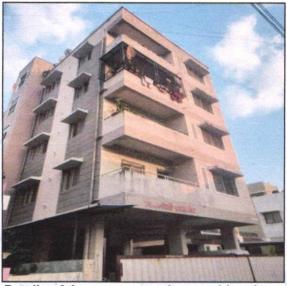
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner:Sau.Monika Sandeep Suryavanshi

Residential Flat No.8, Fourth Floor, " **Shivjyoti Apartment**", Gat No.2423/1/2, Plot No.6, Front of Mhasoba Mandir, At - Ozar, Taluka- Niphad, District - Nashik, PIN Code – 422 207, State – Maharashtra, Country – India.

Latitude Longitude: 20°05'06.6"N 73°55'19.5"E

Valuation Prepared for: Bank of Baroda Ozar Branch

Shop No.9, Ganpatrao Deshmukh Complex, Opp to Ozar Police Chowki, At – Ozar, Taluka- Nifhad, District - Nashik, PIN – 423 502, State - Maharashtra, Country - India.



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Nashik : 4, 1^e Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Thane 💡 Nanded 💡 Indore 💡 F	Rajkot Raipur 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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Vastu/Nashik/12/2023/5609/2303969 14/14-198-CCRJ Date: 14.12.2023

TeleFax: +91 22 28371325/24

Mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.8, Fourth Floor, "Shivjyoti Apartment", Gat No.2423/1/2, Plot No.6, Front of Mhasoba Mandir, At - Ozar, Taluka- Niphad, District - Nashik, PIN Code - 422 207, State - Maharashtra, Country - India belongs Sau. Monika Sandeep Suryavanshi.

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.7	Side Marginal Space
South	Plot No.5	Side Marginal Space
East	Gat No.2423/1P Plot No.8,9	Side Marginal Space
West	6.00 Meter Colony Road	Staircase, Lift & Flat No.9

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 ₹ 20,58,420.00 (Rupees Twenty Lakh Fifty-Eight Thousand Four Hundred Twenty 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

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🕈 Delhi NCR 💡 Nashik

For VASTUKALA CONSULTANTS (I) PVT. LTD MANOJ BABURAO **CHALIKWAR** 23.12.15 11:05:39 +05'30 Director Auth. Sign. Manoj B. Chalikwar **Registered Valuer** Chartered Engineer (India) Reg. No. CAT-I-F-1763 Reg. No. IBBI/RV/07/2018/10366 BOB Empanelment No.: ZO:MZ:ADV:46:941 Encl: Valuation report. Nashik : 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564 Regd. Office : B1-001, U/B Floor, Boomerang, Our Pan India Presence at : Chandivali Farm Road, Andheri (East), 💡 Mumbai ♀ Aurangabad ♀ Pune Rajkot Mumbai - 400 072, (M.S.), INDIA ♀ Indore Nanded 💡 Raipur Thane

🕈 Ahmedabad 💡 Jaipur

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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.

To,

The Chief Manager,

Ozar Branch

Shop No.9, Ganpatrao Deshmukh Complex, Opp to Ozar Police Chowki, At – Ozar, Taluka- Nifhad, District - Nashik, PIN – 423 502, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

1	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	: 13.12.2023		
	b) Date on which the valuation is made	: 14.12.2023		
3.	List of documents produced for perusal: Copy of Agreement Vide No.951/2016 Dated.16.05.2016 Copy of Building Plan Dated.11.06.2012 issued by Ozar Grampanchayat Copy of Completion Certificate Dated.11.03.2014 issued by Ozar Grampanchayat Copy of Commencement Certificate Dated.11.06.2012 issued by Ozar Grampanchayat 			
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)			
5. 5a.	Brief description of the property (Including Leasehold / freehold etc.)	 The property is a Residential Flat No.8 is located or Fourth Floor. As per Plan composition of flat is: Living + Kitchen + 2 Bedroom + WC + Passage + Balcony. (i.e. 2BHK). The property is at 9 Km. distance from neares Railway Station, Ozar. Landmark: Front of Mhasoba Mandir 		
	leasehold)			
6.	Location of property	:		
	a) Plot No. / Survey No.	: Gat No.2423/1/2, Plot No.6		





