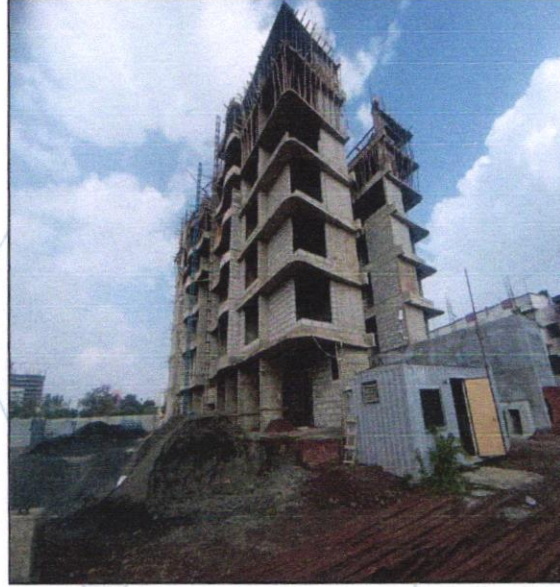


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr.Abhijit Vijaykumar Shaji**

Residential Flat No. A-1002, Tenth Floor, A-Wing "**Millennium Tower**", Survey No.200/6/1,  
Plot No.1A, Near Laxminarayan Yeola Pathaini Sarees, Sai Nagar, Ayodhya Nagari, Sai  
Nagar Road, Village – Nashik, Taluka- Nashik, District - Nashik, PIN Code – 422 003,  
State – Maharashtra, Country – India.

Latitude Longitude: 20°01'14.8"N 73°49'24.0"E

### Valuation Prepared for:

**Bank of Baroda  
Regional Office**

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



**Nashik** : 4, 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

#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
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](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-1002, Tenth Floor, A-Wing "Millennium Tower", Survey No.200/6/1, Plot No.1A, Near Laxminarayan Yeola Pathaini Sarees, Sai Nagar, Ayodhya Nagari, Sai Nagar Road, Village – Nashik, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Mr. Abhijit Vijaykumar Shaji**

Boundaries of the property.

Boundaries	Building	Flat
North	Survey No.200/3	Marginal Space
South	Survey No.200/7	Staircase & Flat No. A-1003
East	12-Meter-Wide Road	Marginal Space
West	Plot No.1B	Lift & Flat No. A-1001

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 ₹ 58,08,600.00 (Rupees Fifty-Eight Lakh Eight Thousand Six Hundred Only). As per Site Inspection 27% Construction Work is Completed

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
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

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822866f7c356c03a0c73928663915490c733d41333  
11527917e1f02692\_postalCode=400005, serialNumber=94e282e29e327f622b7c, cr=MANOJ BABURAO CHALIKWAR  
Date: 2023.11.29 15:51:15 +05'30'

Auth. Sign.



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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Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivall 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,****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 : 28.11.2023
	b)	Date on which the valuation is made : 29.11.2023
3.	List of documents produced for perusal: 1) Copy of Agreement to Sale Vide No.9407/2023 Dated.18.08.2023 2) Copy of Approved Building Plan Accompanying Commencement Certificate No.C1/352/2022 Dated.31.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation 3) Copy of Commencement Certificate No. LND /BP / C1/352/2022 Dated.31.10.2022 issued by Nashik Municipal Corporation 4) Copy of RERA Registration Certificate No. P51600048892 dated 24.01.2023 issued by Maharashtra Real Estate Regulatory Authority	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Mr. Abhijit Vijaykumar Shaji</b>  <b>Address:</b> Residential Flat No. A-1002, Tenth Floor, A-Wing " <b>Millennium Tower</b> ", Survey No.200/6/1, Plot No.1A, Near Laxminarayan Yeola Pathaini Sarees, Sai Nagar, Ayodhya Nagari, Sai Nagar Road, Village – Nashik, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Sushant Patil (Site Engineer) Contact No. +91 9881115116 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. A-1002 is located on Tenth Floor.  As per Plan composition of flat is: Living + Kitchen Dining + 2 Bedroom + 1 M.Bedroom + 2 Toilet+ Passage + Balcony. (i.e.3BHKD).  The property is at 9.7 Km. distance from nearest Railway Station, Nashik.  <b>Landmark:</b> Near Laxminarayan Yeola Pathaini Sarees



