

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Jagannath Dattatrey Aher & Sau. Archana Jagannath Aher.**

Name of Owner: **Lata Deoman Pawar.**

Residential Row House on Plot No. 38/1, Survey No. 31/ 1/ 32/ A/ 33/ 34/ 1/ 35/ 1, Ground + First Floor,
Near Raje Banquet, Shivaji Nagar, off Saputara – Nashik Road, Village - Dindori, Taluka – Dindori,
District - Nashik, PIN Code – 422 202, State – Maharashtra, Country – India.

Think.Innovate.Create

Longitude Latitude: 20°12'23.7"N 73°50'11.7"E

Valuation Done for:

Union Bank of India

Dindori Branch

Shop No. G1 2 YrajeSankul Opp. Janata English High School, Nasik Surat Highway Dindori,
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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 **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



Vastu/Nashik/12/2023/005448/ 2303836
06/11-65-RYBS
Date:06.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. 38/1, Survey No. 31/ 1/ 32/ A/ 33/ 34/ 1/ 35/ 1, Ground + First Floor, Near Raje Banquet, Shivaji Nagar, off Saputara – Nashik Road, Village - Dindori, Taluka – Dindori, District - Nashik, PIN Code – 422 202, State – Maharashtra, Country – India belongs to Name of Proposed Purchaser: **Shri. Jagannath Dattatrey Aher & Sau. Archana Jagannath Aher.** Name of Owner: **Lata Deoman Pawar.**

Boundaries of the property:

Boundaries	Plot	Row House
North	Road	Road
South	Lawn	Lawn
East	Open Plot	Open Plot
West	Row House No. 2	Row House No. 2

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 and valued for this particular purpose at **₹ 32,98,400.00 (Rupees Thirty-Two Lakh Ninety-Eight Thousand Four 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
Chalikwar**

Director

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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.06 16:44:47 +05'30'

Auth. Sign.



www.vastukala.org

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Our Pan India Presence at :

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Regd. Office : B1-001, U/B Floor, Boomerang,
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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 Branch Manager
Union Bank of India
Dindori Branch
 Shop No. G1 2 YrajeSankul Opp. Janata English High School,
 Nasik Surat Highway Dindori, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

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	: 04.12.2023
	b)	Date on which the valuation is made	: 06.12.2023
3.	List of documents produced for perusal	:	
	1. Copy of Notary / Draft Agreement Dated 03.11.2023 b/w Lata Deoman Pawar (Seller) and Shri. Shri. Jagannath Dattatrey Aher & Sau. Archana Jagannath Aher (Proposed Purchaser). 2. Copy of Commencement Certificate No. 2012 Dated 28.12.2022 issued by Dindori Nagar Panchayat. 3. Copy of Full Occupancy Certificate Building Proposal No. 219889 dated 30.10.2023 issued by Dindori Nagar Panchayat. 4. Copy of Approved Building Plan Building Permit No. 2010 - 2022 Dated 28.12.2022 issued by Office of the Municipal Council, Dindori.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Name of Proposed Purchaser: Shri. Jagannath Dattatrey Aher & Sau. Archana Jagannath Aher. Name of Owner: Lata Deoman Pawar. Address: Residential Row House on Plot No. 38/1, Survey No. 31/ 1/ 32/ A/ 33/ 34/ 1/ 35/ 1, Ground + First Floor, Near Raje Banquet, Shivaji Nagar, off Saputara – Nashik Road, Village - Dindori, Taluka – Dindori, District - Nashik, PIN Code – 422 202, State – Maharashtra, Country – India Contact Person: Shri. Prateek Shinde (Builder) Contact No.: +91 7058444555.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential Row House of Ground + First Floor. The composition of Row House is: Ground Floor: Living + Kitchen + Bath + W.C. + Passage + Staircase + Porch Area



