

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane.

Name of Owner: Bharatratna Dr. Babasahab Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik.

Residential Flat No. 04, First Floor, D-Type Building, " Bharatratna Dr. Babasahab Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/2/2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422010, State - Maharashtra, Country - India.

Latitude Longitude: 19°56'52.5"N 73°45'38.7"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.



Our Pan India Presence at :

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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, Chandivalli Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org





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BOB Empanelment No.: ZO:MZ:ADV:46:941
 Reg. No. IBI/RV/07/2018/10366
 Reg. No. CAT-I-F-1763
 Chartered Engineer (India)
 Registered Valuer
Manoj B. Chalkwar
 Director

Manoj Chalkwar
 Digitally signed by Manoj Chalkwar
 DN: cn=Manoj Chalkwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN
 Date: 2023.12.14 18:03:07 +05'30'
 Auth. Sign.

Hence certified
For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think,innovate.Create

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 ₹ 29,23,300.00 (Rupees Twenty-Nine Lakh Twenty-Three Thousand Three Hundred Only).

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

Boundaries	Building	Flat
North	S. No. 297/ 2 & Plot No. 22 to 27	Side Margin
South	12.00 M. Wide Colony Road	Flat No. 03
East	S. No. 314	Flat No. 01
West	S. No. 297 Part	Side Margin

Boundaries of the property.
Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik.
 Purchaser: Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane, Name of Owner: Bharatratna Dr. District - Nashik, PIN Code - 422010, State - Maharashtra, Country - India, belongs to Name of Proposed No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & **Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik**, Survey No. 297/ 2/ 2 Part, CTS This is to certify that the property bearing Residential Flat No. 04, First Floor, D-Type Building, " Bharatratna Dr.

VALUATION OPINION REPORT

Vastu/Nashik/12/2023/5617/2303973
 14/18-202 -R/YR/J
 Date: 14.12.2023



Our Pan India Presence at :
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Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 Telephone : +91 22 28371325/24
 Mumbai@vastukala.org

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

BOB Empanelment No.: ZO:MZ:ADV:46:941
 Reg. No. IBB/RV/07/2018/10366
 Reg. No. CAT-I-F-1763
 Chartered Engineer (India)
 Registered Valuer

Manoj B. Chalkwar
 Director

Auth. Sign.

Digitally signed by Manoj Chalkwar
 DN: cn=Manoj Chalkwar, o=Vastukala
 Consultants (I) Pvt. Ltd, ou=Mumbai,
 email=manoj@vastukala.org, c=IN
 Date: 2023.12.14 18:03:07 +05'30'



For VASTUKALA CONSULTANTS (I) PVT. LTD.

Hence certified
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 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.

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East	S. No. 314	Flat No. 01
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Boundaries of the property.

This is to certify that the property bearing Residential Flat No. 04, First Floor, D-Type Building, " Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422010, State - Maharashtra, Country - India, belongs to **Name of Proposed Purchaser: Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane, Name of Owner: Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik.**

VALUATION OPINION REPORT

Vastu/Nashik/12/2023/5617/2303973
 14/18-202 -RVRJ
 Date: 14.12.2023

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Consultants (I) Pvt. Ltd.





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: i. Copy of Notarized Allotment Agreement for Sale Dated October, 2023 between Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane. (Proposed Purchaser) & Bharatna Dr. Babasahab Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik. (Owner). ii. Copy of Part Occupancy Certificate Proposal No. 216111 dated 23.11.2023 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ 99/ 2023 dated 28.06.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
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) Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane. Name of Owner: Bharatna Dr. Babasahab Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik. Address: Residential Flat No. 04, First Floor, D-Type Building, " Bharatna Dr. Babasahab Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar, Village - Patardi, Taluka & District - Nashik, PIN Code - 422010, State - Maharashtra, Country - India. Contact Person: Mr. Prasad Matere (Site Supervisor) Contact No. +91 8329492001 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat No. 04 is located on First Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Kitchen + WC + Bath + Passage + Balcony (i.e., 2BHK).

VALUATION REPORT (IN RESPECT OF FLAT)

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.