		<b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>	
	Foundation	<b>Completed</b>	RCC Plinth
	Full Building RCC	<b>6<sup>th</sup> Slab Completed</b>	External Brick work
			<b>Completed Up to 4<sup>th</sup> Floor</b>
	<b>27% work completed</b>		
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Survey No.200/6/1, Plot No.1A
b)	Door No.	:	Residential Flat No. A-1002
c)	T.S. No. / Village	:	Village – Nashik
d)	Ward / Taluka	:	Taluka – Nashik
e)	Mandal / District	:	District – Nashik
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No.C1/352/2022 Dated. 31.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation
g)	Approved map / plan issuing authority	:	Nashik Municipal Corporation
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. A-1002, Tenth Floor, A-Wing "Millennium Tower", Survey No.200/6/1, Plot No.1A, Near Laxminarayan Yeola Pathaini Sarees, Sai Nagar, Ayodhya Nagari, Sai Nagar Road, Village – Nashik, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		<b>As per Actual Site</b> <b>As per the Deed</b>



	North	:	Survey No.200/3	Survey No.200/3
	South	:	Survey No.200/7	Survey No.200/7
	East	:	12-Meter-Wide Road	12-Meter-Wide Road
	West	:	Plot No.1B	Plot No.1B
Mtrs	Flat		<b>As per Actual Site</b>	<b>As per the Deed</b>
	North		Marginal Space	Marginal Space
	South		Staircase & Flat No. A-1003	Staircase & Flat No. A-1003
	East		Marginal Space	Marginal Space
	West		Lift & Flat No. A-1001	Lift & Flat No. A-1001
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'14.8"N 73°49'24.0"E	
14.	Extent of the site	:	<b>Carpet Area in Sq. Ft. = 850.00</b> <b>Balcony Area in Sq. Ft =72.0</b> <b>Total Carpet Area in Sq. Ft = 922.00</b> <b>(Area as per Agreement to Sale)</b>  Built Up Area in Sq. Ft =1014.00 (Carpet Area as per Agreement to Sale +10%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 850.00</b> <b>Balcony Area in Sq. Ft =72.0</b> <b>Total Carpet Area in Sq. Ft = 922.00</b> <b>(Area as per Agreement to Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is Under Construction	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No..	:	Survey No.200/6/1, Plot No.1A	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A-1002, Tenth Floor, A-Wing "Millennium Tower", Survey No.200/6/1, Plot No.1A, Near Laxminarayan Yeola Pathaini Sarees, Sai Nagar, Ayodhya Nagari, Sai Nagar Road, Village – Nashik, Taluka- Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	



4.	Year of Construction	:	Building is Under Construction
5.	Number of Floors	:	Ground (Parking) + 15 <sup>th</sup> Uppers Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flat on Tenth Floor
8.	Quality of Construction	:	Building is Under Construction
9.	Appearance of the Building	:	Building is Under Construction
10.	Maintenance of the Building	:	Building is Under Construction
11.	Facilities Available	:	
	Lift	:	Proposed 1 Lift
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?	:	Proposed -Yes
	Is pavement laid around the building	:	Proposed -Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	Tenth Floor
2	Door No. of the Flat	:	Residential Flat No. A-1002
3	Specifications of the Flat	:	3BHKD
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tile Flooring
	Doors	:	Proposed Teak Wood door framed with flush doors
	Windows	:	Proposed Aluminum sliding window with M.S. Grills
	Fittings	:	Proposed Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Proposed Lustre Paint
4	House Tax	:	
	Assessment No.	:	Building is Under Construction
	Tax paid in the name of:	:	Building is Under Construction
	Tax amount:	:	Building is Under Construction
5	Electricity Service connection No.:	:	Building is Under Construction
	Meter Card is in the name of:	:	Building is Under Construction
6	How is the maintenance of the Flat?	:	Building is Under Construction
7	Sale Deed executed in the name of	:	Mr. Abhijit Vijaykumar Shaji
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 =1014.00 (Carpet Area as per Agreement to Sale +10%)
10	What is the floor space index (app.)	:	As per MMC norms
11	What is the Carpet Area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 850.00</b> <b>Balcony Area in Sq. Ft =72.0</b> <b>Total Carpet Area in Sq. Ft = 922.00</b> <b>(Area as per Agreement to Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14	Is it Owner-occupied or let out?	:	Building is Under Construction
15	If rented, what is the monthly rent?	:	₹ 12,000.00 Expected rental income per month - after completion



