

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pravin Sahebrao Patil &
Mrs. Harshali Pravin Patil.**

Residential Flat No. 15, 5th Floor, "Dhruv Residency", Survey No. 91/ 2, Plot No. 15, Next to Motiwala Medical College, Near Dr. Ranjit Thatte Maternity Home, Dhruv Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India.

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Latitude Longitude: 20°00'57.0"N 73°42'59.6"E

Valuation Prepared for:

Bank of Baroda

Regional Office Nashik Road Branch

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



Nashik : 4, 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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To,

The Chief Manager,**Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

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

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan (Education) Purpose.
2.	a) Date of inspection	: 12.12.2023
	b) Date on which the valuation is made	: 13.12.2023
3.	List of documents produced for perusal: 1) Copy of Agreement to Sale Vide No. 9983/ 2023 dated. 07.12.2023 2) Copy of Commencement Certificate No. LND/ BP/ B1/ BP/ 528/ 2022 dated.03.03.2022 issued by Nashik Municipal Corporation. 3) Copy of Approved Building Plan Accompanying Commencement Certificate No. B1/ BP/ 528/ 2022 dated.03.03.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. 4) Copy of Rera Certificate No. P51600046821 Dated.10.09.2022 issued by Maharashtra Real Estate Regulatory Authority.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: Mr. Pravin Sahebrao Patil & Mrs. Harshali Pravin Patil. Address: Residential Flat No. 15, 5 th Floor, " Dhruv Residency ", Survey No. 91/ 2, Plot No. 15, Next to Motiwala Medical College, Near Dr. Ranjit Thatte Maternity Home, Dhruv Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person: Mr. Rushikesh More (Site Supervisor) Contact No. + 91 9420692225 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 15 is located on 5 th Floor. As per Plan, the composition of flat is Living + 2 Bedroom + Kitchen + Balcony + 1 Common Toilet + 1 Attached Toilet + Passage. (i.e. 2BHK) . The property is at 18.1 Km. distance from nearest railway station Nashik Road.



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			Landmark: Next to Motiwala Medical College, Near Dr. Ranjit Thatte Maternity Home. At the time of inspection, the property was under construction. Extent of completion are as under:
	RCC Footing/Foundation	Completed	RCC Plinth
	Full Building RCC	Completed	External Brick work
	Internal Brick work	Completed	
	Total	64% work completed	
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. 91/ 2, Plot No. 15
	b) Door No.	:	Residential Flat No. 15
	c) T.S. No. / Village	:	Village – Gangapur
	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. B1/ BP/ 528/ 2022 dated.03.03.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	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. 15, 5 th Floor, " Dhruv Residency ", Survey No. 91/ 2, Plot No. 15, Next to Motiwala Medical College, Near Dr. Ranjit Thatte Maternity Home, Dhruv Nagar, Gangapur - Satpur Link Road, Village -Gangapur, Taluka & District - Nashik, PIN Code – 422 007, 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	:	High Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Gangapur 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		As per Actual Site	As per the Deed
	North	:	Plot No. 16	Plot No. 16
	South	:	Plot No. 14	Plot No. 14
	East	:	Plot No. 05	Plot No. 05
	West	:	9.00 M. Wide Road	9.00 M. Wide Road
13.1	Flat		As per Actual Site	As per Plan
	North		Side Margin	Side Margin
	South		Side Margin	Side Margin
	East		Side Margin	Side Margin
	West		Lobby, Lift, Staircase & Flat No. 13 & 14	Lobby, Lift, Staircase & Flat No. 13 & 14
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'57.0"N 73°42'59.6"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 535.00 Terrace Area in Sq. Ft = 32.00 Total Carpet Area in Sq. Ft. =567.00 Carpet Area in Sq. Ft. = 557.00 (Carpet Area as Per Agreement to Sale) Built Area in Sq. Ft = 613.00 (Carpet Area as per Draft Agreement+10%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 557.00 (Carpet Area as Per Agreement to Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 91/ 2, Plot No. 15	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Gangapur Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 15, 5 th Floor, "Dhruv Residency", Survey No. 91/ 2, Plot No. 15, Next to Motiwala Medical College, Near Dr. Ranjit Thatte Maternity Home, Dhruv Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District - Nashik, PIN Code – 422 007, 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 Floor + 5 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 Flats on Fifth 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	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Covered Car Parking
	Is Compound wall existing?	:	Proposed -Yes
	Is pavement laid around the building	:	Proposed -Yes
III	FLAT		
1	The floor in which the Flat is situated	:	5 th Floor
2	Door No. of the Flat	:	Residential Flat No. 15
3	Specifications of the Flat	:	2BHK
	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	:	Proposed Cement Plastering
	Paint	:	Proposed Distemper 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	:	Name of Owner: Mr. Pravin Sahebrao Patil & Mrs. Harshali Pravin Patil.
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 Area in Sq. Ft = 613.00 (Carpet Area as per Draft Agreement+10%)
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. = 535.00 Terrace Area in Sq. Ft = 32.00 Total Carpet Area in Sq. Ft. =567.00 Carpet Area in Sq. Ft. = 557.00 (Carpet Area as Per Agreement to Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	

