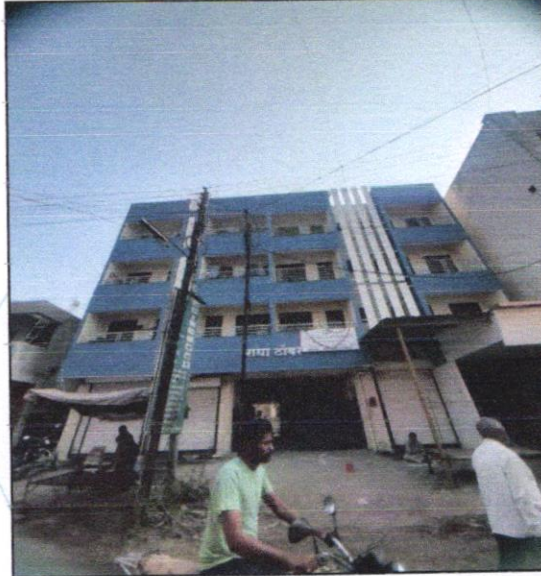


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Nilesh Shankar Nikam &
Indumati Shankar Nikam**

Residential Flat No.12, Third Floor, "**Radha Tower**", C.T.S No.1114+1115+1116+1117+1118
Beside Kanchan Collections, Viman Nagar, Main Road, Village – Ozar, Taluka – Nifhad,
District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India.

Latitude Longitude: 20°05'40.7"N 73°55'39.5"E

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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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|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.12, Third Floor, "Radha Tower", C.T.S No.1114+1115+1116+1117+1118 Beside Kanchan Collections, Viman Nagar, Main Road, Village – Ozar, Taluka – Nifhad, District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India belongs to **Mr. Nilesh Shankar Nikam & Indumati Shankar Nikam.**

Boundaries of the property.

Boundaries	Building	Flat
North	Houses	Open to Sky
South	Building	Staircase and Flat No.9
East	Road	Open to Sky
West	Road	Flat No.11

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 23,00,100.00 (Rupees Twenty Three Lakh One Hundred Only)**

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

Hence certified

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

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.18 15:14:26 +05'30'

Auth. Sign.



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



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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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

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

To,

The Chief Manager,**Bank of Baroda****Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

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

VALUATION REPORT (IN RESPECT OF 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 : 17.11.2023
	b)	Date on which the valuation is made : 18.11.2023
3.	List of documents produced for perusal: 1) Copy of Rectification Deed Vide No.4291/23 Dated.06.11.2023 2) Copy of Sale Deed Vide No. 3167/23 date 11.08.2023 3) Copy of Agreement for Sale Vide No.1339/2022 Dated.28.03.2022 4) Copy of Commencement Certificate Javak No.115/2018 dated 18.04.2018 issued by Ozar (Mig) Grapampachayat. 5) Copy of Approved Building Plan No.1234 dated 28.04.2022, issued by Assistant Director of Town Planning Department, Nashik 6) Copy of Approved Building Plan No. 913 dated 05.04.2019, issued by Assistant Director of Town Planning Department, Nashik 7) Copy of RERA Registration Certificate No. P51600026264 dated 08.09.2021 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)	: Mr. Nilesh Shankar Nikam & Indumati Shankar Nikam. Address: Residential Flat No. 12, Third Floor, "Radha Tower", C.T.S No.1114+1115+1 116+1117+1118, Beside Kanchan Collections, Viman Nagar, Main Road, Village – Ozar, Taluka – Nifhad, District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India. Contact Person: Mr.Nilesh Shankar Nikam (Owner) Contact No. +91 9405556389 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.12 is located on Third Floor. As per Approved Plan the composition of flat is Living + Kitchen + 2 Bedrooms + Toilet + Bath + Passage+ Balcony (i.e.2BHK).