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	b)	Door No.	:	Residential Flat No.8	
	c)	T.S. No. / Village	:	At- Ozar	
	d)	Ward / Taluka	:	Taluka- Niphad	
	e)	Mandal / District	:	District – Nashik	
-	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Building Plan is	sued by Ozar Grampanchaya
	g)	Approved map / plan issuing authority	:	Ozar Grampanchayat	
	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 Mhasoba Mandir, At - Ozar, Tal Nashik, PIN Code - 422 207, Country – India.		423/1/2, Plot No.6, Front o zar, Taluka- Niphad, District			
8.	City /	Town	:	Nashik	
	Resid	lential area	:	Yes	
-	Comr	nercial area	:	No	
	Industrial area		: No		
9.	Classification of the area		:	(Secolar) (Secolar)	
	i) Hig	h / Middle / Poor	:	Middle Class	
	ii) Urt	i) Urban / Semi Urban / Rural 🦷 : Urban		: Urban	
10.	Coming under Corporation limit / Village PanChhayat / Municipality		:	At- Ozar	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		1	No	
13.	Dime Build	nsions / Boundaries of the Property /	10	As per Actual Site	As per the Deed
	North		:	Plot No.7	Plot No.7
	South	1	:	Plot No.5	Plot No.5
	East		:	Gat No.2423/1P Plot No.8,9	Gat No.2423/1P Plot No.8,9
	West	i da serie da serie Esta serie da serie d	:	6.00 Meter Colony Road	6.00 Meter Colony Road
Mtrs	Flat			As per Actual Site	As per the Deed
	North			Side Marginal Space	Side Marginal Space
	South			Side Marginal Space	Side Marginal Space
	1				HALT'S B





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	West		Staircase, Lift & Flat No.9	Staircase, Lift & Flat No.9
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	•	20°05'06.6"N 73°55'19.5	5"E
14.	Extent of the site	•	Carpet Area in Sq. Ft. = (Area as per Site Measu Built Up Area in Sq. Ft (Area as per Agreemen	rement) =754.00
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft (Area as per Agreemen	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
11	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Gat No.2423/1/2, Plot No.	0.6
	Block No.	:	-	is an
	Ward No.	:	-	
	Village / Municipality / Corporation	:	At- Ozar Ozar Grampanchayat	e de la companya de Esta companya de la co
	Door No., Street or Road (Pin Code)	:	Apartment", Gat No.24 Mhasoba Mandir, At - O	8, Fourth Floor, " Shivjyot 423/1/2, Plot No.6, Front o Izar, Taluka- Niphad, District 22 207, State – Maharashtra
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2014 (as per Completion	n Certificate)
5.	Number of Floors	:	Ground / Parking + 4th U	ppers Floor
6.	Type of Structure	:	R.C.C. Framed Structure	8
7.	Number of Dwelling units in the building	V.C	2 Flat on Fourth Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	1 Lift	
S	Protected Water Supply	1	Municipal Water supply	6.07
	Underground Sewerage	:	Connected to Municipal	Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking	is Fig.
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	
	FLAT			
1	The floor in which the Flat is situated	:	Fourth Floor	
2	Door No. of the Flat	:	Residential Flat No.8	





3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint		Lustre Paint
4	House Tax	:	August an united at united at
aer ins	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No .:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	1	Sau.Monika Sandeep Suryavanshi
8	What is the undivided area of land as per Sale	1.	Details not available
0	Deed?		
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft =754.00
			(Area as per Agreement)
10	What is the floor space index (app.)	:	As per Grampanchyat norms
11	What is the Carpet Area of the Flat?		Carpet Area in Sq. Ft. = 603.00
			(Area as per Site Measurement)
10	la it Deah / I Class / Madium / Ordinan/2	<u> </u> .	(Area as per one measurement)
12	Is it Posh / I Class / Medium / Ordinary?	·	Pasidential Purpage
13	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14	Is it Owner-occupied or let out?	:	Owner-Occupied
15	If rented, what is the monthly rent?	:	₹ 4,000.00 Expected rental income per month after completion
IV	MARKETABILITY	:	
1	How is the marketability?	1	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)	VC	₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 3,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 1,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 6600 Per Sq. mtr (for Land)