13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential purpose
14	Is it Owner-occupied or let out?	:	Building is Under Construction
15	If rented, what is the monthly rent?	:	₹ 6,000.00 Expected rental income per month after building; completion
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in 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 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)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 36,225.00 per Sq. M. ₹ 3,365.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	Building is Under Construction
5	Registered Value (if available)	:	---
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	₹ 2,000.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,400.00 per Sq. Ft.
	Age of the building	:	Building is Under Construction
	Life of the building estimated	:	60 Year After Completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	-
	Depreciated Ratio of the building	:	N.A. Building is Under Construction
b	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,400.00 per Sq. Ft.



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	557.00 Sq. Ft.	5,400.00	30,07,800.00
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			
	Total value of the property			30,07,800.00

Value of Flat

Fair Market Value	30,07,800.00
Realizable value	28,57,410.00
Distress Value	24,06,240.00
Insurable value of the property (613.00 Sq. Ft. X ₹ 2,000.00)	12,26,000.00
Guideline value of the property (613.00 Sq. Ft. X ₹ 3,365.00)	20,62,745.00

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



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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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 6,000.00 Expected rental income per month after building; completion
iii) Any likely income it may generate	Rental Income

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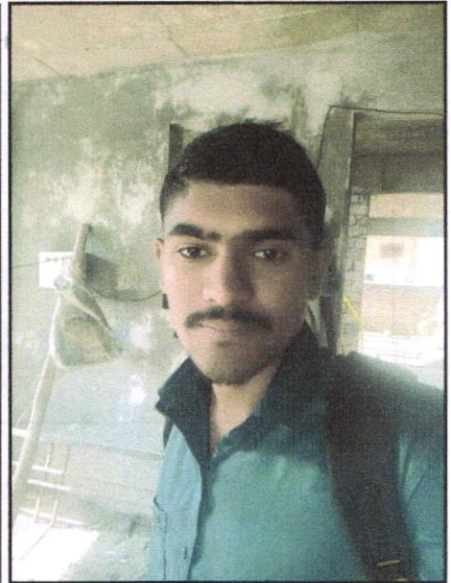
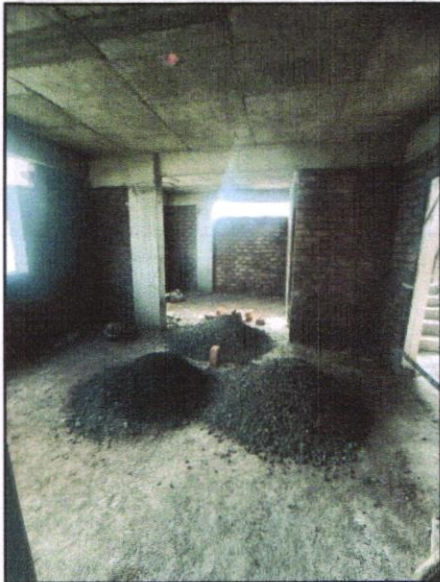
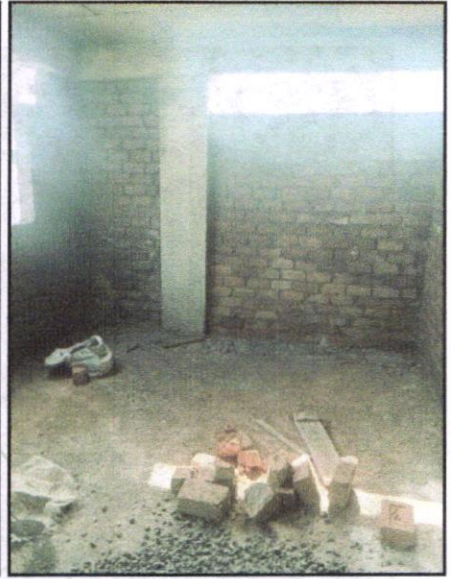
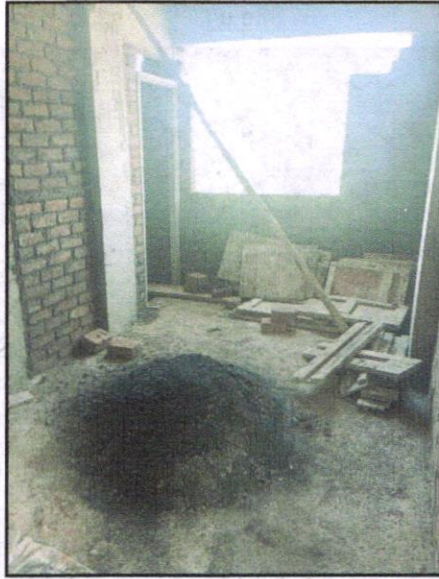
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Actual site photographs