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		The property is at 21.2 Km. distance from nearest railway station Nashik Road. Landmark: Beside Kanchan Collections	
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S No.1114+1115+1 116+ 1117+1118
	b) Door No.	:	Residential Flat No.12
	c) T.S. No. / Village	:	Village – Ozar
	d) Ward / Taluka	:	Taluka – Nifhad
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No.1234 dated 28.04.2022, issued by Assistant Director of Town Planning Department, Nashik
	g) Approved map / plan issuing authority	:	Assistant Director of Town Planning Department, Nashik
	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. 12, Third Floor, "Radha Tower", C.T.S No.1114+1115+1 116+ 1117+1118, Beside Kanchan Collections, Viman Nagar, Main Road, Village – Ozar, Taluka – Nifhad, District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India
8.	City / Town	:	Village – Ozar
	Residential area	:	Yes
	Commercial 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 PanChhayat / Municipality	:	Village – Ozar Assistant Director of Town Planning Department, Nashik
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	:	Houses C.T.S No.1113

	South	:	Building	C.T.S No.1154
	East	:	Road	Road
	West	:	Road	Road
13.1	Flat		As per Actual Site	As per the Deed
	North		Open to Sky	Open to Sky
	South		Staircase and Flat No.9	Staircase and Flat No.9
	East		Open to Sky	Open to Sky
	West		Flat No.11	Flat No.11
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°05'40.7"N 73°55'39.5"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. =495.00 Balcony Area in Sq. Ft. = 23.00 (Area as per Site Measurement)</p> <p>Carpet Area in Sq. Ft. =617.00 Built up area in Sq. Ft. = 697.00 (Area as per Correction Deed)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up area in Sq. Ft. = 697.00 (Area as per Correction Deed)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential Cum Commercial	
2.	Location	:		
	S. No.	:	C.T.S No.1114+1115+1 116+ 1117+1118	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Ozar Assistant Director of Town Planning Department, Nashik	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 12, Third Floor, "Radha Tower", C.T.S No.1114+1115+1 116+ 1117+1118, Beside Kanchan Collections, Viman Nagar, Main Road, Village – Ozar, Taluka – Nifhad, District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential Cum Commercial	
4.	Year of Construction	:	2023 (As per Site Information)	
5.	Number of Floors	:	Ground / Parking + 3 rd Uppers Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on Third Floor	



8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Third Floor
2	Door No. of the Flat	:	Residential Flat No.12
3	Specifications of the Flat	:	2 BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Lustre Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Nilesh Shankar Nikam & Indumati Shankar Nikam.
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. = 697.00 (Area as per Correction Deed)
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. =495.00 Balcony Area in Sq. Ft. = 23.00 (Area as per Site Measurement) Carpet Area in Sq. Ft. =617.00 (Area as per Correction Deed)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which	:	No



	affect the market value in general?		
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)	:	₹ 3,000.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 3,300.00 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	:	₹ 1,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 5,500.00 per Sq. M. (For Land)
	Guideline rate obtained (after Depreciation)	:	---
5	Registered Value (if available)	:	Purchase Value- ₹18,00,000.00 Document No.1339/2022 Dated.28.03.2022
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,300.00 per Sq. Ft.
	Total Composite Rate	:	₹ 3,300.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	697.00 Sq. Ft.	3,300.00	23,00,100.00
2	Open Balcony Value of the property			
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			23,00,100.00

Value of Flat

Fair Market Value	23,00,100.00
Realizable value	21,85,095.00
Distress Value	18,40,080.00
Insurable value of the property (697.00 Sq. Ft. X ₹ 2,000.00)	13,94,000.00
Guideline value of the property (As per Documents)	17,35,735.00

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.

