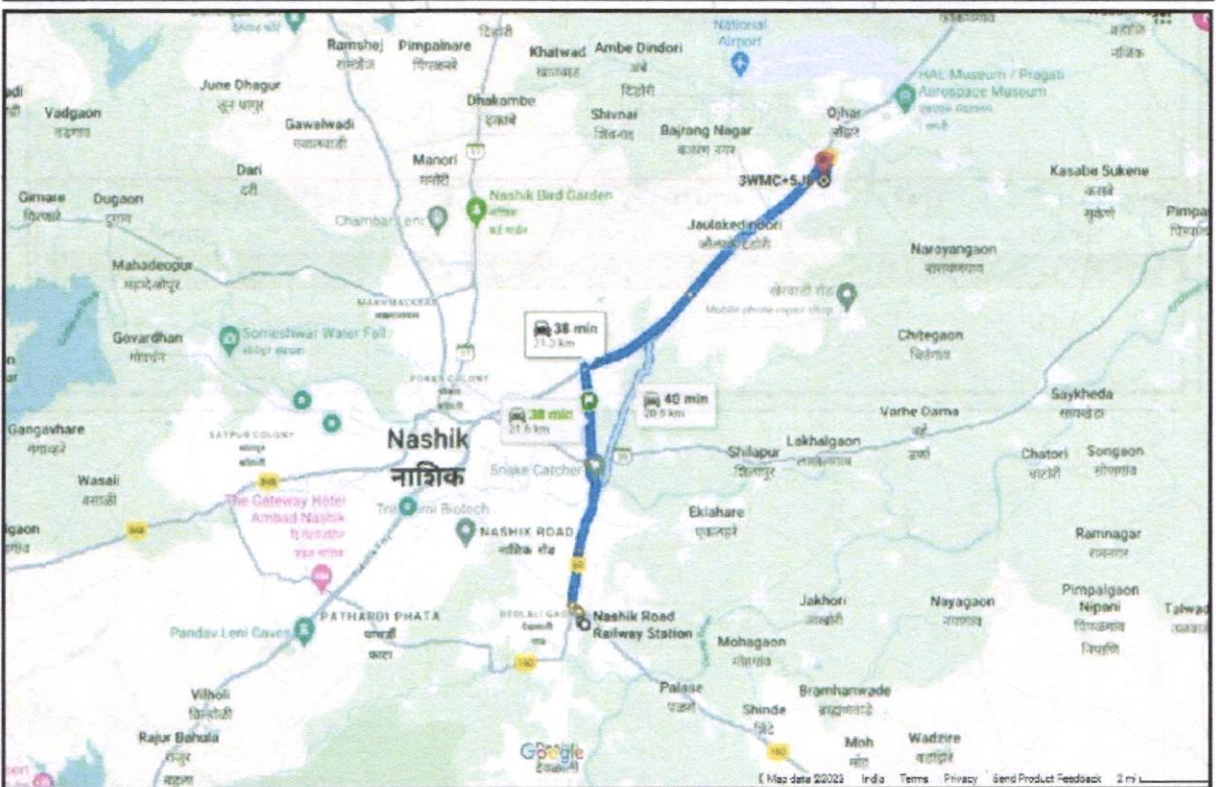
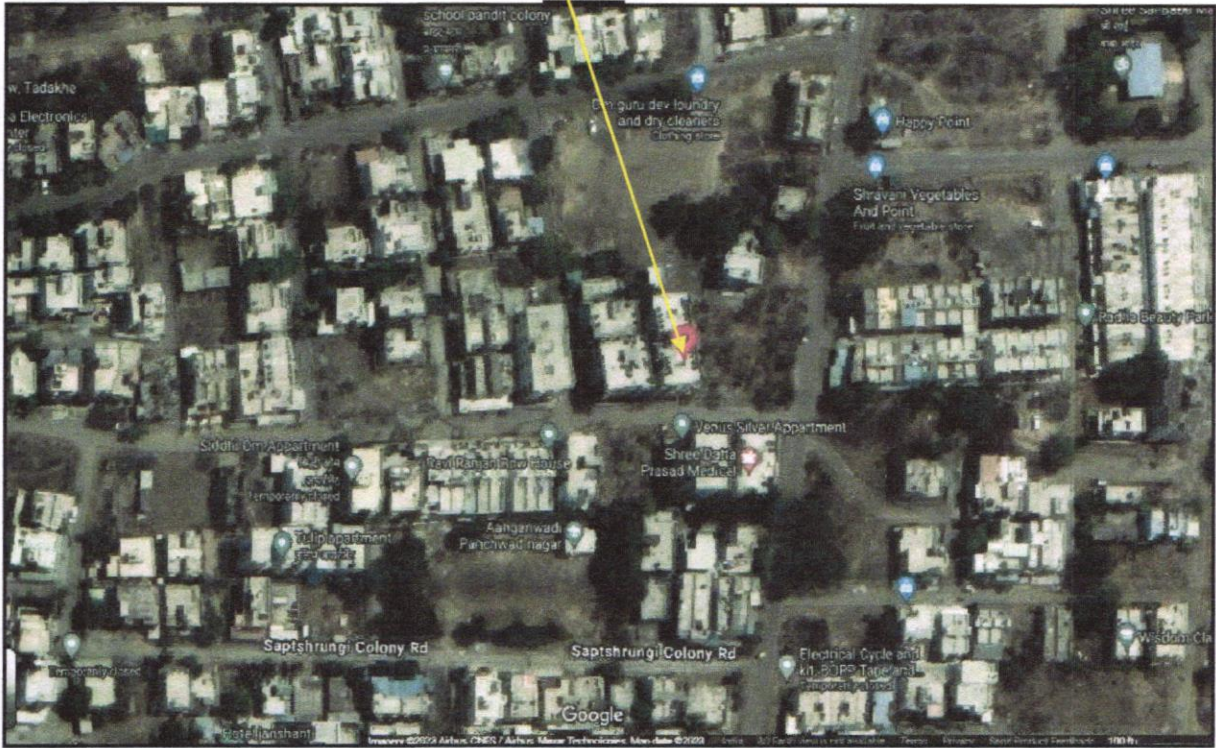
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## Route Map of the property