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



5a.	Total Lease Period & remaining period (if leasehold)	N.A. as the property is freehold.
6.	Location of property	<p>a) Plot No. / Survey No. : Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT</p> <p>b) Door No. : Residential Flat No. 04</p> <p>c) T.S. No. / Village : Village – Pathardi</p> <p>d) Ward / Taluka : Taluka – Nashik</p> <p>e) Mandal / District : District – Nashik</p> <p>f) Date of issue and validity of layout of approved map / plan : Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ 99/ 2023 dated 28.06.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.</p> <p>g) Approved map / plan issuing authority : Nashik Municipal Corporation, Nashik</p> <p>h) Whether genuineness or authenticity of approved map/ plan is verified : Yes</p> <p>i) Any other comments by our empanelled valuers on authentic of approved plan : No</p>
7.	Postal address of the property	<p>Residential Flat No. 04, First Floor, D-Type Building, "Bharatna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India.</p>
8.	City / Town	Nashik
	Residential area	Yes
	Commercial area	No
	Industrial area	No
9.	Classification of the area	Middle Class
	i) High / Middle / Poor	
	ii) Urban / Semi Urban / Rural	Urban
10.	Coming under Corporation limit / Village	Village – Pathardi
	Panchayat / Municipality	Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central Act) or notified under agency area/ scheduled area / cantonment area	No
13.	Dimensions / Boundaries of the Property / Building	As per Actual Site
	North	S. No. 297/ 2 & Plot No. 22 to 27
	As per the Deed	S. No. 297/ 2 & Plot No. 22 to 27



South	:	12.00 M. Wide Colony Road	East	:	S. No. 314	West	:	S. No. 297 Part	13.1	Flat	As per Actual Site	North	Side Margin	South	Flat No. 03	East	Flat No. 01	West	Side Margin	13.2	Whether Boundaries Matching with Actual	Yes	13.3	Latitude, Longitude & Co-ordinates of the site	19°56'52.5"N 73°45'38.7"E	14.	Extent of the site	Carpet Area in Sq. Ft. = 613.00 Balcony Area in Sq. Ft. = 50.00 (Area as per site Measurement)	Carpet Area in Sq. Ft. = 648.00 (Area as per Notarized Allotment Agreement)	Built up in Sq. Ft. = 713.00 (Area as per Notarized Allotment Agreement)	Built up in Sq. Ft. = 713.00 (Area as per Notarized Allotment Agreement)	15.	Extent of the site considered for Valuation (least of 13A& 13B)	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	16	APARTMENT BUILDING	1.	Nature of the Apartment	Residential	2.	Location	Survey No. 297/2/2 Part, CTS No. 6245 PT	Block No.	-	Ward No.	-	Village / Municipality / Corporation	Village - Pathardi Nashik Municipal Corporation	Door No., Street or Road (Pin Code)	Residential Flat No. 04, First Floor, D Type Building, " Bharatna Dr. Babasahab Ambedkar Magasavargiya Co-Op. Housing Society Ltd, Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422010, State - Maharashtra, Country - India.	3.	Description of the locality Residential / Commercial / Mixed	Residential	4.	Year of Construction	2023 (As per Occupancy Certificate)	5.	Number of Floors	Ground (Parking) + 4 th Upper Floors	6.	Type of Structure	R.C.C. Framed Structure	7.	Number of Dwelling units in the building	4 Flat on First Floor
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8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
s	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	FLAT	
1	The floor in which the Flat is situated	: First Floor
2	Door No. of the Flat	: Residential Flat No. 04
3	Specifications of the Flat	: 2BHK R.C.C. Slab Vitrified tile Flooring Doors Doors framed with flush doors Windows Aluminum sliding window with M.S. Grills Fittings Concealed Plumbing, Concealed Electrical wiring Finishing Cement Plastering Paint Distemper Paint
4	House Tax	: Assessment No. Tax paid in the name of: Tax amount: Electricity Service connection No.: Meter Card is in the name of: How is the maintenance of the Flat? Sale Deed executed in the name of
7		: Name of Proposed Purchaser: Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane. Name of Owner: Bharatna Dr. Babasahab Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik.
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built up in Sq. Ft. = 713.00 (Area as per Notarized Allotment Agreement)
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. = 613.00 Balcony Area in Sq. Ft. = 50.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 648.00 (Area as per Notarized Allotment Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ₹ 6,000.00 Expected rental income per month



Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	713.00 Sq. Ft.	4,100.00	29,23,300.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			

Details of Valuation:

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)	₹ 3,500.00 to ₹ 4,500.00 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).	₹ 4,100.00 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	₹ 2,100.00 per Sq. Ft.	
4	Guideline rate obtained from the Registrars office (evidence thereof to be enclosed)	₹ 36,000.00 per Sq. M.	
	Guideline rate obtained (after Depreciation)	₹ 3,344.00 per Sq. Ft.	
5	Registered Value (if available)	--	
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	N.A. as the age of the property is below 5 years	
	Replacement cost of Flat with Services (v(3))	₹ 2,000.00 per Sq. Ft.	
	Age of the building	New Construction	
	Life of the building estimated	60 years Subject to proper, preventive periodic maintenance & structural repairs.	
	Depreciation percentage assuming the salvage value as 10%	N.A. as the age of the property is below 5 years	
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	₹ 2,100.00 per Sq. Ft.	
	Total Composite Rate	₹ 4,100.00 per Sq. Ft.	



Any likely income it may generate	!!!
Likely rental values in future in and	!!
Expected rental income per month	₹ 6,000.00
Good	i) Saleability
Not applicable.	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

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,500.00 to ₹ 4,500.00 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 ₹ 4,100.00 per Sq. Ft. on Built Up Area for valuation.

Method of Valuation / Approach

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 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.

Justification for price / rate

29,23,300.00	Fair Market Value
27,77,135.00	Realizable value
23,38,640.00	Distress Value
14,26,000.00	Insurable value of the property (713.00 Sq. Ft. X ₹ 2,000.00)
23,84,272.00	Guideline value of the property (713.00 Sq. Ft. X ₹ 3,344.00)

Value of Flat

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		29,23,300.00

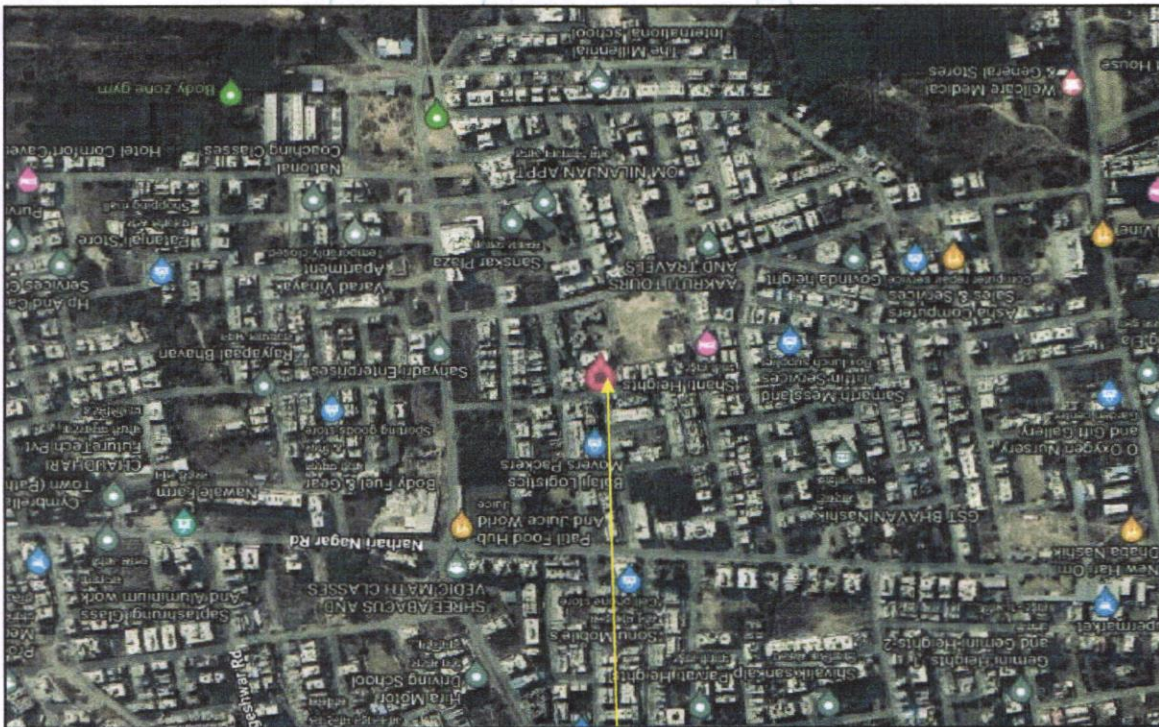
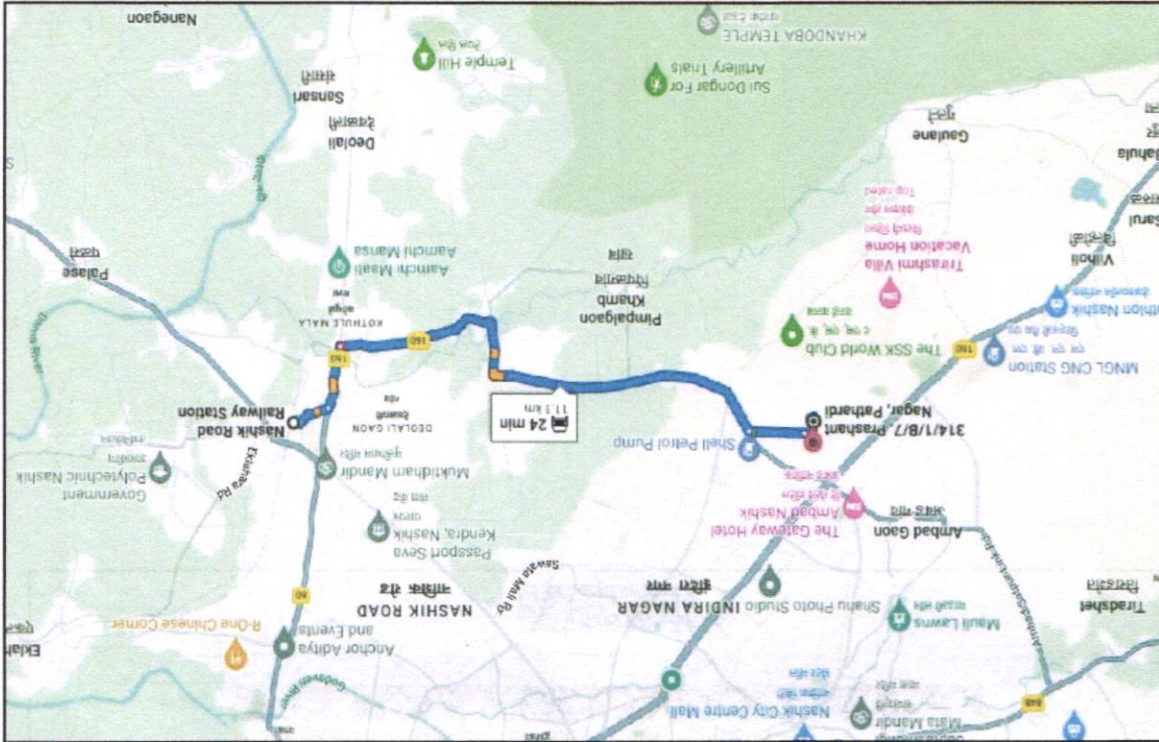