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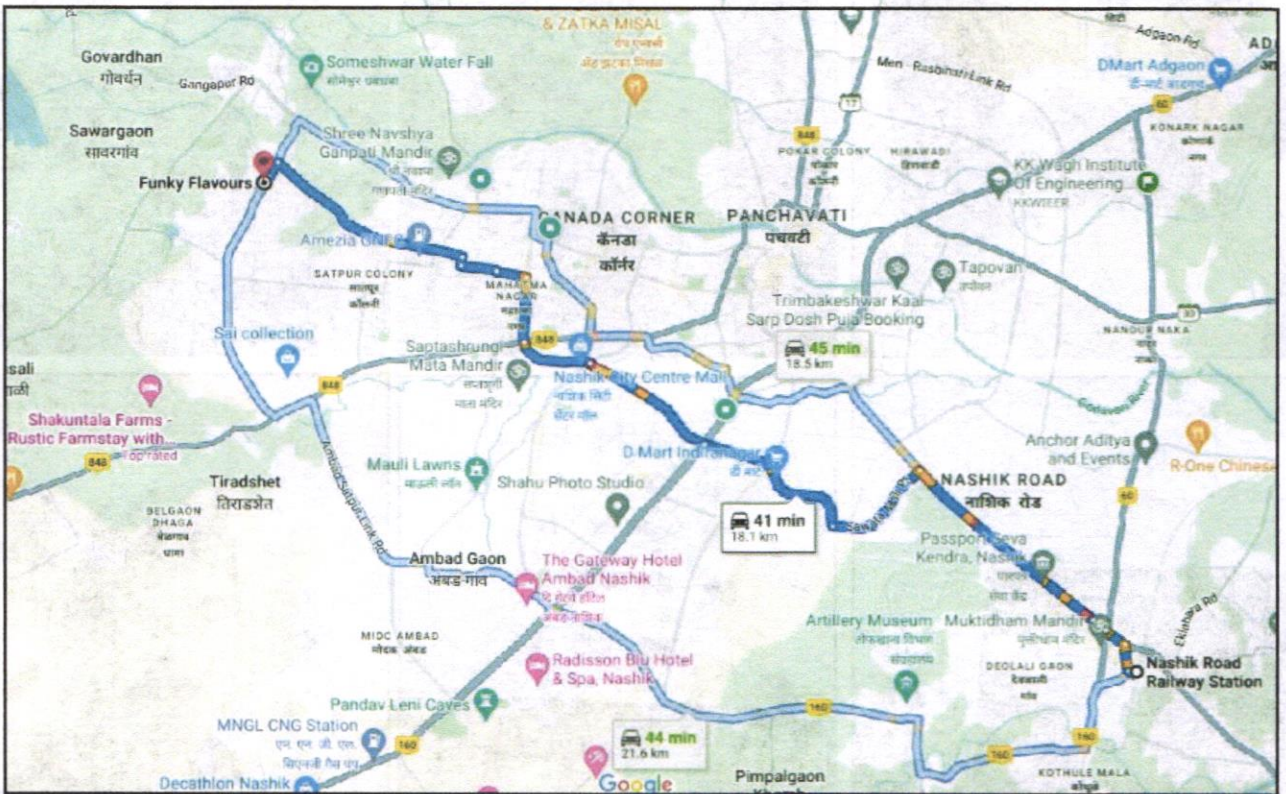
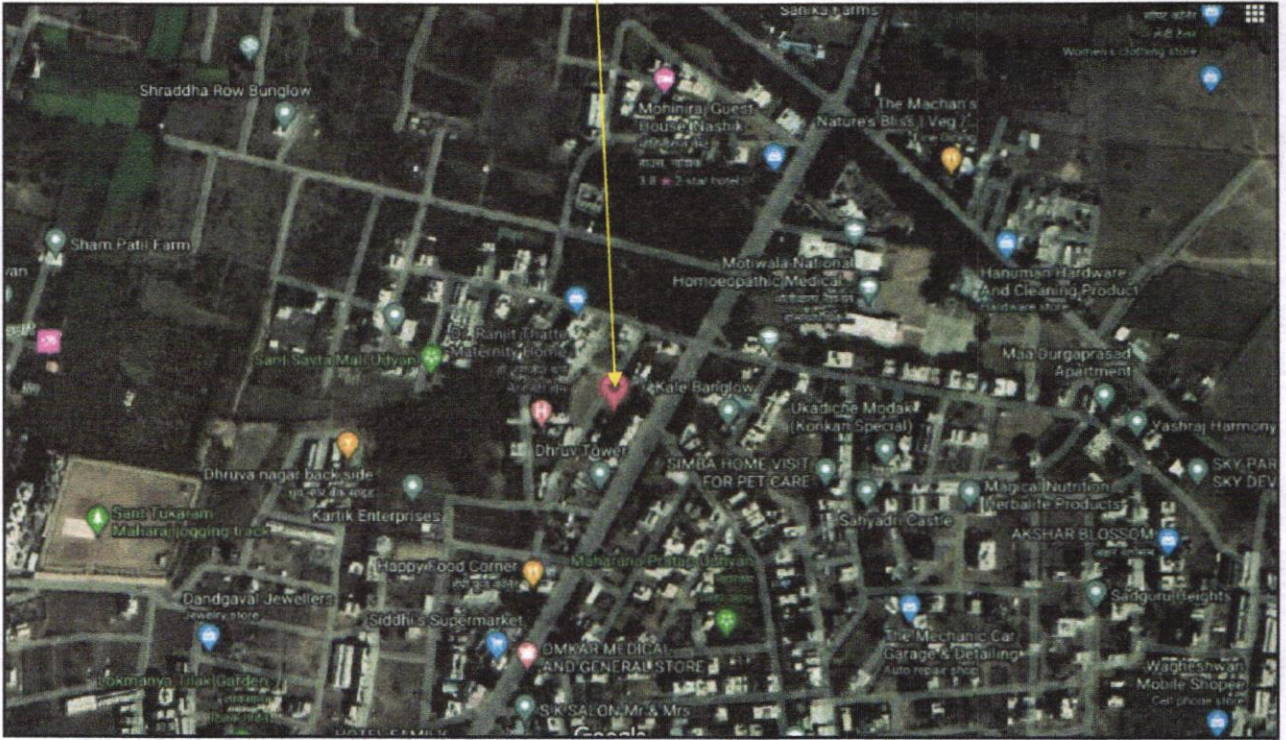
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Route Map of the property

