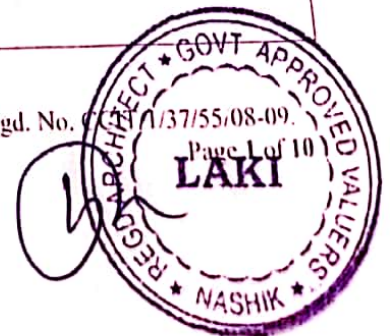


VALUATION - REPORT

Name Of Owner	Mr. Mayur Nanasahch Mandalik.& Mrs. Pranita Mayur Mandalik.
Property	Porposed Residential Flat No.09, On 2 nd Floor, Lotus Park, On Plot No. 30, In Gut No. 213, Behind. Bhagawati Shopping Center & Ozar Fitness Zone, Viman Nagar, Ozar Mig. Tal. Niphad & Dist. Nashik - 422206.
Date of valuation	10/10/2023
Government Value	Rs.22,21,000.00
Market value	Rs.30,82,000.00
Realizable Value	Rs.29,27,000.00
Distress Value	Rs.23,11,000.00
Name of valuer	Laki Architects Ar. Vilas K. Sanap B arch, aiaa, fiv, apva, mea Regd architects & Govt approved valuers Regd. Office Shop No 6A & 7A Niwas Plaza Behind H D F C House, Sharnpur Link Rd Canada Corner Nashik Ph No. 2576807 Mob No 9822055985 E mail- vilas_ved@yahoo.co.in

Laki Architects | Ar. Vilas K. Sanap | Regd Architects | Govt Approved Valuers | Regd. No. 00001/37/55/08-09.



Laki Architects

Regd. Architects & Govt Approved valuers.
Shop No. 06 & 07 A, Niwas Plaza, B/H. HDFC House, Saharanpur - Trimbak Link Road,
Nashik- 422002, Ph. 0253-2576807, Mail:- vilas_ved@yahoo.co.in

CERTIFICATE OF VALUATION

10/10/2023.

ON REQUEST BY **MR. MAYUR NANASAHEB MANDALIK. & MRS. PRANITA MAYUR MANDALIK.** AT OZAR I AM ISSUING THE VALUATION REPORT OF PROPOSED RESIDENTIAL FLAT NO.09, ON 2ND FLOOR, LOTUS PARK, ON PLOT NO. 30, IN GUT NO. 213, BEHIND. BHAGAWATI SHOPPING CENTER & OZAR FITNESS ZONE, VIMAN NAGAR, OZAR MIG, TAL. NIPHAD & DIST. NASHIK - 422206.

AS DESIRED, THE VALUATION EXERCISE IS BASED ON AT ACTUAL OBSERVATIONS/LOCAL SURVEY ON SITE. THE VALUATION HAS BEEN DONE ON EXISTING BASIS FOR RESI FLAT BY LAND & BUILDING METHOD THE FAIR MARKET VALUE OF SAID PROPERTY / FLAT IS **Rs.30,82,000.00/-** IN WORDS **RUPEES THIRTY LACKS EIGHTY TWO THOUSAND ONLY.** AS PER DETAILED VALUATION REPORT & PHOTOGRAPS ENCLOSED HERWITH.

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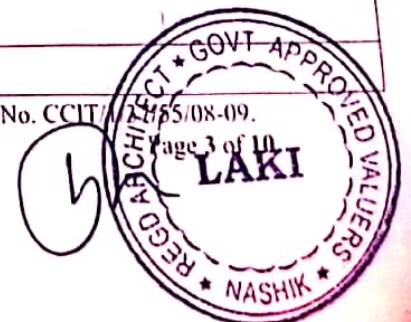


Report of Valuation of Immovable Property
(Private & confidential)