PROJECT DETAILS
 Name of Project : Chairman, Bharatiya Dr.Babasaheb Ambedkar (Backward class) Sahakar Grihanirman Sanstha, Pathardi, Nashik
 Plot No. : 297/2/2
 Commencement : LND/BF/B2/99/2023
 Certificate : Dated : 28/06/2023
 Project By : Chairman Sanjay Kale
 Architect : M.R.Bhagat & Associates
 R.C.C. Designer : Kam Antrao
 No. of Tenement : 63

Actual site photographs



Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 11.1 Km.)
 Latitude Longitude: 19°56'52.5"N 73°45'38.7"E



Route Map of the property



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Next

	Open Land	Residence	Office	Shop	Industry	Unit
	13300	36000	41400	45000	0	Square Meter

Location Details

Welcome to valuation of properties in Maharashtra

Select Type: Development Agreement Tenant Occupied Other

Division Name: Help on Division

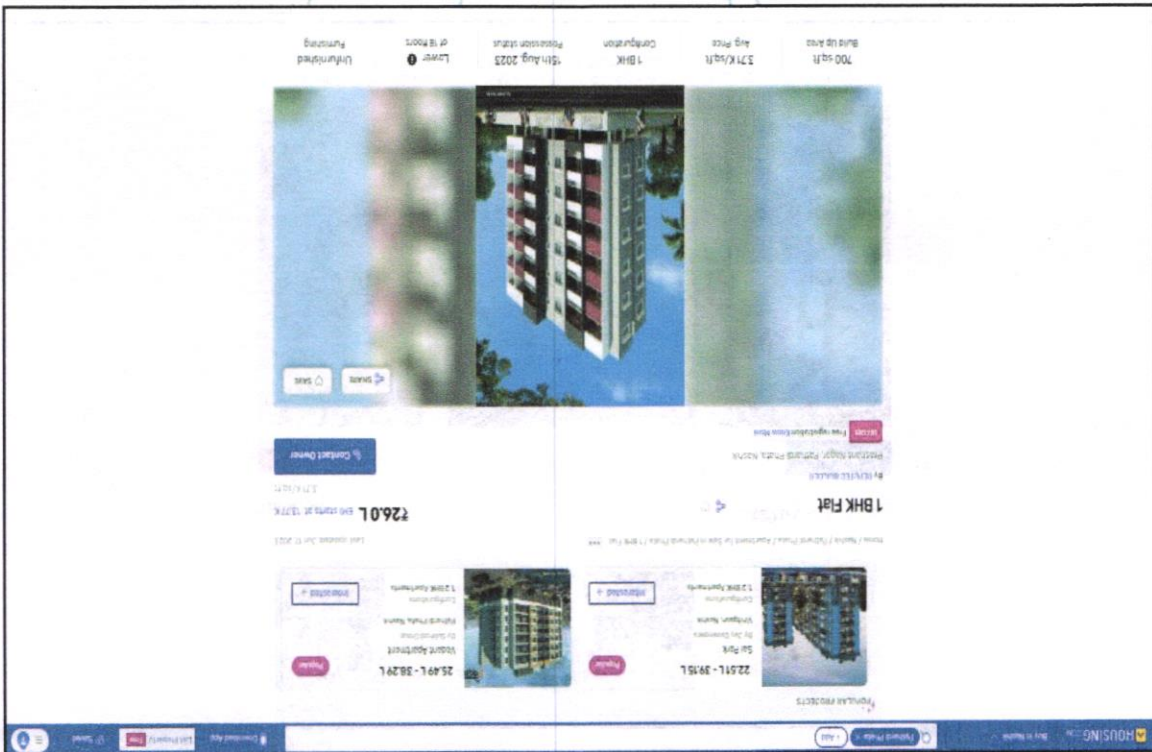
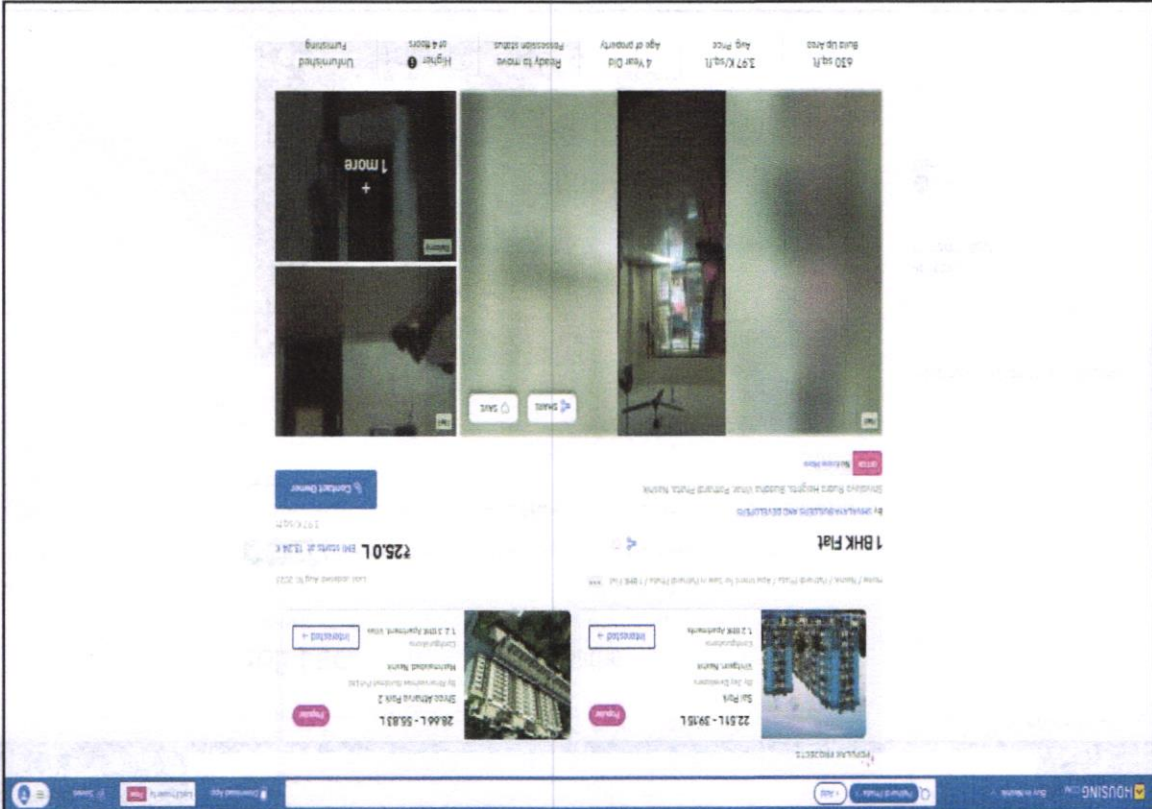
District Name: Taluka Name: Village/Zone Name: Attribute: Mahapalika Area:

LOGOUT

Valuation Home Rule Calling

Department of Registration & Stamps
 Government Of Maharashtra
नाशिक व शासक
राजपत्र
 महाराष्ट्र शासन

Ready Reckoner Rate



Price Indicators



Home > Property in Nashik > Flats in Patardi

₹65 Lac @ 4,861 per sq.ft.

Estimated EMH ₹51.916

REGISTERED | Registration No: P5160006956 | Website: <https://maharivc.maharivc.gov.in>

Residential Apartment for Sale in Anit Eka, Patardi, Nashik, Maharashtra

Area: Built Up area: 1337 sq.ft. (1337 sq.ft.)

Price: ₹ 65 Lac @ 4,861 per sq.ft. (negotiable)

Floor Number: 7th of 12 Floors

Overlooking: Park/Garden

Configuration: 3 Bedrooms, 3 Bathrooms, 2 Balconies

Address: Anit Eka, Patardi, Nashik

Facing: East

Property Age: 1 to 5 Year Old

Overview | Society (26) | Owner Details | Price Trends | Recommendations

99acres

1 BHK Flat

₹29.0 Lac (₹29.0 Lac)

470 sq.ft. | 4.33 K/sq.ft. | 5 Year Old

Ready to move | Resession status: Middle | Fully Furnished

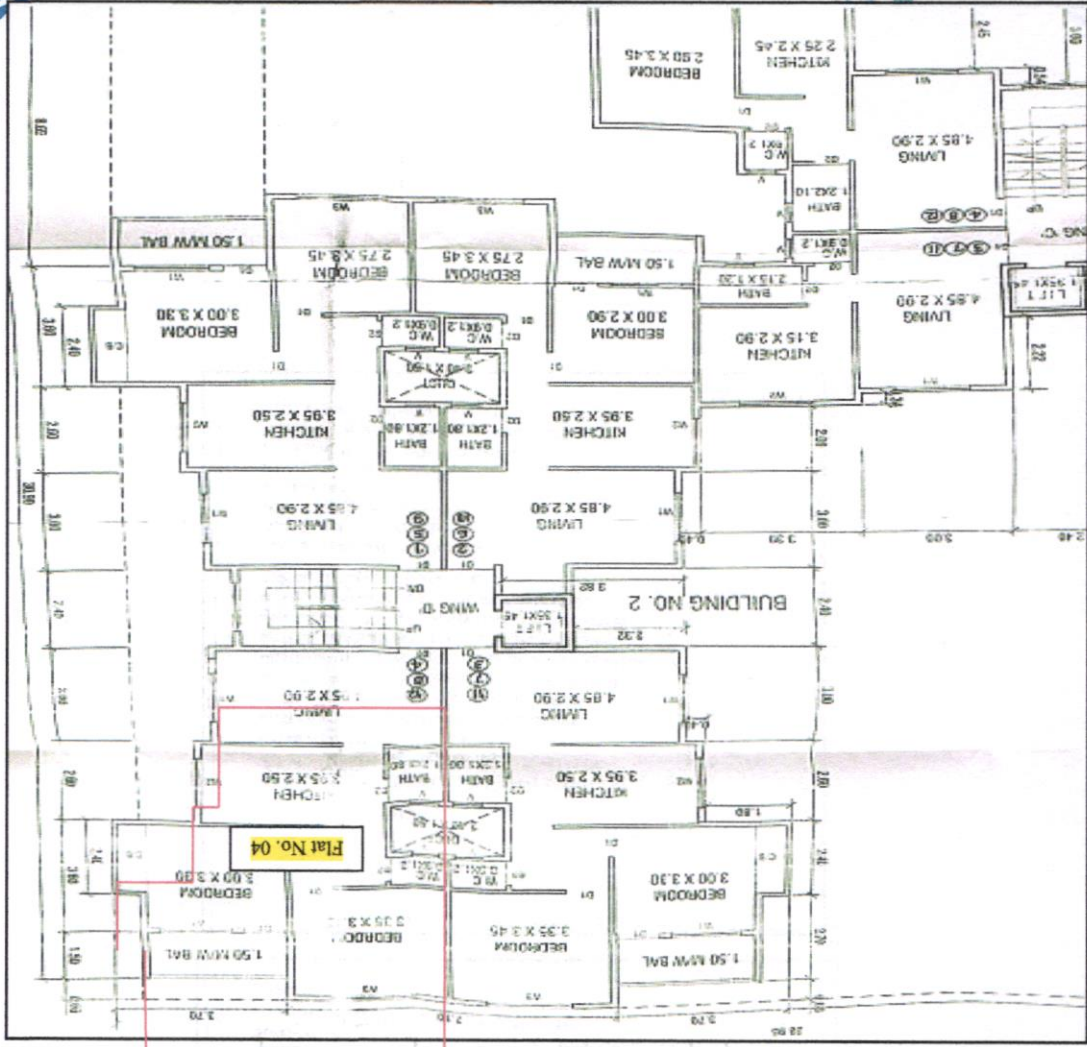
14 more photos

25.49 L - 38.29 L

22.51 L - 39.5 L

HOUSING

Price Indicators




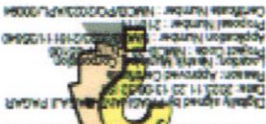


APPROVED
 The Plans amended in
 As per the conditions mentioned in
 the accompanying commencement
 Certificate No. **B2/199** dated **28/06/2023**
 2023
 Executive Engineer
TOWN PLANNING
 Nashik Municipal Corporation
 Nashik
 P.F.

REVISD RESIDENTIAL BUILDING
 IN S. NO. 297 / 2 / 2 PART (CTS NO. 6245 PT.) AT PATHARDI SHIVAR, NASHIK
 FOR CHAIRMAN, BHARATRAJNA DR. BABASAHEB AMBEDKAR
 (BACKWARD CLASSES) SAMAKARI GHOSHANIMAM SAJISTHA, PATHARDI, NASHIK.

2/3
 109-8
 Dipali Sonwane

Approved Plan



<p>Nashik Municipal Corporation, Executive Engineer, Yours faithfully,</p>			
<p>Validity unknown</p> 			
<p>Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued wide Permission No B2/99 Date 28/06/2023</p>			