Site u/r



Latitude Longitude: 20°00'57.0"N 73°42'59.6"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 18.1 Km.)



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विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guidline
LOGOUT



Valuation For Urban Area

*** welcome to valuation of pro

Location Details

Select Type

 Development Agreement
 Tenant Occupied
 Other

Division Name
Nashik
Help on Division

District Name	नाशिक	Taluka Name	नाशिक	Village/Zone Name	मीजे गंगापूर
Attribute	सव्हे नंबर	PI		SubZone Name	12.2-गंगापूर रस्तापासून
Mahapalika Area	Nashik Muncipal Corpr				

Open Land	Residence	Office	Shop	Industry	Unit
13500	34500	39670	43120	0	Square Meter

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Price Indicators

99acres Buy All Residential Property Location: Gangapur Road, Nashik SEARCH

2BHK Residential Apartment
3 Square Residency
Gangapur, Nashik, Maharashtra

Nashik Property for Sale Apartments in Nashik Apartments in Gangapur 2BHK Apartments in Gangapur Posted on Oct 04, 2022 by Shree vastu Construction Under Construction

₹34.96 - 37.43 Lac 920 - 985 sq.ft. Under Construction
Base Price: ₹3800 Per Sq.ft. Possession: December, 2022

[Buildup Area](#)
[View Floor Plans](#)

NO BROKERAGE **SERIALIZED** **REGISTERED** Registration No: P5160002297 Website: <https://maharegdn.maharashtra.gov.in>

Floor Plan **Project Details** **Recommendations** **Builder Details**

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 Bedrooms	Super Area: 920 sq.ft. 35.47 sq.m	Base Price: ₹ 34.96 Lacs
	2 Bedrooms	Super Area: 941 sq.ft. 37.42 sq.m	Base Price: ₹ 35.76 Lacs
	2 Bedrooms	Super Area: 985 sq.ft. 37.7 sq.m	Base Price: ₹ 37.43 Lacs

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Home Property for sale in Nashik Plots for Sale in Nashik Plots for Sale in Gangapur Road 2BHK Plots for Sale in Gangapur Road 900 Sq-ft Posted on: Oct 10, 22 Property ID: 59396239

₹39.6 Lac Get ₹11,877 cashback on Home Loan

2 BHK 900 Sq-ft Flat For Sale **Gangapur Road, Nashik**

2 Beds 2 Baths Unfurnished

Super Built-up Area: **900 sqft** *
₹ 4,398/sqft

Developer: **Lalit Roonqta Group** Project: **Shree Tirumala Omkar**

Transaction Type: **New Property** Status: **Ready to Move** Lifts: **2**

Furnished Status: **Unfurnished**

[Contact Builder](#) [Book Site Visit](#) Last contact made 65 days ago

Why buy in this project?

- Shree Tirumala Omkar is the most esteemed diamond from our jewels.
- Situated in the heart of the city.
- The kitchens are spacious.
- [-2 more](#)

More Details

Price Breakup: **₹ 39.6 Lac**

Booking Amount: **₹1.0 Lac**

RERA ID: **P51600021906**

Contact Builder
Abhishek +91-7010000072

Your Name
Name field can't be left blank. Please enter your name!

Email
Email ID field can't be left blank. Please enter!

IND +91 Mobile Number
Please enter a 10-digit Mobile number!

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Price Indicators

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Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Dhruv Nagar > 2 BHK Flats for Sale in Dhruv Nagar > 1095 Sq-ft
Posted on: Oct 01, 22 | Property ID: 60763529

₹ 36.0 Lac Cut ₹ 10,800 cashback on Home Loan ONLY ON MAGICBRICKS

1095 Sq-ft 2 BHK Flat For Sale in **Dhruv Nagar, Nashik**

2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Super Built-up Area
1095 sqft - ₹ 3,287/sqft

Floor
1 (Out of 4 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
West

Lift
1

Furnished Status
Semi-Furnished

Car Parking
1 Covered

Type Of Ownership
Freehold

Near motiwala college Dawn breaker school.