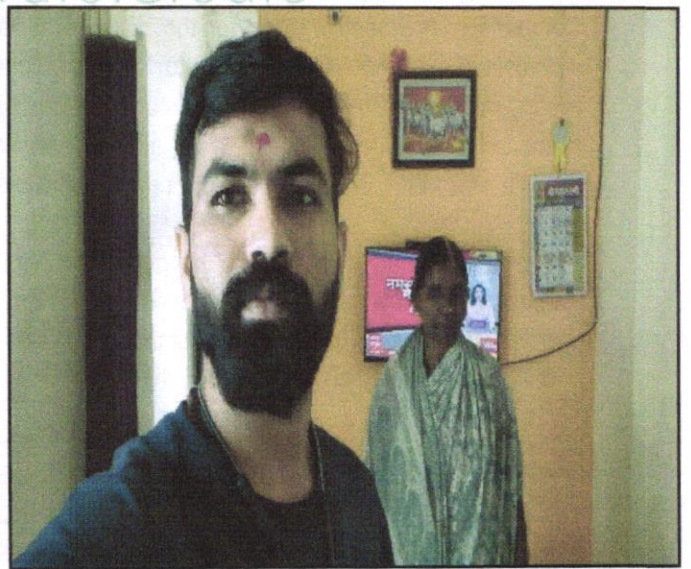
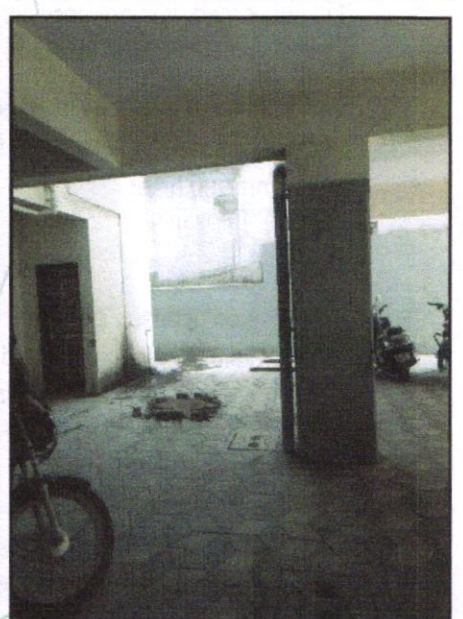
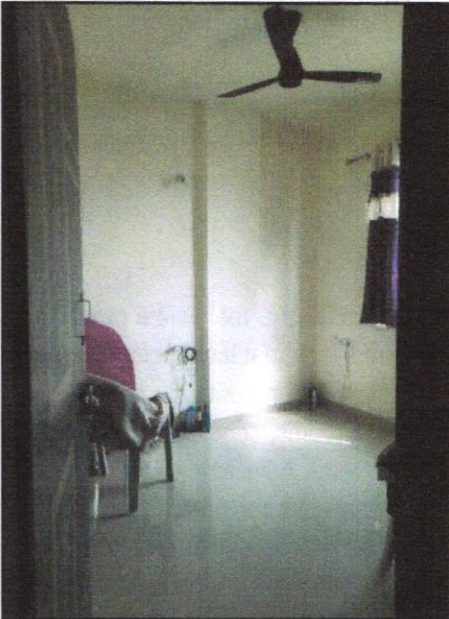
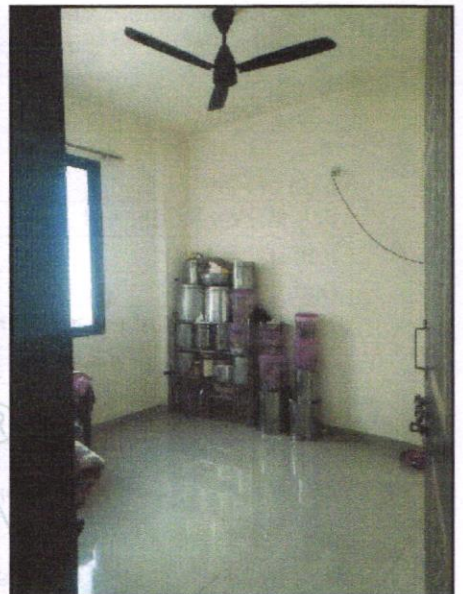
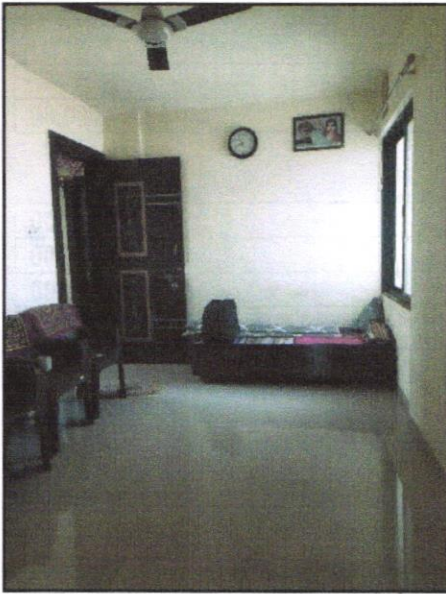
Method of Valuation / Approach