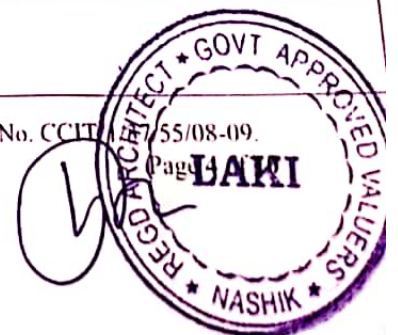
Part - I Questionnaire General

1	Purpose for which valuation is Made	Loan Purpose
2	Date as on which valuation is made	10/10/2023
3	Name of the ORIGINAL Owner/ Owners	Mr. Mayur Nanasaheb Mandalik & Mrs. Pranita Mayur Mandalik.
4	If the property is under joint ownership /co-ownership, share of each such owner. Are the shares undivided	Joint - Ownership
5	Brief Description of the Property	Proposed Residential Flat No.09, On 2 nd Floor, Lotus Park, On Plot No. 30, In Gut No. 213, Behind. Bhagawati Shopping Center & Ozar Fitness Zone, Viman Nagar, Ozar Mig. Tal. Niphad & Dist. Nashik - 422206.
6	Location, street Ward No.	Behind. Bhagawati Shopping Center & Ozar Fitness Zone, Viman Nagar, Ozar Mig. Tal. Niphad & Dist. Nashik - 422206.
7	Survey /Plot No. of Land	Plot No. 30, In Gut No. 213
8	Is the property situated in residential / commercial / mixed area / Industrial area	Residential Area
9	Classification of Local high class middle class/ poor class	Middle Class
10	Proximity to civic amenities likes school, hospitals , offices, market cineamas etc.	All available nearby
11	Means and Proximity to surface communication by which the locality is served LAND	Locality is well connected by roads
12	Area of Land supported by documentary proof, shape dimensions and physical	N/A
13	Road, streets or lanes on which the lands is abutting	Behind. Bhagawati Shopping Center & Ozar Fitness Zone, Viman Nagar, Ozar Mig. Tal. Niphad & Dist. Nashik - 422206.
14	Is it freehold or leasehold land	Free Hold
15	If leasehold, the name of lessor/ lessee, nature of lease/ dated of commencement and termination of lease and terms of renewal of lease	N/A
16	Initial premium ground rent payable per annum Unnamed increased payable to the Lessor in the event of sale or transfer.	N/A
17	If there any restrictive covenant in regard to use of	N/A

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	land? If so, attach a copy of the covenant		
18	Are there any agreements of easements? If so attach copies	N/A	
19	Does the land fall in an area included in any Town Planning Plan of Govt. or any statutory body, if so, give particulars	Ozar Municipal Council , Ozar Mig	
20	Has any contribution been made towards development or is any demand for such contribution still outstanding	N/A	
21	Has Govt. or any statutory body notified the whole or part of the land for acquisition? Give date of the notification	No	
22	Attach a dimensioned site Plan	N/A	
23	LOCATION OF FLAT	As Per Document	As Per Site Visit
	Towards East	12 Wide Road & Open To Sky	12 Wide Road & Open To Sky
	Towards West	Flat No. 6	Flat No. 6
	Towards South	Adj. Plot No. 31 & Open To Sky	Adj. Plot No. 31 & Open To Sky
	Towards North	Adj. Plot No. 29 & Open To Sky	Adj. Plot No. 29 & Open To Sky
24	Attach plans and elevations of all structures standing on the land and a layout plan	Yes	
25	Furnish technical details of the building on a separate sheet	As per Approved plans	
26	i) Is the building / Landowner/ Occupied / tenanted / both?	Under Construction	
27	What is the Floor Space Index permissible and percentage actually utilized	As Per Approved Plan	
28	RENTS Names of Tenant / Lessees / Licensees / etc.	N/A	
29	Portions in their occupation	Total	
30	Monthly or annual rent / compensation / license fee etc, paid by each	N/A	
31	Gross amount received for the whole property	N/A	
32	Are any of the occupants related to or close business associates of the owner	No	
33	Is separate amount being recovered for the use of fixtures, like fans geysers, refrigerators, cooking	N/A	



	ranges, built in wardrobes etc. or for service charges? If so give details	
34	Give Details of water & Electricity Charges if any, to be borne by the owner	Under Construction
35	Has the tenant to bear the whole or part of the cost of repairs and maintenance. Give particulars	Under Construction
36	If a lift is installed, who is to bear the cost of maintenance and operation owner or tenant?	Under Construction
37	If a pump is installed, who has to bear the cost of maintenance and operation or tenant	Under Construction
38	Who has to bear the cost of electricity charges for lighting of common space like entrance etc. Owner or Tenant?	Under Construction
39	What is the amount of property Tax? Who is to bear it? Give details with documentary proof. HOUSE TAX PAID	Under Construction
40	Is the building insured, if so give the policy No. Amount for which it is Insured and the annual premium	N/A
41	Is any dispute between landlord and tenant regarding rent pending in a court of Law	N/A
42	Has any standard rent had been fixed for the premises under any law relating to the control of rent? Property, registration No. Sale, price and area of land sold	No
43	Land rate adopted in this valuation	N/A
44	If SALE INSTANCES are not available or not relied upon the basis of arriving at the land rate	N/A
45	COST OF CONSTRUCTION	N/A
46	Documents Details	
	Agreement Copy	Draft Copy
	Commencement Certificate Copy	No. 52/2022-2023, Dt.14/11/2022
	Approved Building Plan	No. 52/2022-2023, Dt.14/11/2022
	Completion Certificate Copy	Under Construction
47	What was the method of construction : by contract by employing labor directly / both	By Contract