<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 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)	:	₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 6,300.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 4,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 37,500.00 per Sq. M. ₹ 3,484.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	---
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	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	:	Building is Under Construction
	Life of the building estimated	:	60 Years after Completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	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>b</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	:	₹ 4,300.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 6,300.00 per Sq. Ft.</b>
	<b>Remarks:</b>		



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including Parking)	922.00 Sq. Ft.	6,300.00	58,08,600.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
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>58,08,600.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>58,08,600.00</b>
<b>Realizable value</b>	<b>55,18,170.00</b>
<b>Distress Value</b>	<b>46,46,880.00</b>
<b>Insurable value of the property (1014.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>20,28,000.00</b>
<b>Guideline value of the property (as per Agreement for Sale)</b>	<b>37,10,000.00</b>

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Vastukala Consultants (I) Pvt. Ltd.

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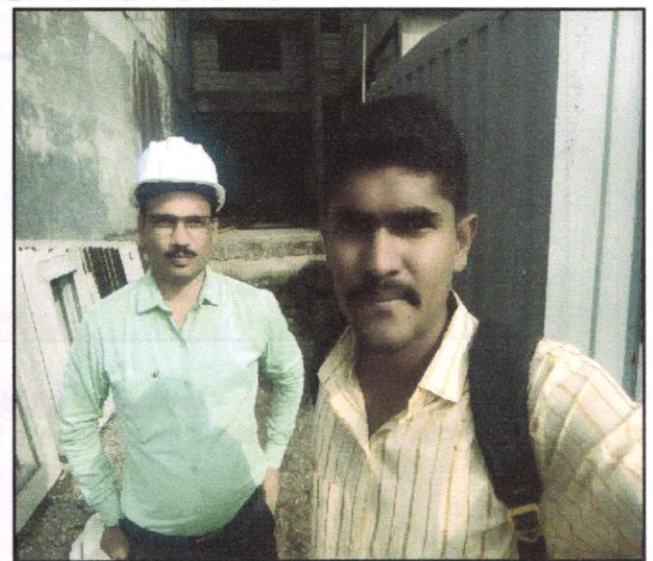
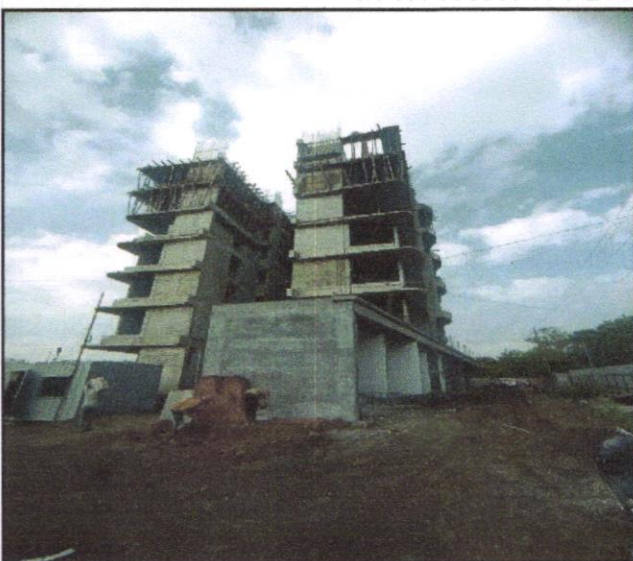
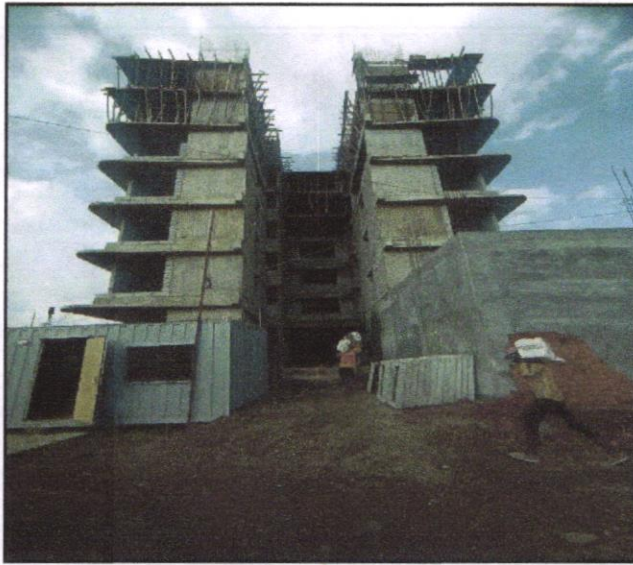
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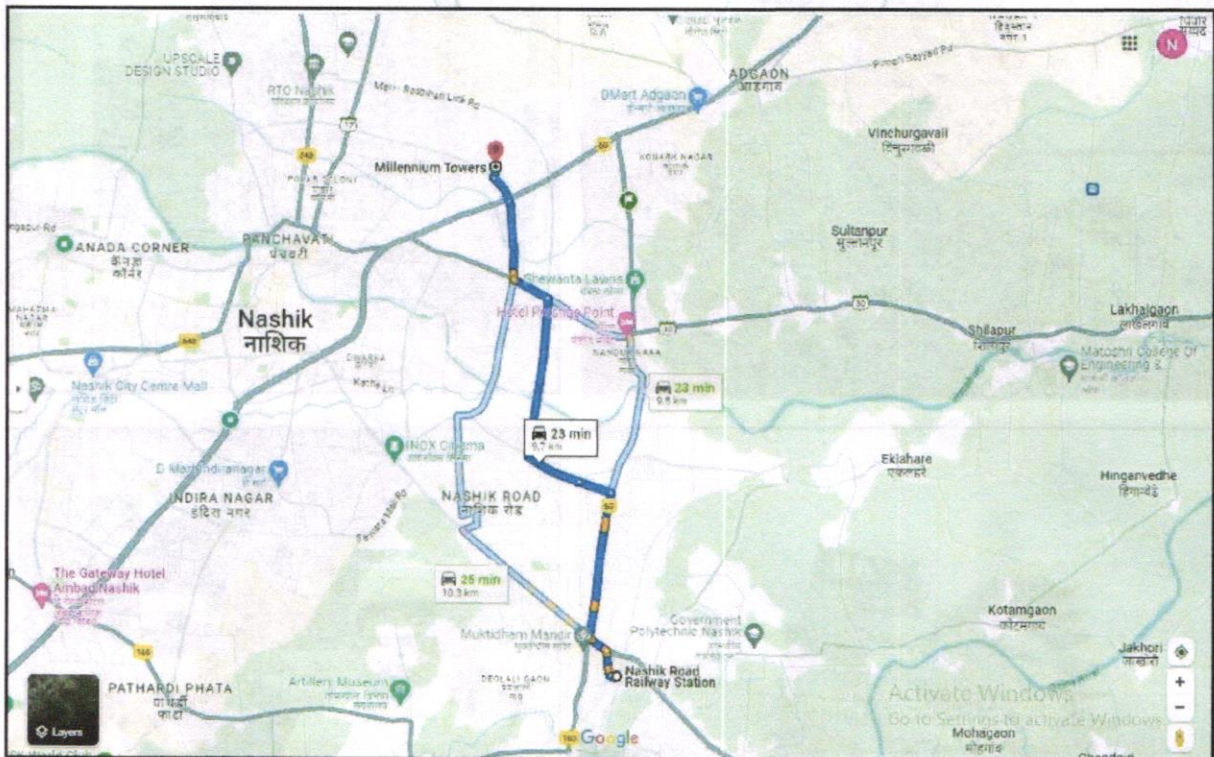
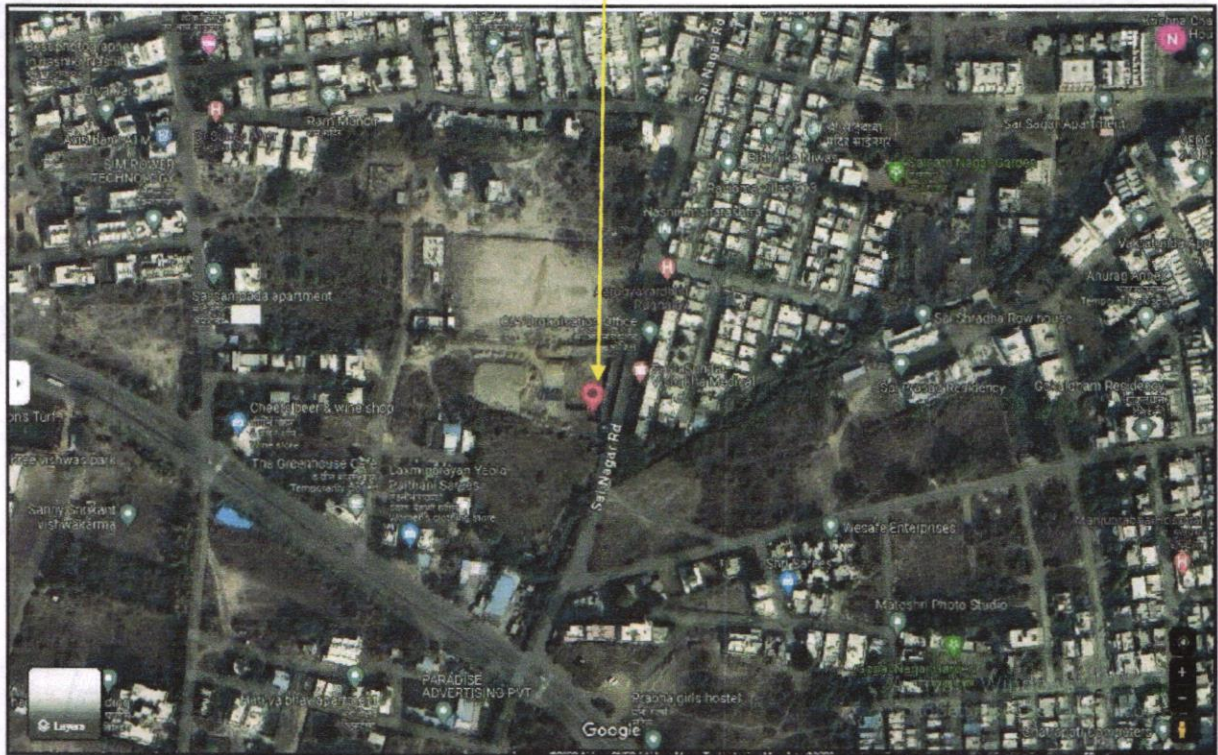