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 ₹ 3,000.00 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 ₹ 3,300.00 per Sq. Ft. on Built Up Area for valuation.

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

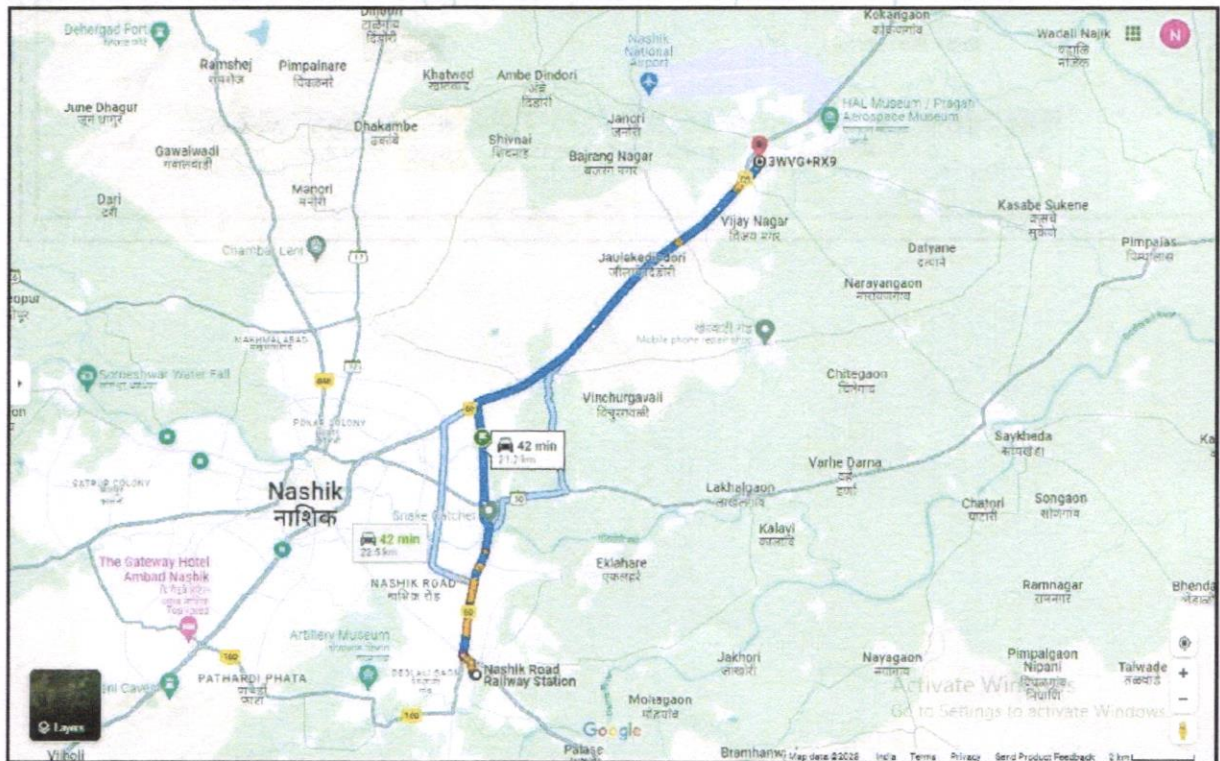
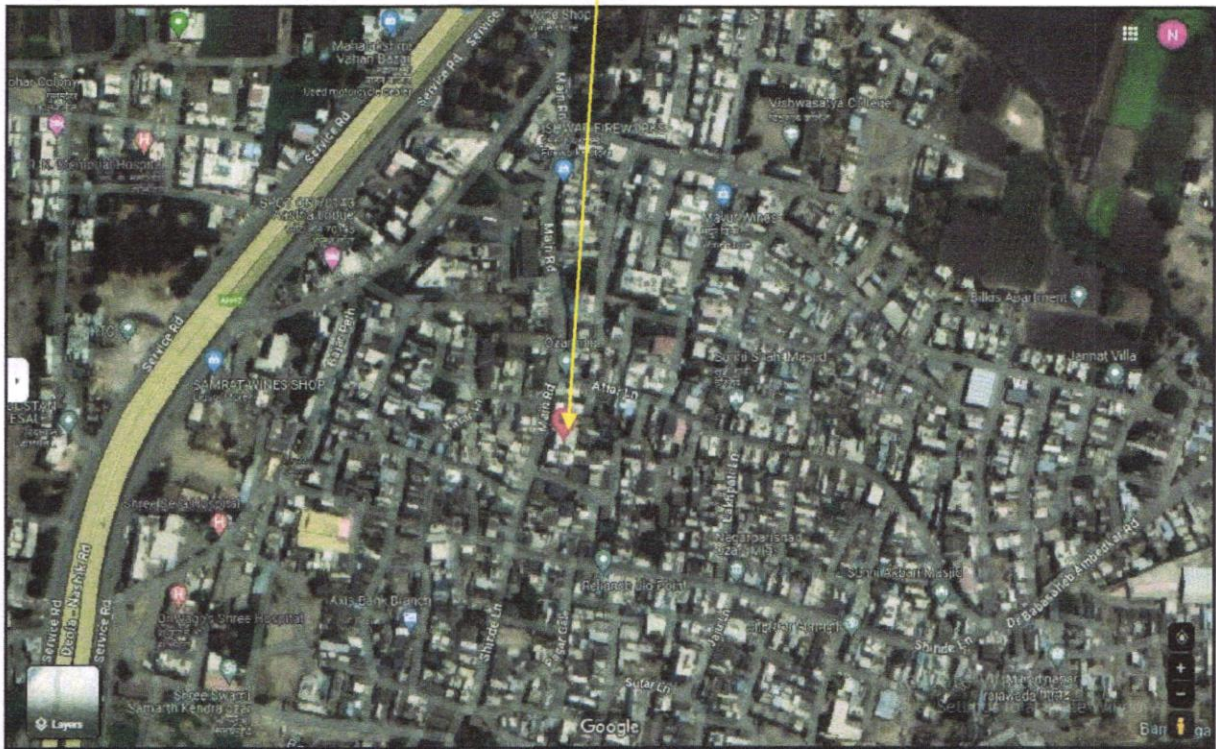


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°05'40.7"N 73°55'39.5"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 21.2 Km.)



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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: Niphad

Select Village: Mouje : Ojhar

Search By: Survey No. Location

Select Location: विनशेती संभाव्यता असलेल्या जमिनी

Enter Survey No: 1114 Search

विभाग	उपविभाग	दर	एकक (Rs.)	Attribute
9/9.1	9.1-विनशेती झालेल्या जमिनी प्र. चौ.मी (अंतर्गत भागातील)	5500	चौरस मीटर	गट नंबर

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Price Indicators

Home / Nashik / Dhar / Apartment for Sale in Dhar / 2 BHK Flat ***



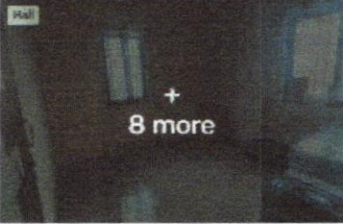
Last updated: Aug 4, 2023

2 BHK Flat

Shri Apartment, Dhar, Nashik

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

[Contact Owner](#)