Contact Owner
Book Site Visit
Last contact made 1 day ago

More Details

Price Breakup	₹ 36 Lac ₹ 600 Monthly
Booking Amount	₹ 50,000
Address	Aakar Residency, Flat no 7, Dhruv Nagar, Gangapur road, Nasik 422012, Dhruv Nagar, Nashik, Maharashtra
Landmarks	Near motiwala college Dawn breaker school.
Furnishing	Semi-Furnished
Flooring	Ceramic Tiles

Contact Owner

Leena -91-95XXXXXX07

Your Name

Name field can't be left blank. Please enter your name!

Email

Email ID field can't be left blank. Please enter!

IND +91 Mobile Number

Please enter a 10-digit Mobile number!

I Agree to MagicBricks' [Terms of Use](#)

Get Contact Details

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Valuation & Investment Appraisal & Advisory Engineers (R) & Consultants
Member & Engineer
REGISTERED PROFESSIONAL
VALUERS & ENGINEERS
REGISTRATION NO. VV-1022 MH2010 PTC010109

Approved Plan

PROPOSED BUILDING PERMISSION FOR RESIDENTIAL BUILDING ON PLOT NO. 15, S. NO. 91/2/15 OF GANGAPUR SHIWAR, NASHIK, FOR. MR. BHAUDAS R. CHAURE THROUGH GPA HOLDER M/S YOG DEVELOPERS THROUGH PRO PRA MRS. YOGITA RUSHIKESH MORE.