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	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	2011
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		2005
а	Depreciated building rate	:	₹ 1,730.00 per Sq. Ft
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	09 Years
	Life of the building estimated	:	51 Years after Completion Subject to proper preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	13.50%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	<u> </u>
	Depreciated building rate VI (a)	:	₹ 1,730.00 per Sq. Ft.
	Rate for Land & other V (3) ii	1.	₹ 1,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 2,730.00per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description		Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including Parking	1)	754.00 Sq. Ft.	2,730.00	20,58,420.00
2	Wardrobes				
3	Showcases				
4	Kitchen arrangements		1 marine 1		
5	Superfine finish	1			
6	Interior Decorations	1		the strength of	
7	Electricity deposits / electrical fittings, etc.			이 문제는 동 하나라의	
8	Extra collapsible gates / grill works etc.			1	
9	Potential value, if any				
10	Others				
11	Parking				
12	As per current stage of work completion the Flat (if Flat is under construction)	the value of	e.Creat	e	
13	After 100% completion final value of Flat	19 A A A		1997 - 19	1 M
	Total				20,58,420.00

Value of Flat

Fair Market Value	20,58,420.00
Realizable value	19,55,499.00
Distress Value	16,46,736.00
Insurable value of the property (754.00 Sq. Ft. X ₹ 2,000.00)	15,08,000.00





Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 2,500.00 to ₹ 3,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 2,730.00 per Sq. Ft. on Built Up Area for valuation.

widenir applica	ding threat of acquisition by government for road ng / publics service purposes, sub merging & ability of CRZ provisions (Distance from sea-cost / vel must be incorporated) and their effect on	Not applicable.
i)	Saleability	Good
ii)	Likely rental values in future in and	₹ 4,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income CITC





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Actual site photographs

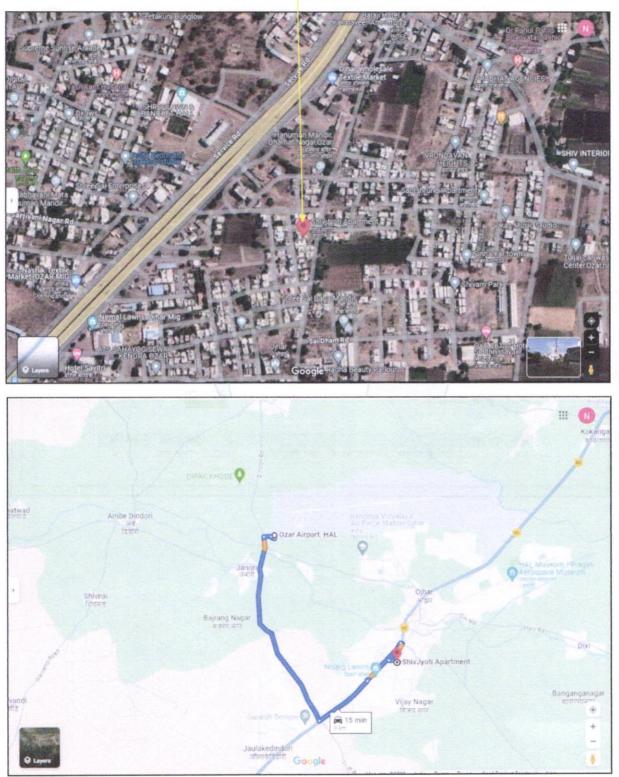






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Route Map of the property Site u/r



Latitude Longitude: 20°05'06.6"N 73°55'19.5"E

Note: The Blue line shows the route to site from nearest Railway Station (Ozar - 9 Km.)