+ 8 more

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

OFFERS Free registration Know More

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

[Contact Owner](#)

+ 13 more

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
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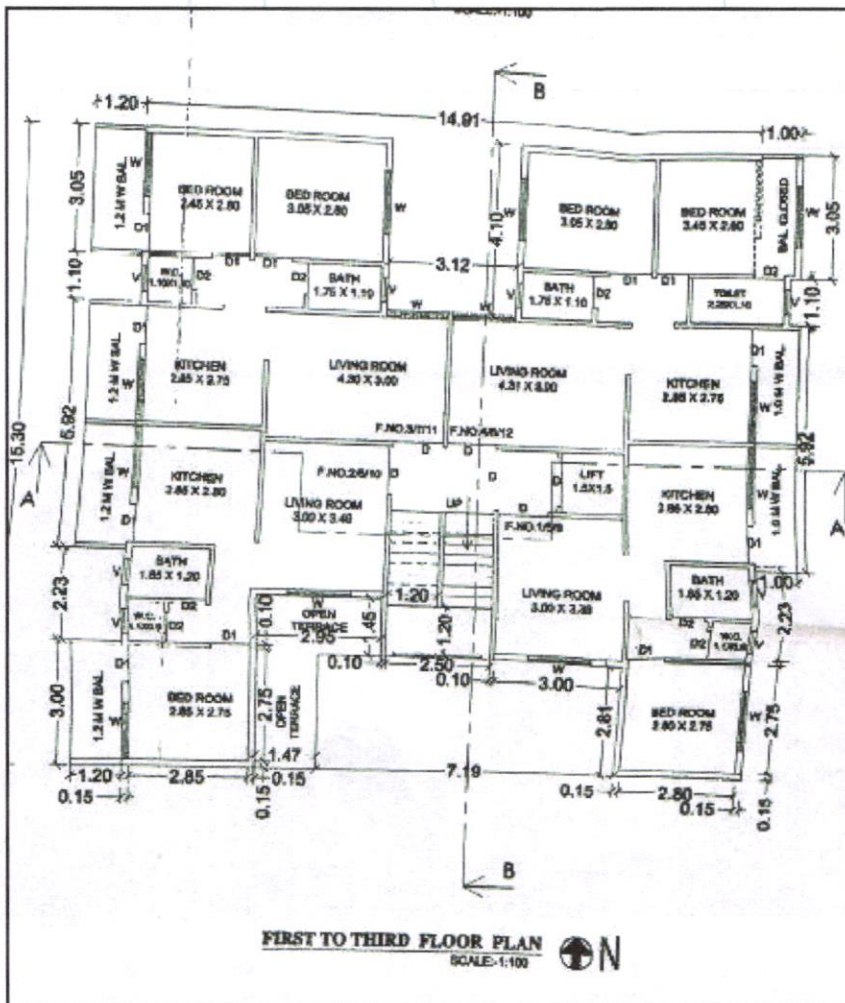


Approved Plan


**COMPLETION BUILDING PLAN FOR RESIDENTIAL
CUM COMMERCIAL PURPOSE**
 IN C.T.S. NO. 1114+1115+1116+1117+1118, WITHIN GAOTHAN
 LIMIT OF VILLAGE- OZAR, TALUKA- NIPHAD, DISTRICT- NASHIK.
 FOR - MR. RAMDAYAL RAMPRATAP BHATTAD.