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48	For items of works done on contract produce copies of agreements	N/A
49	For items of work done by engaging labor directly, give basic rates of materials and labour supported by documentary proof	N/A
50	Floor wise Built up area ground floor main bldg. Subsidiary bldg.	B/Up Area -86.79Sqm, i.e. 934.20Sqft.
51	Land Area	N/A
52	Age of Property / Expected Life of Property	00 years / 60 years
53	Brief Specifications <ul style="list-style-type: none"> Residential Flat No. 09, On 2nd Floor Ground + 4th Floor Lift - No. Ext Wall .23 Int .11 Thk 12.00Mtr Colony Road Plaster work Outside As On Date 60 % Work Completed 	

Part 2 - Valuation

B/Up Area In Sqft	Rate per Sqft	Amount
B/Up Area -86.79Sqm, i.e. 934.20Sqft.	Rs.3300.00	Rs.30,82,884.00
Total Valuation After 100% Work Completed		Rs.30,82,884.00 Say Rs.30,82,000.00

IN WORD RUPEES THIRTY LACKS EIGHTY TWO THOUSAND ONLY.

Government Value / Guideline Value

Present Govt. Rate For - Flat (As per ready Reckoner Chart No. 27.1 Rs.25,600.00/Sqm
 Deprecation 00 to 02 Years 100% - Rs.25,600.00/Sqm X 86.79Sqm = Rs.22,21,824.00
 Govt. Value Of Flat = Rs.22,21,824.00 Say **Rs.22,21,000.00**

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Fair Market Value

The term "Fair Market Value" as used herein is defined as being the amount, in terms of money, at which the property would exchange in the current real estate market, allowing a reasonable time to find a purchaser, as between a willing buyer and a willing seller, both having reasonable knowledge of all relevant facts, and with equity to both.

This definition assumes that any transaction that occurs will be for cash or its equivalent consideration. The terms of sale, whether favorable or unfavorable, would undoubtedly influence the price of the property if it were offered for sale in the open market. It is further assumed that title to the property is good and marketable, and that it would be transferable without unreasonable restriction. Thus the characteristics of the 'Market Value's are

- ✓ It is a free will sale.
- ✓ It is an estimated amount and not a predetermined or an actual sale price.
- ✓ It is time-specific as on the given date
- ✓ It depends on 'purpose of valuation'.
- ✓ Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.

Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

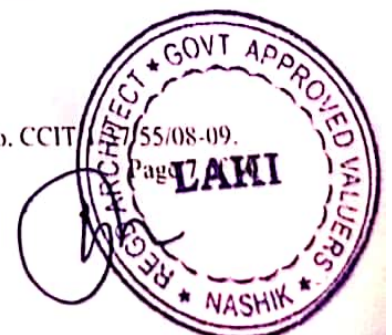
Fair market value of the property is **Rs.30,82,000.00**

Feasible / Realizable Value

It's a value less than the fair market value, it depends on various factors i.e. mode of payment, marketing strategy of the flat for sale, cost involved in the process of the sale and current real estate market condition, location, age of the property etc. Due to this reference, we are adopting a discounting factor of 5% with respect to the fair market value of the property so that as per my considered opinion that. The value of the property is around **Rs.29,27,000.00**

Distress / Forced Sale Value

Its value may reasonably be expected to be obtained from the sale of the property in which one or many factors of the definition of the current market value are not satisfied at the time the seller may be an unwilling seller of the property and the buyer may be motivated by the knowledge of the disadvantage of the seller. Due to this reference, we are adopting a discounting factor of 25% with respect to the fair market value of the property so that as per my considered opinion that; in case the value of the property is around **Rs.23,11,000.00**



Part 3 - Declaration

We hereby declare that

1	We have personally inspected the property on Dt. 10/10/2023.
2	We have no direct or indirect interest in the property
3	We have not been convicted of any offense and sentenced to a term of imprisonment
4	This is to certify that the Values of above mentioned property are appropriate as on today & it is based on the information given to me by owner & from local survey and enquiry
5	The information furnished in Part – I, is true and correct to the best of our knowledge and belief.