## Actual site photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 20°01'14.8"N 73°49'24.0"E**

**Note: The Blue line shows the route to site from nearest Railway Station ( Nashik – 9.7 Km.)**





## Price Indicators

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

1 Bed
 1 Bath
 1 Balcony
 Unfurnished

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

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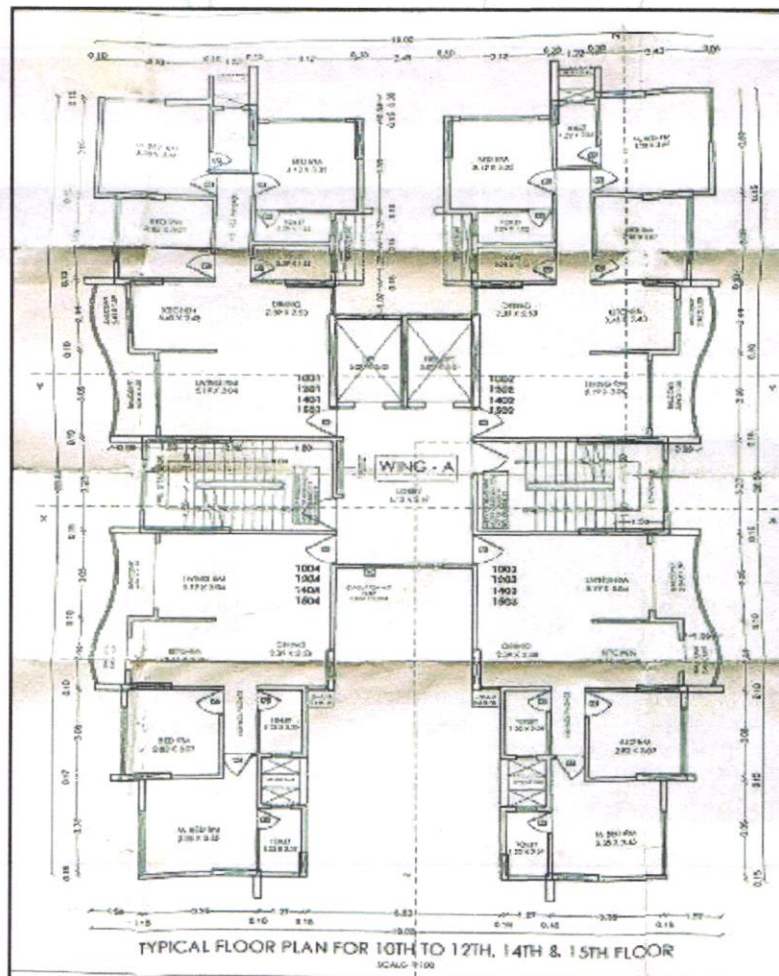
2 BHK Flat For Sale in Talware Imperial Meadows Villas, [Meri Rasbihari Link Road, Nashik](#)