STAMP OF APPROVAL

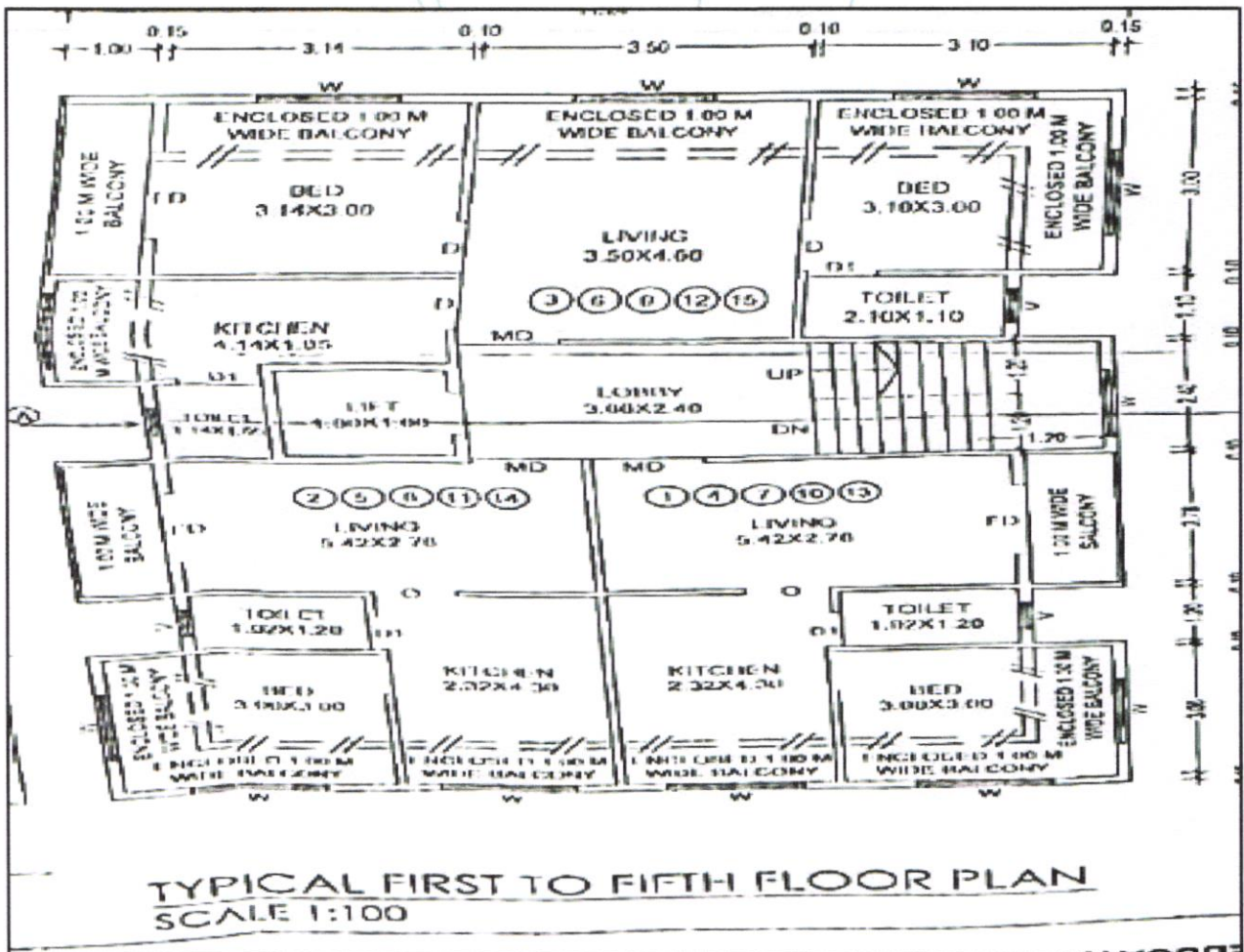
APPROVED

The Plans amended in _____
As per the conditions Mentioned in
the accompanying commencement
Certificate No. _____ dated _____

81/81/528/2022 03/03/2022

[Signature]
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

[Initials]



Commencement & Rera Certificate

NASHIK MUNICIPAL CORPORATION
 NO. LND/BPH/13/199/528/2022
 DATE 02 10 2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

10. Shri. Bhaudas R. Chaurse Through G.P.A. Holder Yog Developers Through Prop. Mrs. Yogita Rushikesh More.
 C/o. Er. Atul T. Wagh & Stru Engg. Yogesh Patil Of Nashik.

Sub: Sanction of Building Permission & Commencement Certificate on Plot No. 15 of S.No./G.No. 912 of Gangapur Shivar, Nashik.

Ref:- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated: 25/10/2021 Inward No.B1/BP/280.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1986 (Man of 1986) to carry out development work/land building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LXX of 1949) to erect building for Residential Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 45)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) 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. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid 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 1986 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
- 6) 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 1996].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity. Invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick well should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal impetial water all be made as per site requirements without the consent of the land facing to this conditions if any incident happens the

Maharashtra Real Estate Regulatory Authority
 REGISTRATION CERTIFICATE OF PROJECT
 FORM 'C'
 [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: **P010004821**