<p>1. Authority will supply only drinking water as per availability 2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding. 3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system. (if applicable) 4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal. (if applicable)</p>			
<p>Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued wide Permission No. B2/99 Date 28/06/2023 may be occupied on the following conditions: Sector No. , completed under the supervision of Architect, License No CA/1981/06109 as per approved plan Final Plot No. , City Survey No./Survey No./Khasara No./ Gut No. 297/2/2 PT., Village Name/Mouje PATHARDI, BUILDING 2(GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR) Plot No. , The PART development work / erection re-erection / or alteration in of building / part building No / Name</p>			
<p>Sir/Madam, i) Chairman Bharatnra Dr Babasaheb Ambedkar Backward Class Shiksha Ghuniman Sanstha Pathardi Nashik, S. NO. 297/2 (PT), DAMODAR NAGAR, B/H EXPRESS INN HOTEL, PATHARDI, NASHIK. ii) Madhukar Bhagat (Architect)</p>			
<table border="1"> <tr> <td data-bbox="279 1444 901 1534"> <p>GROUND FLOOR - 0F(18.27 Sq mt),FIRST FLOOR - 1F(468.37 Sq mt),SECOND FLOOR - 2F(468.37 Sq mt),THIRD FLOOR - 3F(468.37 Sq mt),FOURTH FLOOR - 4F(468.37 Sq mt)</p> </td> <td data-bbox="901 1444 1316 1534"> <p>Building Name : 2(Residential) Floor : BUILDING</p> </td> </tr> </table> <p>Approval No. : NMCB/PO/2023/APL/00094 Proposal Code : NMCB-23-ENTRY-85106 Building Proposal Number - 216111 Date : 23/11/2023</p>		<p>GROUND FLOOR - 0F(18.27 Sq mt),FIRST FLOOR - 1F(468.37 Sq mt),SECOND FLOOR - 2F(468.37 Sq mt),THIRD FLOOR - 3F(468.37 Sq mt),FOURTH FLOOR - 4F(468.37 Sq mt)</p>	<p>Building Name : 2(Residential) Floor : BUILDING</p>
<p>GROUND FLOOR - 0F(18.27 Sq mt),FIRST FLOOR - 1F(468.37 Sq mt),SECOND FLOOR - 2F(468.37 Sq mt),THIRD FLOOR - 3F(468.37 Sq mt),FOURTH FLOOR - 4F(468.37 Sq mt)</p>	<p>Building Name : 2(Residential) Floor : BUILDING</p>		
 <p>Nashik Municipal Corporation Part Occupancy Certificate</p>			