2 Beds
 2 Baths
 1 Balcony
 Semi-Furnished


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

## Approved Plan

<b>Proforma - I: Area Statement</b>	
<b>PROPOSED PLAN OF COMM. CUM RESIDENTIAL BUILDING ON P.NO. 01A IN S.NO 200/6/1, AT NASHIK SHIWAR, TAL &amp; DIST NASHIK.</b>	<b>Drawing Sheet No.:</b>  <b>03/06</b>
<b>FOR -</b> <b>M/S. NASA CONSTRUCTION PVT.LTD.</b> <b>MR. SAGAR MAHADEVRAO BONDE</b>	
<b>Stamps of Approval of Plans:</b>	
<h3 style="margin: 0;">APPROVED</h3> <p style="margin: 0;">The Plans amended in .....                  As per the conditions Mentioned in the accompanying commencement Certificate No <u>C1/352</u> dated <u>31/10/2022</u>  <u>2022</u></p> <div style="text-align: center; margin-top: 10px;"> <p style="margin: 0;"><b>Executive Engineer</b>  <b>TOWN PLANNING</b>                      Nashik Municipal Corporation                      Nashik</p> </div>	



## Commencement Certificate & RERA Certificate



**NASHIK MUNICIPAL CORPORATION**

NO.LND/SP/ C1/352/2022  
OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE - 31/10/2022

**SANCTION OF BUILDING PERMISSION  
AND  
COMMENCEMENT CERTIFICATE**

TO, M/s. Nasa Construction Pvt. Ltd. Through Shri. Sagar M. Bende & Other One  
C/o. Er. & Stru.Engg. Ravi Amrulkar of Nashik


**Sub:** Sanction of Building Permission & Commencement Certificate on Plot No. 1A of S.No. 200/6/1 of Nashik Shivar.

**Ref:** 1) Your Application S for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 27/12/2021 Inward C/UBP/1050/2021  
2) Final Approved Layout NO.LND/WS/328/2022 DL 31/03/2022

Sanction of building permission & commencement certificate is hereby granted under section 45 & 59 of the Maharashtra Regional and Town Planning Act 1966 (Act of 1966) to carry out development work and building permission under section 233 of The Maharashtra Municipal Corporation Act (Act No LXI of 1946) to erect building for Sub-division + Commercial + Residential Purpose as per plan duly amended in — subject to the following conditions:

**CONDITIONS (1 to 49)**

- The land vested in consequence of enforcement of the setback rule shall form part of Public Street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 262 of the Maharashtra Municipal Corporation Act is duly granted.
- The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become void automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work (viz. under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966).
- After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land Ceiling & Regulation Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand canceled.
- The balconies, otas & verandas should not be enclosed and merged into adjoining room or rooms unless they are covered into built up area of FSI calculation as given on the building plan. If the balconies, otas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.



**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 : **P6180004882**

**Project:** Millennium Towers , Plot Secring / CTS / Survey / Final Plot No. Plot No 1A of S No 200/6/1 of Nashik Shivar Nashik of Nashik (M Corp.), Nashik, Nashik, 422016;

1. Nasa Construction Pvt Ltd having its registered office / principal place of business at: Tehsil: Nashik, District: Nashik, Pin: 422003.

2. 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 allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 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 amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (2) of clause (i) of sub-section (2) of section 4 read with Rule 5, OR
- The 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 24/01/2023 and ending with 04/03/2030 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

3. 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. Vignesh Hemant Prathu  
(Secretary, MahaRERA)  
Date 24/01/2023 14:16:07

Dated: 24/01/2023  
Place: Mumbai

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

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## Agreement for Sale

Zone No.	1.3.30
Rate As per Ready Reckoner	For Flat -37,500/- For Sq. mtrs., for shop Rs. 48,500/- per sq.mtrs.
Market Valuation Rs.	37,10,000/-
Consideration Rs.	37,10,000/-
Stamp Rs.	2,21,500/-
Registration Fee Rs.	30,000/-