Project: DHRUV RESIDENCY , Plot Bearing /CTS/ Survey/ Final Plot No: PLOT NO 15 OF SURVEY / GUT NO 912 OF GANGAPUR SHIVAR at Nashik, Nashik, Nashik, 422007.


1. Mr. Ms. Yogita Rushikesh More son/daughter of Mr. Ms. SHIVAJI SONU DESHMUKH (s/o: Nashik, District Nashik, Pin: 422010, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o The promoter shall deposit seventy percent of the amounts realised 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 (D) of clause (f) of sub-section (2) of section 4 read with Rule 5; OR
 That entire of the amounts to be realised 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.
 - o The Registration shall be valid for a period commencing from 10/09/2022 and ending with 30/11/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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
 Mr. Anunadha Sahab Nadagoudar
 (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date 10/09/2022 22:59:13


Dated: 10/09/2022
 Place: Mumbai

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

Agreement To Sale

	
Zone	12.2
Construction Rate	Rs. 34,500/- per sq. mtrs.
Carpet area of Unit	51.77 sq. mtrs.
Govt. Valuation	Rs. 20,63,000/-
Consideration	Rs. 20,63,000/-
Stamp	Rs. 1,23,800/-
Registration	Rs. 20,630/-
<u>AGREEMENT TO SALE</u>	
This Agreement made at Nashik on this 30 th day of November, 2023.	
<u>BETWEEN</u>	
SHRI. BHAUDAS RATIRAM CHAURE	
Age - 61 yrs., Occ. - Retired,	
Aadhaar No. 5957 7260 0602	
Address - 467, Sonawane Wada,	
Opposite Ganesh Watch Company,	
Ravivar Peth, Nashik.	
Through GPA Holder	
YOG DEVELOPERS THROUGH	
PROP. YOGITA RUSHIKESH MORE	
Age - 39 yrs., Occ. - Builder and Developer,	
Aadhaar No. 8754 8487 9230	
Address - 07, Nilanjan Park, Ambad Link Road	
Near Burkule Hall, Ekdant Nagar,	
Ambad, Nashik- 422010	
Hereinafter referred to as the <u>VENDOR/LAND OWNERS</u>	
(which expression shall unless it be repugnant to the context or	