Recommended as per the accompanying Occupancy Certificate
 Purpose as amended in _____ subject to the condition
 Mentioned in this office letter No. 9735 Date 26/11/2022

[Signature]
Asstt. Director of Town Planning
 Nashik



Commencement Certificate & RERA Certificate



॥ स्वयंसेवक गवदो ॥

ग्रामपंचायत कार्यालय, ओझर (मिग)

रा. सिकाह, जि. नाशिक • फोन (०२५५०) २५५५४

दिनांक : १७/०८/२०२१

आयुक्त क्रमांक : ११७/२०१८

श्री. रामचंद्रराव रामचंद्रराव धडक, (मिग)

विषय :- श्री ओझर, रा.सिकाह जि.नाशिक येथील सि.नं.१११४ व १११८ व १०६,२० चे.श्री. न्याया क्र.पं.सि.नं.२५७ व ३४८ यांचे बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.

संदर्भ :- १) आयुक्त ओझर क्र.पं.कडे ३०/०८/२०१८ व ३१/०८/२०१८ दि. १८/०८/२०१८ या अर्षी

२) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.

संदर्भ :- १) आयुक्त ओझर क्र.पं.कडे ३०/०८/२०१८ व ३१/०८/२०१८ दि. १८/०८/२०१८ या अर्षी

२) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.

३) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.

४) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.

५) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.


६) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.

७) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.

८) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.

९) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.

१०) रा.सिकाह/सि.नं.१११४ व १११८/समाप्त/२१३ दिनांक ०५/०५/२०१८ चे बांधकाम परवानगी देण्याची बांधकाम व निवासी स्वसंपत्ती आर.सी.सी. प्रमाण पत्राबाबत परवानगी देणे.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 9a)

This registration is granted under section 5 of the Act to the following project under project registration number : P6180028284

Project: RADHA TOWER , Plot Bearing / CTS / Survey / Final Plot No.:S. NO. 1114 TO 1118 at Oazr (CT), Niphad, Nashik, 422204;

- Bamarth Group having its registered office / principal place of business at Tehsil: Niphad, District: Nashik, Pin: 422204.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amount realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (d) of clause (i) of sub-section (2) of section 4 read with Rule 5; OR
That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 02/08/2020 and ending with 30/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Sayaji Arvind Prabhakar
(Secretary, MRA/RERA)
Date 05/08/2021 02:41:48

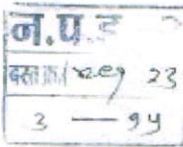

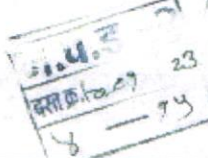

Date: 05/08/2021
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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Correction Deed