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Ready Reckoner Rate

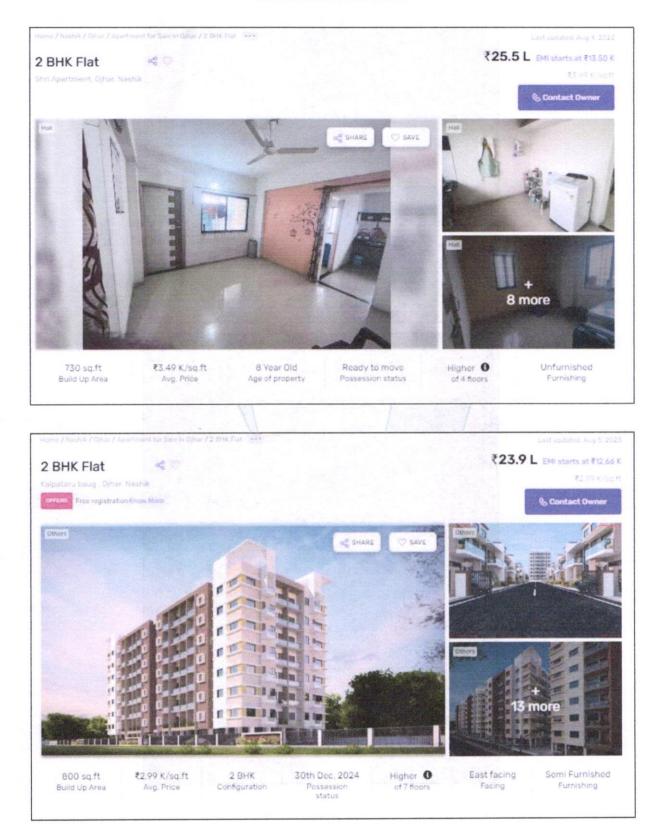
	Ann	ual Statement of Rates	Ver. 2.0	
	(*	वाजारमूल्य दर पत्रक आवृत्ती	12.0)	
♠ Home			Valuation Guidelines 🗐 User M	anua
Year 2023-20	124 🗸		Language English 🗸	
	Selected District	Nashik	~	
	Select Taluka	Niphad	~	
	Select Village	Mauje : Ojhar	~	
	Search By	Survey No.	CLocation	
	Select Location	लोकेशन निवडा 🗸 🗸]	
	Enter Survey No	2423	Search	