Site u/r



**Latitude Longitude: 20°04'58.4"N 73°55'17.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 21.3 Km.)**



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## Ready Reckoner Rate



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Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	27.1-सदनिका	25600	चौरस मीटर
12				

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## Price Indicators



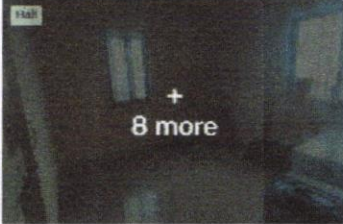
Home / Nashik / Dhar / Apartment for Sale in Dhar / 2 BHK Flat \*\*\* Last updated: Aug 4, 2023

### 2 BHK Flat

Shri Apartment, Dhar, Nashik

**₹25.5 L** EMI starts at ₹13.50 K  
₹3.49 K/sq.ft

[Contact Owner](#)

**730 sq.ft** Build Up Area    **₹3.49 K/sq.ft** Avg. Price    **8 Year Old** Age of property    **Ready to move** Possession status    **Higher 1** of 4 floors    **Unfurnished** Furnishing

Home / Nashik / Dhar / Apartment for Sale in Dhar / 2 BHK Flat \*\*\* Last updated: Aug 5, 2023

### 2 BHK Flat

Kalpataru baug, Dhar, Nashik

**₹23.9 L** EMI starts at ₹12.66 K  
₹2.99 K/sq.ft

[Contact Owner](#)

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**800 sq.ft** Build Up Area    **₹2.99 K/sq.ft** Avg. Price    **2 BHK** Configuration    **30th Dec, 2024** Possession status    **Higher 1** of 7 floors    **East facing** Facing    **Semi Furnished** Furnishing

## Notarized Agreement To Sale

दि.टी:ओझर (मिग), नशिक.क्र. ३९९ मुद्रांक १०० रु०० दि.३०/१०/२३

श्री./सौ./श्रीमती:- मिलिंद शंतातराम जाधव रफ ओझर

हस्ते :-

*[Signature]*

श्री.टी.टी. एमगाड, स्टॅम्प वॉलर, ओझर (मिग)  
परवाना क्र.आ.ए.ए./१२, २०११-१३, दि.५-२-१९९२