		First Floor: 2 Bedrooms + Bath + W.C. + Balcony + Passage. The property is at 34.0 Km travelling distance from Nashik Road Railway Station, Nashik. At the time of Site Inspection, Building was under construction. Landmark: Near Raje Banquet	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 31/ 1/ 32/ A/ 33/ 34/ 1/ 35/ 1, Plot No. 38/1
	b) Door No.	:	Residential Row House on Plot No. 38/1
	c) C.T.S. No. / Village	:	Village - Dindori
	d) Ward / Taluka	:	Taluka – Dindori
	e) Mandal / District	:	District - Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Building Permit No. 2010 - 2022 Dated 28.12.2022 issued by Office of the Municipal Council, Dindori.
	g) Approved map / plan issuing authority	:	Office of the Municipal Council, Dindori
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelledvaluers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Row House on Plot No. 38/1, Survey No. 31/ 1/ 32/ A/ 33/ 34/ 1/ 35/ 1, Ground + First Floor, Near Raje Banquet, Shivaji Nagar, off Saputara – Nashik Road, Village - Dindori, Taluka – Dindori, District - Nashik, PIN Code – 422 202, State – Maharashtra, Country – India.
8.	City / Town	:	Village - Dindori
	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	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Dindori Office of the Municipal Council, Dindori
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
	Plot - 38/1	As per Site	As per Document
	North	Road	9.00 Mtr. Colony Road
	South	Lawn	Raje Banquet Hall

	East		Open Plot	Plot No. 37																								
	West		Row House No. 2	Plot No.38/2 Row House																								
	House		As per Site	As per Documents																								
	North		Road	9.00 Mtr. Colony Road																								
	South		Lawn	Raje Banquet Hall																								
	East		Open Plot	Plot No. 37																								
	West		Row House No. 2	Plot No.38/2 Row House																								
13	Dimensions of the site		N. A. as property under consideration is a Residential Row House.																									
			A As per the Deed	B Actuals																								
	North	:	-	-																								
	South	:	-	-																								
	East	:	-	-																								
	West	:	-	-																								
14.	Extent of the site	:	Carpet Area in Sq. Ft.: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>320.00</td> </tr> <tr> <td>First Floor</td> <td>269.00</td> </tr> <tr> <td>Balcony Area</td> <td>37.00</td> </tr> <tr> <td>Open Area</td> <td>218.00</td> </tr> <tr> <td>Porch Area</td> <td>56.00</td> </tr> </tbody> </table> (Area as per Actual Site Measurement) Built Up in Sq. Ft. as per Notary Agreement is as follows: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. M.</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>40.30</td> <td>434.00</td> </tr> <tr> <td>First Floor</td> <td>40.30</td> <td>434.00</td> </tr> <tr> <td>Total Area</td> <td></td> <td>868.00</td> </tr> </tbody> </table>		Particulars	Area in Sq. Ft.	Ground Floor	320.00	First Floor	269.00	Balcony Area	37.00	Open Area	218.00	Porch Area	56.00	Particulars	Area in Sq. M.	Area in Sq. Ft.	Ground Floor	40.30	434.00	First Floor	40.30	434.00	Total Area		868.00
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Total Area		868.00																										
14.1	Latitude, Longitude & Co-ordinates of Row House	:	20°12'23.7"N 73°50'11.7"E																									
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up in Sq. Ft. as per Notary Agreement is as follows: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. M.</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>40.30</td> <td>434.00</td> </tr> <tr> <td>First Floor</td> <td>40.30</td> <td>434.00</td> </tr> <tr> <td>Total Area</td> <td></td> <td>868.00</td> </tr> </tbody> </table>		Particulars	Area in Sq. M.	Area in Sq. Ft.	Ground Floor	40.30	434.00	First Floor	40.30	434.00	Total Area		868.00												
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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant																									
II	APARTMENT BUILDING																											
1.	Nature of the Apartment	:	Residential																									
2.	Location	:																										
	C.T.S. No.	:	Survey No. 31/ 1/ 32/ A/ 33/ 34/ 1/ 35/ 1, Plot No. 38/1																									