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Price Indicators

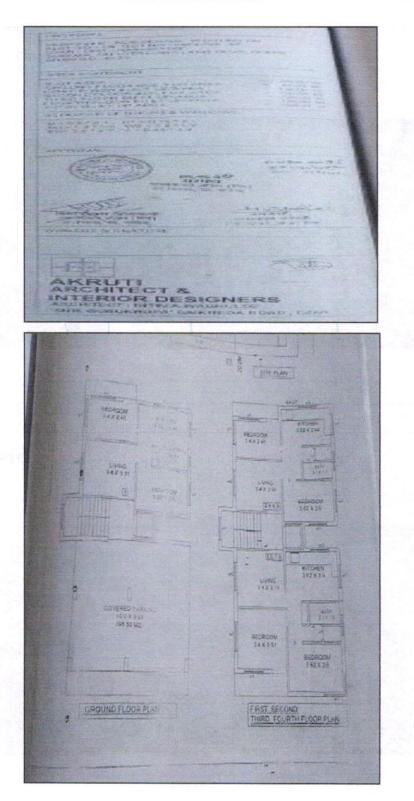






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Approved Plan

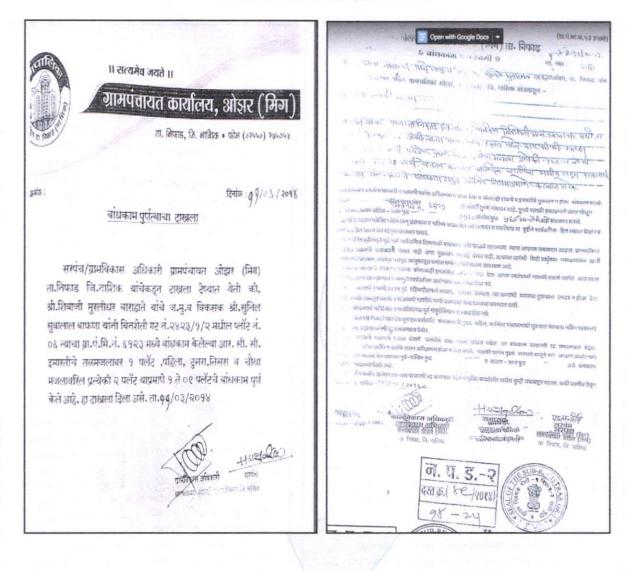






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Completion Certificate



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Agreement

न. प. इ.-२ दसा क. (059/201 ! IT SHE Y THE STATE IN STATES WRING MAN, 17,61,000/-Mercin R.M. 14,61,000/-1-0291 5011 VL07000/-1-1000/- 100 10 W 17000/-भोगों आंग्रेज निम्नाम नियाल, जिन्द्रां के विद्या के विद्यार्थ नियाली में अवस्था कर में. 2413/1/2गोल पहेंद्र में, 6 मध्ये " किल्लांसी प्रस्कृति" य प्रोको बांस्ट्रसार केलेल प्रत्य के 8 भे पालेका प्रतिविधानी लाईपात गावती बलागते बादन गुल्लांगरा गुतार ठाइंग्रेने लखावे विमत काला छ. 17,51,000/- अवली सारह साहा एकाल-प्रयार मात्र असे निवजेली अन्दे व वहाली प्रान्धन सन्द्रता राजीवी गुम प्रमुती विगाल राज्यम स. 14,01,000/- राज्यहे चौथा प्रमान एकराव प्रयान पाल से अन्द्र आहे. र्याणात दि. १६ में १९१ २०१६ में विकेश जेलाय मुख्यम्मी... भौमें निका सहित सहविधी 811-20 XIZI-64221 notes MAN NO.COOPS/9276 THE DAY व जोलरभित हर तिराव, वि गतिका ः मत्राः : जी जमन कल्लेख No अन्यताल निष्ठा तेव-35 TATATA शंच-गोलरी, राजीवारणि, ता निरस्त विक्रम केलर रिर गा रेगर BAN NOLAHEDADHOF वालों में चालील मिळवनीचे मांग्रेचन जिल्ला रंगों ने देख ये थी. funnetit anta-1920 fan efter de goud enger freis fan sine वेबीज विवालसेल व वर्तनील व दिवाकारेण गढ र. 2423/1/2 गावेल विवास המיוניגעי באני הלהילידע בס" לאמרה ללאנסה " המה ה לכו יוארייניו Mandi webe / excitate p. 5 Throat it and routed

ल. प. इ.-२ वस्त के (०४१ हि?! अंद्र न. 6 नपील " फ़िल्मोले 17 H 2423/1/2 Hule Pourt (210) अपटीरे ' इस इस्कीमदील चेन्द्र मकल्प्राणरेल 2 बीरचने निवासी करेंद्र /रायीचा डे क (अव)वाली लेभ 753.43 ची.पुरु(70.02 ची.मी.) वाली स.प.स.मे.9186. इ.पं.मि.म.ह 125/8 वेवेदरको ब्रांत्रि कॉन्युदी निरतना तुर्खान करका स्वतादी छहोत. वरिरी व्यवसाबी तत्वुन निजदनीये स्वर्धवात सुलचे त्वपता लिहून व नौरपुन देत आहेत. (जियारी प्लॉट १९. 6 व: विजवलीचा प्रमुतिष्य तेवेप्रभावे,)माजि होते. 200-50 भी र 00.10 ত্র্যন 19345 250 DAY SOL र में 2423/10, 6नी करिंगी परना रखीइ के 5 tote it 7 NE 18.9 (गियनी पर्नेट / नदमिक क. 8 व गीतकतीच्या घततिता वेत्रेप्रतांगे,) श्लेट नेबर | यहित 15040 ditte apin action for the rise लुपे जना दिल्ली लग Deve माजवाने सालचे कोल " विवस्तवेती अण्डलेख " य संवर्ध्य जोतल पार्वल बांधीय प्राय में हम्मग्रीमधेन अपनेने बीचा प्रायमध्यकीन निवानी करि /स्थ्रीना करि नं. ८ (सार) अनुभ लागाः भागि /लागेषमा ३ सम् हुईम विगाम,तील,तंत्रास बोसलम्(अमिश्वके)यादा उनेव होता आहीज किला,प्रस, विंते, लोजभ, जिन व entern per careester con who que abrea ha é relar atraca গণহাঁচ মিন ওপৎ বাইল জউল জা মুখিয়া অইব না প্ৰদান্ত বাধবাৰে स्वयनंत्र, तरीय यादा विश्ववतींत प्रायम्भव जल्हावेंची विश्वतने जातवित्तेचे एकसंतर तन mands a per summe i can albeering in our bolts Part and (स्वतील प्रयोग ने, ४ (अड) ते अन्त्रे तुमांन कामा तमनी करेला सोधी काज्याना टरपुन साटेकाल्या दस्ताः हुमारे प्राप्ततः हित्रूल हः सीववुत हेत आलेत वत्ती लग्नी व संदी हे इम्प्रोलक्ली संदुर केलेखा जंग्राज्य वर्निभुतार अपूर