<div style="text-align: center;">   </div> <p style="text-align: center;">चुक दुरुस्ती लेख</p> <p>हा चुक दुरुस्ती लेख आज दिनांक ०६ माहे नोव्हेंबर सन २०२३ रोजी स्रोमवार ते दिवशी पिंपळगाव व पुणेवानी नोंदवून देत आहे. मागील नोंदवून देत असताना वस्त क्र. न.प.ड.२ - १३३९/२०२२ लिहून घेणार व लिहून देणार यात दरम्यान झालेल्या साठेखत दस्तामधी चुक दुरुस्ती लेख</p> <p>१. श्री. निलेश शंकर निकम उ.व. ३६ वर्षे, व्यवसाय : नोकरी पॅन नं. : AHYPN2584M आधार नं. : 704298210470</p> <p>२. इंदुमती शंकर निकम उ.व. ५८ वर्षे, व्यवसाय : गृहिणी आधार नं. : 814748210470 वोचे रा. ओझर मिग, ता. निफाड, जि. नाशिक</p> <p style="text-align: right;">लिहून घेणार</p> <p>..... यांसी</p> <p>शमदयाल रागप्रलप भट्ट वय : ८५ वर्षे, व्यवसाय : व्यापार पॅन नं. : AAVPB3913G आधार नं. : 533888008068</p> <p>रा. : ओझर मिग, ता. निफाड, जि. नाशिक यांचे विकराक व जनरल मुखत्यार म्हणून मे. रमेश सुपचे भागीदार</p> <p>१. विनोद शांकरदुसारे वय : ४५ वर्षे, व्यवसाय : व्यापार पॅन नं. : AAOPD0285C आधार नं. : 603361070379</p> <p>रा. : गणेशनगर, निफाड, ता. निफाड, जि. नाशिक २. पंकज तानाजी थोरात वय : ३४ वर्षे, व्यवसाय : व्यापार पॅन नं. : ADMPT7230L आधार नं. : 284532455790</p> <p style="text-align: right;">लिहून देणार</p>	<div style="text-align: center;">   </div> <p>रा. : ओझर मिग, ता. निफाड, जि. नाशिक ३. परेश रमेश पवार वय : ३९ वर्षे, व्यवसाय : व्यापार पॅन नं. : AIQPP0972N आधार नं. : 837839899386</p> <p>रा. : ओझर मिग, ता. निफाड, जि. नाशिक ४. कल्पेश सुरेश पवार वय : ३७ वर्षे, व्यवसाय : व्यापार पॅन नं. : AMZPP5753A आधार नं. : 599449917206</p> <p>रा. : ओझर मिग, ता. निफाड, जि. नाशिक ५. सुनिल निश दुसारे वय : ५४ वर्षे, व्यवसाय : व्यापार पॅन नं. : AAXPD3584D आधार नं. : 454131751932</p> <p>रा. : ओझर मिग, ता. निफाड, जि. नाशिक</p> <p style="text-align: right;">लिहून देणार</p> <p style="text-align: center;">कारणे कायमचे चुक दुरुस्ती लेख लिहून देतात ऐसा जो की,</p> <p>१) विक्रीचीचे वर्णन :- तुकडी जिल्हा बरिबद नाशिक पोट तुकडी तालुका पंचायत समिती निफाड रॅफ्री नोंदे ओझर गावचे शिवाचारील व नगरबरेबद हद्दीतील रिटी नंबर ११४, ११५, ११६, ११७, ११८ यांसी (सुभान क्षेत्र ४०६, ३ चौ.मी. व्यावरील राधा टोंवर नावाच्या इमारतीमधील तिसऱ्या मजल्यावरील सदनिका क्र. १२ यांसी कारपेट क्षेत्रफळ ५७.२८ चौ.मी. बिल्टअप क्षेत्रफळ ६४.७८ चौ.मी. यांसी वतुःसीमा पुढीलप्रमाणे :-</p> <p>पूर्वेस : खुले आकाश वस्तिमेस : फ्लॉट नं. १५ दक्षिणेस : जिना व फ्लॉट नं. ०९ उत्तरेस : खुले आकाश</p> <p>येणेप्रमाणे वतुःसीमेतील दरोबस्त मिळवत, जमीन जल, तर, काप,</p>
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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 ₹ **23,00,100.00 (Rupees Twenty Three Lakh One Hundred Only)**. The **Realizable Value** of the above property ₹ **21,85,095.00 (Rupees Twenty One Lakh Eighty Five Thousand Ninety Five Only)** and the **Distress Value** ₹ **18,40,080.00 (Rupees Eighteen Lakh Forty Thousand Eighty Only)**.

Place: Nashik

Date: 18.11.2023

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

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.,

ou=CMD, email=cmd@vastukala.org,

Date: 2023.11.18 15:14:56 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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, Sharadkumar 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 Mr. Nilesh Shankar Nikam & Indumati Shankar Nikam from Mr. Ramdayal Rampratap Bhattad as per vide Rectification Deed Dated 06.11.2023
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 Branch. to assess 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 Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Vinita Surve – Technical Manager Chintamani Chaudhari – 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"> • 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 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 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 **697.00 Sq. Ft. Built Up Area** owned by **Mr. Nilesh Shankar Nikam & Indumati Shankar Nikam** 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 **Mr. Nilesh Shankar Nikam & Indumati Shankar Nikam**. 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 **697.00 Sq. Ft. Built Up Area**

Condition & Repair

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

Valuation Methodology

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

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

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

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



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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **697.00 Sq. Ft. Built Up Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



(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: 18.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.,

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Auth. Sign.

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

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