Remarks:

- 1) B/Up Area Considered From Draft Copy
- 2) As On Date 60% Work Completed.
- 3) This Report Is Prepared On The Basis Of Xerox Documents Given By Owner.

Date: 10/10/2023.

Place: Nashik.

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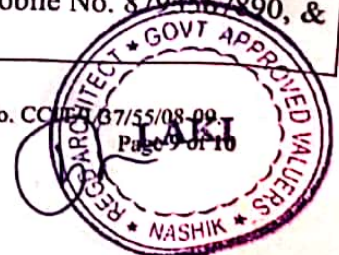


Proposed Residential Flat No.09, On 2nd Floor, Lotus Park, On Plot No. 30, In Gut No. 213, Behind.
Bhagawati Shopping Center & Ozar Fitness Zone, Viman Nagar, Ozar Mig,
Tal. Niphad & Dist. Nashik - 422206.



The Site Visited By Mr. Kiran Devkar, Along With Mr. Mayur Mandalik, Mobile No. 8792567890, &
Valuation Report Prepared By Mr. Kiran Devkar.

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Page 9 of 10



Ready Reckoner Chart



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Class Feedback

Year: 20222023

Language: English

Selected District: नाशिक

Select Taluka: निफान

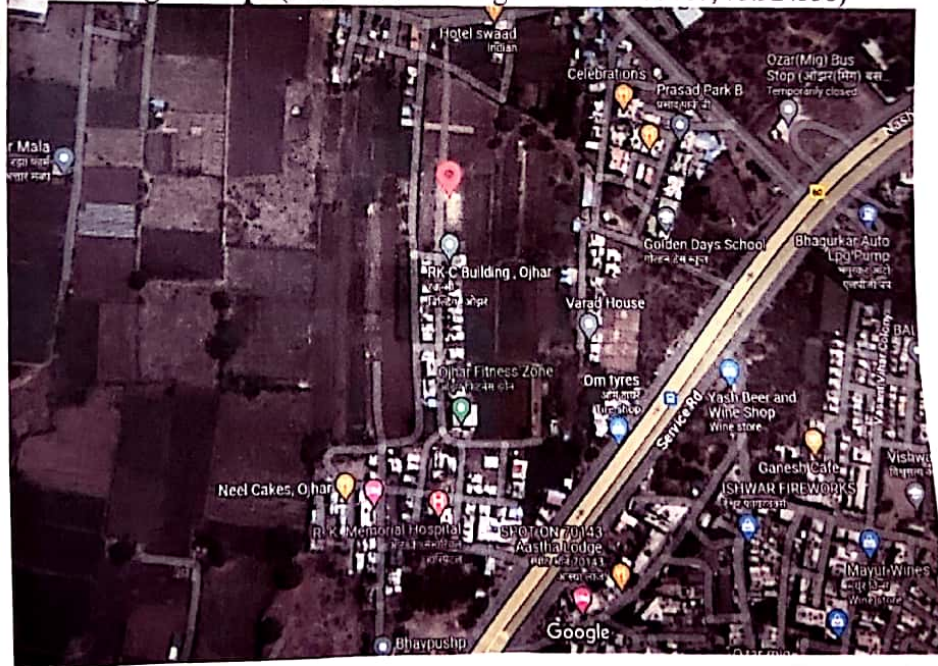
Select Village: पोणे : ओसर

Search By: Survey No Location

Select Location: रत्न विधानसभिन विभाग

Select	विभाषनं	उपविभाग	दर	एकक (चौ. मी.)
SurveyNo	2727.1	वर्तमान	25900	चौ. मीटर
SurveyNo	2727.2	वर्तमान	52500	चौ. मीटर
SurveyNo	2727.3	दुसरे	62000	चौ. मीटर
SurveyNo	270	-	0	NA

Google Map (Latitude & Longitude - 20.099817, 73.924538)



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