प्राथमां गर्नेश्ली राजाय ओपन त्यंताचे सम्प्राईत प्राथलये व्यक्तांस्ड व राज्यापीलप्रथे वर्ष पुर्वणाणे स्वास्तराथ राज्यापीलपाने सर्व पुर्वणाणे वहिष्ठादेते मन्द्रोत्तर वारण्यी निपाली विगतेनी प्रतीट प्रिज्ञानन व राज्यापील पानेंट / त्यांत्रित्व विकाला है जाताल, कार, प्राण्ता, स्वायपानेंत निधी निश्चेष्ठाल, स्वा, प्राण्त, प्राणेत, प्रेणपति ठाक्काल, त्यांत्रा, विवार्ण्याल प्रार्थ्यापीत निधी निश्चेष्ठाल, स्वा, प्राण्ठ, प्राणेत, प्रेणपति ठाक्काल, त्यांत्रा, प्रार्थ्यान, विद्यार्थ्याल प्रार्थ्याप्राण्ड, स्वार्थ्याल, स्वा, प्राण्ड, प्रार्थ, प्रेणपति ठाक्काल, त्यांत्रा, प्रार्थ्यान, विद्यार्थ्याल





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 ₹ 20,58,420.00 (Rupees Twenty Lakh Fifty-Eight Thousand Four Hundred Twenty Only). The Realizable Value of the above property ₹ 19,55,499.00 (Rupees Nineteen Lakh Fifty-Five Thousand Four Hundred Ninety-Nine Only) and the Distress Value ₹ 16,46,736.00 (Rupees Sixteen Lakh Forty-Six Thousand Seven Hundred Thirty-Six Only).

Place: Nashik Date: 14.12.2023

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

Enclosures	Self of /	atter-
Declaration from the valuer (Annexure – I)	Attached	1.5.5
Model code of conduct for valuer (Annexure - II)	Attached	57-1

Auth.

Sign

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)





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(Annexure - I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 14.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 13.12.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- 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.
- 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.





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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Sau.Monika Sandeep Suryavanshi from Shri.Aman Alok as per Vide Agreement Dated.16.05.2016
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Ozar Branch. 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 Swapnil Wagh – Site Engineer Binu Surendran – 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 – 13.12.2023 Valuation Date - 14.12.2023 Date of Report - 14.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 13.12.2023
7.	nature and sources of the information used or relied upon;	 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;	Nillonio manificarente estado as ortesta
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 14th 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 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 **754.00 Sq. Ft. Built Up Area** Owned by **Sau.Monika Sandeep Suryavanshi** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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Property Title

Based on our discussion with the Client, we understand that the subject property is being Owned by **Sau.Monika Sandeep Suryavanshi.** 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 754.00 Sq. Ft. Built Up Area

Condition & Repair

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

Valuation Methodology

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

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

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

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

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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 **754.00 Sq. Ft. Built Up Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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





(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

- 1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 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.
- 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.
- 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).

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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.
- A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik Date: 14 .12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

te: 2023.12.15 11:06:13 +05'30

Auth. Sign.

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

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