Noted & Registered  
at Serial Number  
२२६८/२३  
३०/१०/२३

**-साडेखत करारनामा-**  
(AGREEMENT TO SALE)  
आज चार अक्षर दिनांक २० माहे आक्टोबर सन २०२३ ते दिवशी.

~~CANCELLED~~

*[Signature]*  
Notary

अ) बांसी चतुःसिमा - प्लॉट नं. ३६ च्या चतुःसिमा  
पुर्व :- प्लॉट नं. ३७ व ३८  
पश्चिम :- प्लॉट नं. ३४ व ३५  
दक्षिण :- ९ मिटर रुंदीचा कॉलनी रोड  
उत्तर :- गट नं. २४१७/१ पैकी

ब) बांसी चतुःसिमा - प्लॉट नं. ८ च्या चतुःसिमा  
पुर्व :- प्लॉट नं. ३७ व ३८  
पश्चिम :- प्लॉट क्र. ७  
दक्षिण :- सामाईक वापराचा जिना व लागुन प्लॉट नं. ९  
उत्तर :- गट नं. २४१७ चा ओपन स्पेस

२) वर कलम १ यात वर्णन मिळकतीपैकी प्लॉट नं. ३६ ही मिळकत श्री. महेश प्रभाकर निकुंभ यांनी श्री. अरुण कारभारी पल्लाड रा. ओझर मिग यांचेपामुन दिनांक २५/१०/२०११ रोजी दस्त क्र. नपद- ६६९३/२०११ ने खरेदीने घेतलेला असुन यांचे नावाची नोंद ७/१२ उतारेवर नोंद नं. १९९७७ ने झालेली आहे. त्यानंतर सदर प्लॉट मिळकतीवर श्री. महेश प्रभाकर निकुंभ यांनी आरसीसी इमारतीचे बांधकाम करुन त्यावर १ ते १८ इतके निवासी प्लॉट चे बांधकाम केलेले आहे. त्यानंतर सदर दस्ताचा भाग असलेली प्लॉट मिळकत ही सदर दस्त लिहुन देणार यांनी श्री. महेश प्रभाकर निकुंभ यांचेकडुन फरोक्त खरेदीने घेतलेली असुन त्याबाबत खरेदीखताचा दस्त हा मं. दुय्यम निबंधक, निफाड यांचे कार्यालयात नोंदवुन देणेत आलेला आहे. सदर सदनिका मिळकत हि लिहुन देणार यांचे मालकी हक्काची कब्जाची व बहिवाटीची अशी असुन सदरच्या मिळकतीच्या रेकॉर्ड ऑफ राइटस सदरी महसुल खात्यामध्ये ७/१२ चे उतारेवर व नगरनरीपद ऑफी सच्या मिळकत बुकातील रेकॉर्डला नमुना नं. ८ चे उता-वावर मालक व कब्जेदार म्हणुन लिहुन देणार यांच्याच नावाची नोंद आहे.

३) सदरच्या गट नं. २४१६ चे मिळकतीचा लेआउट प्लॅन हा अधिकृत या. आर्किटेक्ट सो. यांनी तयार केलेला असुन सदरचा लेआउट प्लॅनला या. सहाय्यक संचालक, नगर रचना वाशिक ह्यांचे कडुन पत्र क्र. विशेष/रिवांकन/मौजे ओझर ता. निफाड/ गट नं. २४१६/समांन/८६१ दि. ८/५/२००८ रोजी मंजूर केलेला आहे. त्यावरुन सदरच्या गट नं. २४१६ मिळकतीची विनशेती परवानगी या. उपविभागीय अधिकारी सो. निफाड यांचेकडुन पत्र क्र. जमा/एनए/एसआर/१९१/०८ दि. २६/१२/२००८ ने घेतलेली आहे.