	
meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the <u>FIRST PART</u>	
<u>AND</u>	
YOG DEVELOPERS THROUGH	
PROP. YOGITA RUSHIKESH MORE	
Age - 39 yrs., Occ. - Builder and Developer,	
Aadhaar No. 8754 8487 9230	
Address - 07, Nilanjan Park, Ambad Link Road	
Near Burkule Hall, Ekdant Nagar,	
Ambad, Nashik- 422010	
Hereinafter referred to as the <u>PROMOTER/DEVELOPER</u>	
(which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the <u>SECOND PART</u> .	
<u>AND</u>	
1) MR. PRAVIN SAHEBRAO PATIL	
Age - 36 yrs., Occ. - Business,	
PAN - BAAPP5074Q	
Aadhaar No. 8195 2064 4023	
Address - Room No. 9, Ganesh Apartment,	
Near Ganesh Temple, Ganesh Nagar, Bhiwandi, Thane.	
2) MRS. HARSHALI PRAVIN PATIL	
Age - 27 Years, Occ. - Business,	
PAN - GNAPP9348K	
Aadhaar No. 5662 4811 8010	
Address - Room No. 9, Ganesh Apartment,	

	
which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.	
1.a The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 15 (Fifteen) of the type 577.25 of carpet area admeasuring 51.77 sq. meters on Fifth floor in the building Dhruv Residency (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of Rs. 20,63,000/- (Rupees Twenty Lakhs Sixty Three Thousand only) and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.	



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 **₹30,07,800.00 (Rupees Thirty Lakh Seven Thousand Eight Hundred Only)**. The **Realizable Value** of the above property **₹28,57,410.00 (Rupees Twenty-Eight Lakh Fifty-Seven Thousand Four Hundred Ten Only)** and the **Distress Value ₹ 24,06,240.00 (Rupees Twenty-Four Lakh Six Thousand Two Hundred Forty Only)**.

Place: Nashik

Date: 13.12.2023

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=9822b6c4fad35dc33e0c39e26863913490cf3d33d4
1333115279b17a18b5652, postalCode=400069,
st=Maharashtra,
serialNumber=41a56a566ab8cc9d6b2a5a8fce3cfeba13f
d2e394e28f2e29a327b625bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.12.13 18:05:37 +05'30'

Auth. Sign.

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

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

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

_____ only).

Date

Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 13.12.2023 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 has personally inspected the property on 12.12.2023. 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. Pravin Sahebrao Patil & Mrs. Harshali Pravin Patil. from Mr. Bhaudas R. Chaure & M/s. Yoga Developers, Yogita Rushikesh More Vide Agreement to Sale vide No. 9983/2023 dated.30.11.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, RO Nashik Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Rashmi Jadhav – 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 – 12.12.2023 Valuation Date - 13.12.2023 Date of Report - 13.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 12.12.2023
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 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 **13th 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **557.00 Sq. Ft. Carpet Area** owned by **Name of Owner: Mr. Pravin Sahebrao Patil & Mrs. Harshali Pravin Patil**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Name of Owner: Mr. Pravin Sahebrao Patil & Mrs. Harshali Pravin Patil**. 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 **557.00 Sq. Ft. Carpet 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 **557.00 Sq. Ft. Carpet 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.



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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: 13.12.2023

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35dc03e0cf39e26865913490cfad3341112
3115279b17a18b5652, postalCode=400009, st=Maharashtra,
serialNumber=41a56a566ab6cc89d6b2a558f3e3c1e11b13e2
394e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.13 18:05:47 +05'30'

Auth. Sign.

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