		Shri. Jagannath Dattatrey Aher & Sau. Archana Jagannath Aher.												
		Name of Owner: Lata Deoman Pawar.												
8	What is the undivided area of land as per Sale Deed?	: Plot Area in Sq. M. = 81.46 (Area as per Notary / Draft Agreement)												
9	What is the plinth area of the Row House?	: Built Up in Sq. Ft. as per Notary Agreement is as follows: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. M.</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>40.30</td> <td>434.00</td> </tr> <tr> <td>First Floor</td> <td>40.30</td> <td>434.00</td> </tr> <tr> <td>Total Area</td> <td></td> <td>868.00</td> </tr> </tbody> </table>	Particulars	Area in Sq. M.	Area in Sq. Ft.	Ground Floor	40.30	434.00	First Floor	40.30	434.00	Total Area		868.00
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First Floor	40.30	434.00												
Total Area		868.00												
10	What is the floor space index (app.)	: As per Office of the Municipal Council, Dindori norms												
11	What is the Carpet Area of the Row House?	: Carpet Area in Sq. Ft.: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>320.00</td> </tr> <tr> <td>First Floor</td> <td>269.00</td> </tr> <tr> <td>Balcony Area</td> <td>37.00</td> </tr> <tr> <td>Open Area</td> <td>218.00</td> </tr> <tr> <td>Porch Area</td> <td>56.00</td> </tr> </tbody> </table> (Area as per Actual Site Measurement)	Particulars	Area in Sq. Ft.	Ground Floor	320.00	First Floor	269.00	Balcony Area	37.00	Open Area	218.00	Porch Area	56.00
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12	Is it Posh / I Class / Medium / Ordinary?	: Medium												
13	Is it being used for Residential or Industrial purpose?	: Proposed Residential purpose												
14	Is it Owner-occupied or let out?	: Building Under Construction												
15	If rented, what is the monthly rent?	: ₹7,000.00 Expected rental income per month after completion												
IV	MARKETABILITY	:												
1	How is the marketability?	: Good												
2	What are the factors favouring for an extra Potential Value?	: Located in developing area												
3	Any negative factors are observed which affect the market value in general?	: No												
V	Rate	:												
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House 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 ₹4,000.00 per Sq. Ft. on Built Up Area												
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	: ₹3,800.00 per Sq. Ft. Built Up Area												
3	Break – up for the rate	:												
	I. Building + Services	: ₹ 2,000.00 per Sq. Ft.												

	II. Land + others	:	₹ 1,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	₹22,660.00 per Sq. M. i.e. i.e.₹2,105.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	N.A. as the Building is under construction
	Registrar Value (If Available)	:	N.A.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	N.A. as the Building is under construction
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	Building 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 Building is under construction
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,800.00 per Sq. Ft.
	Total Composite Rate	:	₹3,800.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit(₹)	Estimated Value (₹)
1	Present total value of the Row House	868.00 Sq. Ft.	3,800.00	32,98,400.00
2	Showcases			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
	Total Value of the property			32,98,400.00
	The Realizable value of the property			31,33,480.00
	Distress value of the property			26,38,720.00
	Insurable value of the property (868.00 Sq. Ft. X 2,000.00)			17,36,000.00
	Guideline value of the property (868.00 Sq. Ft. X 2,105.00)			18,27,140.00

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 mark

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 Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹4,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of Industrial application in the locality etc. We estimate ₹3,800.00 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	
i) Saleability	Good
ii) Likely rental values in future in	₹ 7,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

Actual Site Photograph




Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

HomeValuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Nashik

Select Taluka: Dindori

Select Village: Dindori Nagar Panchayat

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	श्रीफिस दुकाने	औद्योगिक एकक (Rs./)	Attribute
4.1-उर्वरित रहिवास व तत्सम विभागातील विक्रीत निरकरी	4820	22660	26060/29700	0	चौ. मीटर मंड नंबर

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Home > Property in Nashik > House for Sale in Nashik > House for Sale in Dindori Taluka > 2 BHK > 990 Sq.ft
Posted on: Oct 04, 23 Property ID: 6097767

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Join Prime @ 50% OFF

₹27.0 Lac ~~₹31.12k~~ | [Get loan offers from 34+ banks](#)

2 BHK Owner Residential House For Sale Dindori Taluka, Nashik

2 Beds **2 Baths** **1 Balcony** **Unfurnished**

Carpet Area	Floor	Transaction Type
761 sqft - ₹35.49/sqft	1 (Out of 2 Floors)	Resale
Status	Facing	Furnished Status
Ready to Move	East	Unfurnished
Type Of Ownership	Freehold	

East Facing Property Opp to Janakalyan Hospital

Contact Owner
Get Phone No.
Last contact made 31 days ago

Contact Owner

Niraj Jagtap -91-9000000000

Get Phone No.