*[Signature]*

मीजे ओझर ता. निफाड जि. नासिक येथील नगरनरीपद हद्दीतील प्लॉट नं. २४१६, प्लॉट नं. ३६ वरील निप्रया हाईटस या इमारतीमधील दुसऱ्या मजल्यावरील बांधीव प्लॉट नं. ८ (आठ) चे फरोक्त खरेदीने देण्याचे ठरवुन त्या बाबतचा किंमत रुपये १५,००,०००/- अक्षरी चौदा लाख रुपये मात्र या साडेखत करारनामा

श्री. स्वप्निल दिलीप मोगरे, उ. व. २८ वर्षे  
पंदा :- नोकरी रा. फ्लॉट नं. १२, निप्रया हाईटस, विमलनगर,  
ओझर मिग ता. निफाड जि. नासिक  
आ. नं. ३०४१ १३०४ ०६४०

लिहुन देणार

:- बांसी :-  
श्री. मिलिंद शंतातराम जाधव, उ. व. ४४ वर्षे  
पंदा :- न्यापार रा. वसंत बिहार, ओझर (मिग) ता. निफाड  
जि. नासिक पॅन नं. AEXPJ9958H

लिहुन देणार

कारणे आम्ही (लिहुन देणार) तुमचे लाभात (लिहुन देणार) खालील मिळकतीचा साडेखत करारनामा लिहुन देतो की,  
१. मिळकतीचे वर्णन :- तुकडी जिल्हा नासिक पोट तुकडी सालुके निफाड पैकी मीजे ओझर मिग येथील ग्रामपंचायत हद्दीतील व शिवावरील विनशेती प्लॉट व त्यावरील आरसीसी स्वक्याचे बांधीव प्लॉट चे स्वरुपातील मिळकत  
गट नं. २४१६, प्लॉट नं. ३६, बांसी क्षेत्रफळ ३६०.०३ चौ. मि. तसेच तुम्हास खरेदीने घ्यावयाचे यावर बांधण्यात आलेल्या निप्रया हाईटस या इमारतीमधील दुसऱ्या मजल्यावरील प्लॉट क्र. ८ (आठ) चे विल्टअप क्षेत्रफळ ५६.३४ चौ. मि. म्हणजेच ६०६.२२ चौ. फुट ग्रा. पं. अ. नं. ८८६३, ग्रा. पं. मि. नं. ७५९७/८