Occupancy Certificate



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 ₹ 29,23,300.00 (Rupees Twenty-Nine Lakh Twenty-Three Thousand Three Hundred Only). The Realizable Value of the above property ₹ 27,77,135.00 (Rupees Twenty-Seven Lakh Seventy-Seven Thousand One Hundred Thirty-Five Only), and the Distress Value ₹ 23,38,640.00 (Rupees Twenty-Three Lakh Thirty-Eight Thousand Six Hundred Forty

Only).

Place: Nashik

Date: 14.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Digitally signed by Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala

Consultants (I) Pvt. Ltd, ou=Mumbai,

email=manoj@vastukala.org, c=IN

Date: 2023.12.14 18:03:25 +05'30'

Auth. Sign.

Manoj Chalikwar
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

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)



- I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:
- DECLARATION FROM VALUERS**
- (Annexure – I)
- 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.
 - b. 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.
 - 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 Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane from Bharatma Dr. Babasaheb Ambedkar Magasvargya Co-Op. Housing Society Ltd. Nashik Bonde vide Notarized Allotment Agreement Vide dated. October, 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, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Sachin Raundal – Site Engineer Rashmi Jadhav – Technical Manager 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 – 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;	<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 first 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	Attached



Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built Up Area = 713.00 Sq. Ft.** in the Name of Proposed Purchaser: **Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane**. Name of Owner: **Bharatna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal

Site Details

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

Map and Plans

does not warrant that such statements are accurate or correct.
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

Future Matters

should prove not to be so.
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

Information Supplied by Others

the valuation are incorrect, then this may have an effect on the valuation.
Assumptions are a nec Nayaray 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

Assumptions

further 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 nec Nayaray prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct

Our Investigations

does not take into account any unforeseeable developments which could impact the same in the future.

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **14th December 2023** and

Assumptions, Disclaimers, Limitations & Qualifications

	for the valuation report.
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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.

Valuation Methodology

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

Condition & Repair

Total Built Up Area = 713.00 Sq. Ft.

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring

Area

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.

Environmental Conditions

Based on our discussion with the Client, we understand that the subject property is being Purchased by Name of Proposed Purchaser: **Shri. Yogesh Arun Sonwane & Sau. Dipali Yogesh Sonwane**. Name of Owner: **Bharatna Dr. Babasheh Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik**. 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.

Property Title



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.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built Up Area = 713.00 Sq. Ft.**

Property specific assumptions

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

Legal

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

Other

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

Not a Structural Survey

valuation is incorrect, then this may have an effect on the valuation. 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



12. A valuer shall act with objectivity in his/his professional dealings by ensuring that his/his 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/his relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/his professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever nec Nayaray disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

Independence and Disclosure of Interest

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/his expertise or deny his/his 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.

Professional Competence and Due Care

1. A valuer shall, in the conduct of his/his business, follow high standards of integrity and fairness in all his/his dealings with his/his 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.

Integrity and Fairness

MODEL CODE OF CONDUCT FOR VALUERS

(Annexure – II)



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

Gifts and hospitality:

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.
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.
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.
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.

Information Management

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.

Confidentiality

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.
18. As an independent valuer, the valuer shall not charge success fee.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
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.



Think.innovate.Create

- 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: 14.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd, ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.14 18:03:35 +05'30'

Auth. Sign.

Director
Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Reg. No. IBB/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941