More Details

Price Breakup	₹27 Lac
Booking Amount	₹50000
Address	Shree Swami Samarath Row houses, Opposite Government ITI, Vindhyavaasini Nagar, Umrale Road, Dindori, Dist. Nashik, Maharashtra, Dindori Taluka, Nashik, Maharashtra

magicbricks
Buy Rent Sell Home Loans
Login Post Property

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Dindori Road > 2 BHK > 1340 Sq.ft
Posted on: Aug 06, 23 Property ID: 6848779

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₹66.0 Lac **₹61.9 Lac** ~~₹81.12k~~ | [Can't afford it?](#) Special Price by Owner

3 BHK Owner Residential House For Sale Dindori Road, Nashik

3 Beds **3 Baths** **2 Balconies** **Unfurnished**

Carpet Area	Floor	Transaction Type
1365 sqft - ₹4.91/sqft	Ground (Out of 2 Floors)	New Property
Status	Facing	Furnished Status
Ready to Move	East	Unfurnished
Type Of Ownership	Freehold	

East Facing Property Newly Constructed Property

Contact Owner
Get Phone No.
Last contact made 3 days ago

Contact Owner

nikunj -91-9100000000

Get Phone No.

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org

VASTUKALA CONSULTANTS (I) PVT. LTD.
 Valuation & Real Estate Consultants
 Chartered Engineer (I) (Registration No. 10000000000)
 Member of Institution of Engineers (I) (Registration No. 10000000000)
 2019

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications ₹32,98,400.00 (Rupees Thirty Two Lakh Ninety Eight Thousand Four Hundred Only).The Realizable Value of the above property is ₹31,33,480.00 (Rupees Thirty One Lakh Thirty Three Thousand Four Hundred Eighty Only) and The Distress Value is ₹26,38,720.00 (Rupees Twenty Six Lakh Thirty Eight Thousand Seven Hundred Twenty Only).As per Site Inspection, 84% construction work is completed.

Place: Nashik
Date: 04.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=cmd@vastukala.org, c=IN
Date: 2023.12.06 16:45:03 +05'30'

Auth. Sign.

Director

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

Certificate

This is to certify that Copy of Approved Plan No. 2010 - 2022 Dated 28.12.2022 of Residential Building on Survey No. 31/1/32A/33/34/1/35, Plot No. 38/1 is approved by Office of the Municipal Council, Dindori is genuine & construction is as per copy of Approved Building Plan furnished.

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

_____ only).

Date
Signature

(Name of the Branch Manager with Row House

Seal)

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

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Shri. Jagannath Dattatrey Aher & Sau. Archana Jagannath Aher from Lata Deoman Pawar as per Vide Notary Agreement Dated 01.12.2023
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India-Dindori Branch to assess Market value of the property for loan 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 Binu Surendran – Technical Manager Rishidatt Yadav -Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 04.12.2023 Valuation Date – 06.12.2023 Date of Report – 06.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 06.12.2023
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all round development of Industrial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06th December 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Row House admeasuring **Total Built Up Area = 868.00 Sq. Ft.** in the Name of Proposed Purchaser: **Shri. Jagannath Dattatrey Aher & Sau. Archana Jagannath Aher.** Name of Owner: **Lata Deoman Pawar.** 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 Purchased by Name of Proposed Purchaser: **Shri. Jagannath Dattatreya Aher & Sau. Archana Jagannath Aher**. Name of Owner: **Lata Deoman Pawar**. the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Row Houseadmeasuring **Total Built Up Area = 868.00 Sq. Ft.**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop and properties that are typically traded on a Row House 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 analyze 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 Row House, admeasuring **Total Built Up Area = 868.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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 necessarily 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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cm.d@vastukala.org, c=IN
Date: 2023.12.06 16:45:15 +05'30'

Auth. Sign.

Director

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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