*[Signature]*



### Approved Plan

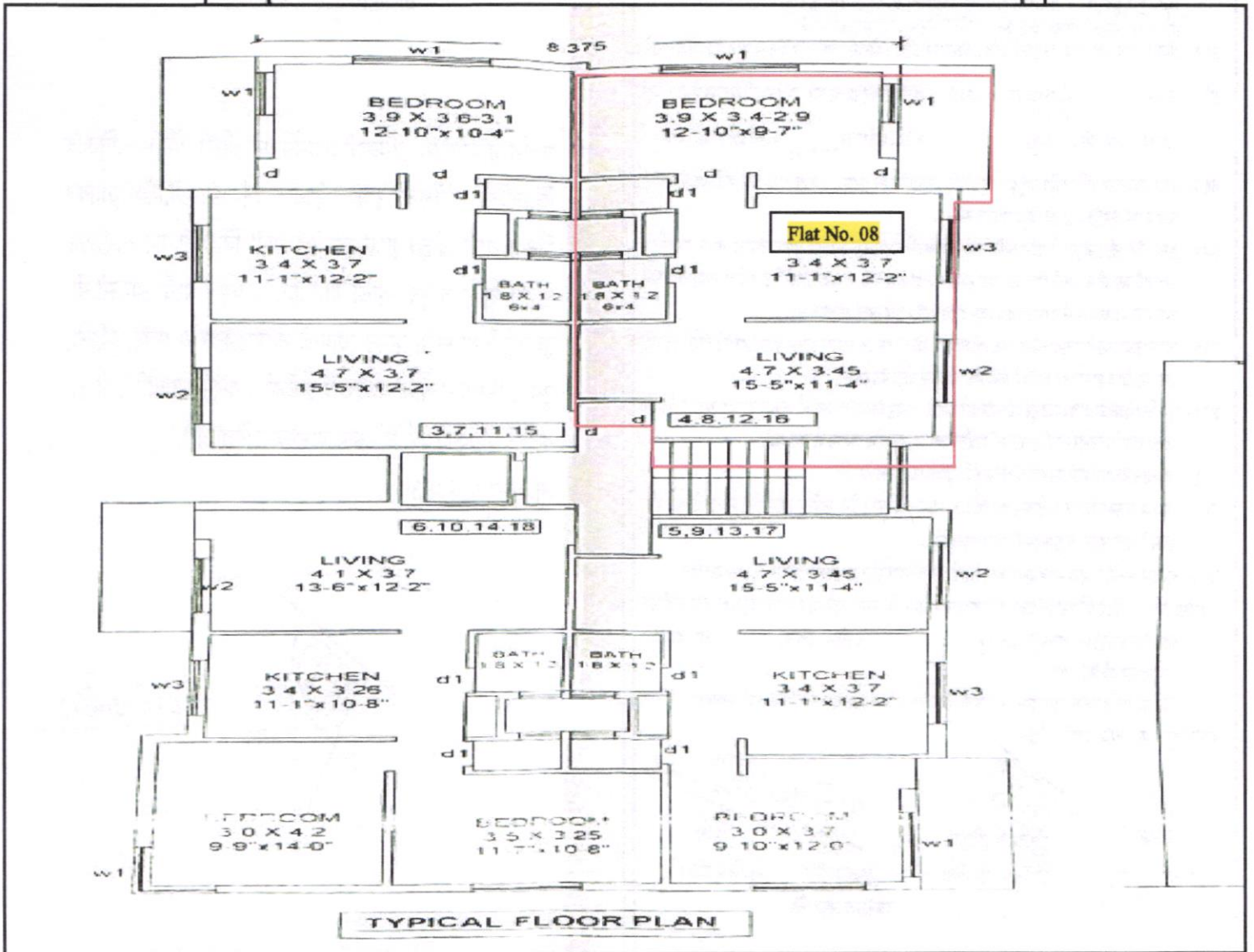
**APPROVAL**

*[Handwritten Signature]*

ग्रामपालिका आडसर १४/४३७  
 जा.सं. ५४४/२०११/विभाग ४३/४३  
 दिनांक १७/१२/२०११

*[Circular Stamp]*

*[Handwritten Signature]*  
 सहायती,  
 ...



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **16,36,200.00 (Rupees Sixteen Lakh Thirty Six Thousand Two Hundred Only)**. The **Realizable Value** of the above property ₹ **15,54,390.00 (Rupees Fifteen Lakh Fifty Four Thousand Three Hundred Ninety Only)**. and the **Distress Value** ₹ **13,08,960.00 (Rupees Thirteen Lakh Eight Thousand Nine Hundred Sixty Only)**.

Place: Nashik

Date: 18.11.2023

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.11.18 13:15:06 +05'30'

**Auth. Sign.**

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)



(Annexure – I)

### DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 18.11.2023 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 17.11.2023. 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.
- 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 was purchased by Shri. Swapnil Dilip Mogare from Shri. Milind Shantaram Jadhav vide Notarized Agreement to Sale dated 30.10.2023.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Vinita Surve – 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 – 17.11.2023 Valuation Date - 18.11.2023 Date of Report - 18.11.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 17.11.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> <li>Existing data of Valuation assignments carried out by us</li> </ul>
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 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 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 nec Nayaray 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 nec Nayaray 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 **Built Up Area = 606.00 Sq. Ft.** in the Name of Proposed Purchaser: **Shri. Swapnil Dilip Mogare.** Name of Owner: **Shri. Milind Shantaram Jadhav.** 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**



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Based on our discussion with the Client, we understand that the subject property is being Purchased by Name of Proposed Purchaser: **Shri. Swapnil Dilip Mogare**. Name of Owner: **Shri. Milind Shantaram Jadhav**. 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 **Built Up Area = 606.00 Sq. Ft.**

### **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 **Built Up Area = 606.00 Sq. Ft.**

### **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 nec Nayaray 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 necNayaraily 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.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar  
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