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE MADE AT NASHIK ON THIS 17<sup>TH</sup> DAY OF AUGUST IN THE CHRISTIAN YEAR TWO THOUSAND TWENTY THREE

**BETWEEN**

**M/S. NASA CONSTRUCTION PVT. LTD.**  
Having its office at: B-205, Neighbourhood Shopping Centre,  
Opp. to C.B.S., Nashik.  
Pan - AAACN 8201 D  
Through its Director  
**SHRI. SAGAR MAHADEORAO BONDRE**  
Age - 61, C.O. - Agriculture & Business

Hereinafter called as "PROMOTER," (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter, Builder and the Developer and/or all persons claiming under or through the said PROMOTER, and their present and future partners, legal heirs, representatives and assigns);

**PARTY OF THE FIRST PART,**

**AND**

**MR. ABHIJIT VIJAYKUMAR SHAJI**  
Age - 35 Years, Occ - Service  
Pan - CLHPS 1235 C  
Flat - 21, Penzionem, Indrayani Housing Society,  
Taki Road, Gandhi Nagar, Nashik - 422008

Hereinafter referred to as "THE ALLOTTEE," ( which expression shall unless it be repugnant to the context or meaning thereof mean and

**30. Dispute Resolution**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**31. GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this Agreement

**SCHEDULE- I**  
(THE SAID PROPERTY REFERRED TO ABOVE)

All that piece and parcel of the land bearing of S. No. 200/5/1 out of which Plot no 1A area admeasuring 4581.90 sq. mtrs lying and being at Nashik city-1 shivar, within the limits of Nashik Municipal Corporation, Nashik and registration and sub registration taluka and Dist Nashik, which property is bounded as shown below :-

On or towards East	: By 12 Mtrs Wide Road
On or towards West	: By Plot no. 1B
On or towards South	: By Adjacent S.No. 200/7
On or towards North	: By Adjacent S.No. 200/3

**SCHEDULE- II**  
(OF THE SAID PREMISES REFERRED TO ABOVE)

The premises of Flat No. A-1002 on the Tenth Floor in A wing in "MILLENNIUM TOWER" having Carpet area admeasuring 78.95 sq. metres. in the building along with area of balcony attached to Apartment admeasuring 6.68 sq.mtrs. which is bounded as shown below:-

On or towards East	: By Marginal Space
On or towards West	: By Lift & Flat No. A-1001
On or towards South	: By Staircase & Flat No. A-1003
On or towards North	: By Marginal Space

IN WITNESS WHEREOF the parties heretabovene named have set their respective hands and signed this Agreement for sale at Nashik, in the

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An ISO 9001:2015 Certified Company

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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 ₹ **58,08,600.00 (Rupees Fifty-Eight Lakh Eight Thousand Six Hundred Only)**. The **Realizable Value** of the above property ₹ **55,18,170.00 (Rupees Fifty-Five Lakh Eighteen Thousand One Hundred Seventy Only)** and the **Distress Value** ₹ **46,46,880.00 (Rupees Forty-Six Lakh Forty-Six Thousand Eight Hundred Eighty Only)**.

Place: Nashik

Date: 29.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=#, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9b22b6c4fad35d03e0c39e26665913490cd43d413  
33115279b17a1805652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab6cc89d6b2a55a8fca3cfeb31B1bd2  
e394e28f2e29e327b625b6c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.11.29 15:51:52 +0530'

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

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 29.11.2023 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 28.11.2023. 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 under consideration was purchased by Mr. Abhijit Vijaykumar Shaji from M/s. Nasa Constructions Pvt. Ltd as per Vide Agreement for Sale Dated.17.08.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Rashmi Jadhav – 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 – 28.11.2023 Valuation Date - 29.11.2023 Date of Report - 29.11.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 28.11.2023
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 **29<sup>th</sup> 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 **922.00 Sq. Ft. Carpet Area** Owned by **Mr.Abhijit Vijaykumar Shaji** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



**(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: 29.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, o=VASTUKALA CONSULTANTS @ PRIVATE LIMITED,  
ou=admins,  
2.5.4.20=9822b6c4fd35dc34e0f39e26865913490c7d33d41333  
115279b17e18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc9d6b2a53affca3cfe31f31bd2e3  
94e28f2a29a327b625b0c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.11.29 15:52:12 +05'30'

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

Auth. Sign.

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