

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Yogesh Shivaji Shelar & Sau. Vaishali Yogesh Shelar**

Name of Owner: **Shri. Parag Pralhad Khairnar**

Residential Land and Row House No. 3 On Gut No.490/2/13/Plot/13, Ground Floor + 2<sup>nd</sup> Floor, Near Jatra Bakers Cake Shop, Sri Ram Nagar, Konark Nagar, Mumbai - Agra National Highway, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India

Latitude Longitude: 20°01'27.0"N 73°50'39.0"E

### Valuation Done for:

**Union Bank of India  
Nashik Highway Branch**

Shop No. 2, 3, 4, Sagar Plaza, Amrut Dham, Panchavati, Nashik - 422 003, State - Maharashtra, Country - India



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : [nashik@vastukala.org](mailto:nashik@vastukala.org), Tel. : +91 253 4068262 / 9890380564

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**Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No. 3 On Gut No.490/2/13/Plot/13, Ground Floor + 2<sup>nd</sup> Floor, Near Jatra Bakers Cake Shop, Sri Ram Nagar, Konark Nagar, Mumbai - Agra National Highway, Village - Adgaon. Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India belongs to **Shri. Parag Pralhad Khairnar**. Name of Proposed Purchaser: **Shri. Yogesh Shivaji Shelar & Sau. Vaishali Yogesh Shelar**.

### Boundaries of the property.

North	:	Bungalow
South	:	Row House No. 2
East	:	Road
West	:	Bungalow

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Fair Market Value purpose at **₹ 47,98,088.00 (Rupees Forty-Seven Lakh Ninety-Eight Thousand Eighty-Eight Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2023.12.16 10:26:23 +05'30'

Auth. Sign.



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



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

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✉️ mumbai@vastukala.org



**Vastukala Consultants (I) Pvt. Ltd.**

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

To,  
The Branch Manager  
**Union Bank of India**  
Nashik Highway Branch  
Shop No. 2, 3, 4, Sagar Plaza, Amrut Dham, Panchavati, Nashik – 422 003,  
State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND AND BUILDING)**

I General	
1.	Purpose for which the valuation is made : As per the request from Union Bank of India, Nashik Highway Branch to assess Market value of the property for loan purpose.
2.	a) Date of inspection : 13.12.2023
	b) Date on which the valuation is made : 16.12.2023
3	List of documents produced for perusal:
	1. Copy of Notary Agreement dated 07.12.2023 between Shri. Parag Pralhad Khairnar (Seller) and Shri. Yogesh Shivaji Khairnar & Sau. Vaishali Yogesh Khairnar (Proposed Purchaser)
	2. As per Risk Based Occupaining Occupancy Certificate No. Adgaon / OC / C2 / 09 / 2020 dated 18.09.2020 issued by Er. Rohan Ghumare, Engineers & Planners.
	3. Copy of Commencement Certificate No. LND / C2 / 1129 / 2019 dated 18.10.2019 issued by Nashik Municipal Corporation
	4. Copy of Approved Building Plan Accompanying Commencement Certificate No. C2 / 1129 / 2019 dated 18.10.2019, issued by Sectional Engineer Town Planning Department Nashik Municipal Corporation.
	5. Copy of Electricity Bill vide Consumer No. 049152408691 name of Shyamal Pralhad Khairnar dated 20.11.2023 issued by M.S.E.D.C.L.
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) : <b>Name of Proposed Purchaser:</b> <b>Shri. Yogesh Shivaji Shelar &amp; Sau. Vaishali Yogesh Shelar.</b>  <b>Name of Owner:</b> <b>Shri. Parag Pralhad Khairnar</b>  <b>Address:</b> Residential Land and Row House No. 3 On Gut No.490/2/13/Plot/13, Ground Floor + 2 <sup>nd</sup> Floor, Near Jatra Bakers Cake Shop, Sri Ram Nagar, Konark Nagar, Mumbai - Agra National Highway, Village – Adgaon. Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Patil Sir (Owner's Representative) Contact No.:+ 91 9960001146
5.	Brief description of the property (Including Leasehold / freehold etc.) :



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The property under consideration is Freehold residential land and Row House standing thereof. It is well connected with road and train. The property is at 9.3 Km. travelling distance from nearest railway station Nashik Road.

**Plot:**

As per Notary Agreement and Approved Plan, the Land area is 80.62 Sq. M., which is considered for valuation.

**Structure:**

The Row House at site is RCC framed structure of Ground Floor + 2<sup>nd</sup> Floor.

As per Actual Site composition of residential Row House are as under:

Composition	Carpet area As per Site Measurement
Ground Floor- Parking	First Floor Carpet Area in Sq. Ft =256.00
First Floor- Living + Kitchen + Bath + Staircase	Second Floor Carpet Area in Sq. Ft =273.00
2 <sup>nd</sup> Floor- 2 Bedroom + Bath + WC + Staircase + Balcony	Balcony Area in Sq. Ft =31.00

As per Notary Agreement and Approved Plan, the Structure area is 80.62 Sq. M., Which is considered for the valuation Total Carpet Area 46.94

6.	Location of property	:	
a)	Plot No. / Survey No.	:	Gut No.490/2/13/Plot/13
b)	Door No.	:	Residential Land and Row House No. 3
c)	T.S. No. / Village	:	Village – Adgaon
d)	Ward / Taluka	:	Taluka – Nashik
e)	Mandal / District	:	District – Nashik
7.	Postal address of the property	:	Residential Land and Row House No. 3 On Gut No.490/2/13/Plot/13, Ground Floor + 2 <sup>nd</sup> Floor, <b>Near</b> Jatra Bakers Cake Shop, Sri Ram Nagar, Konark Nagar, Mumbai - Agra National Highway, Village – Adgaon. Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India.
8.	City / Town	:	Village – Adgaon
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
i)	High / Middle / Poor	:	Middle Class
ii)	Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Adgaon Nashik Municipal Corporation.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property (Plot)		
	North	:	As per the Site Bungalow
			As per Actual Deed Plot No. 12



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	South	:	Row House No. 2	Plot No.14
	East	:	Road	Colony Road
	West	:	Bungalow	Plot No. 3 & 4
14.1	Dimensions of the site			
14.2	Latitude, Longitude & Co-ordinates of Property	:	20°01'27.0"N 73°50'39.0"E	
15.	Extent of the site	:	<b>Plot Area = 80.62 Sq. M.</b> <b>(Area as per Notary Agreement)</b>  <b>Structure Area:</b> Carpet Area = 46.95 Sq. M (Area as per Notary Agreement)  <b>Built Up Area = 63.38 Sq. M.</b> <b>(Carpet + 35 %)</b>	
16.	Extent of the site considered for Valuation	:	<b>Plot Area = 80.62 Sq. M.</b> <b>(Area as per Notary Agreement)</b>  <b>Structure Area:</b> Carpet Area = 46.95 Sq. M (Area as per Notary Agreement)  <b>Built Up Area = 63.38 Sq. M.</b> <b>(Carpet + 35 %)</b>	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II CHARACTERISTICS OF THE SITE</b>				
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Developing	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Available	
5.	Level of land with topographical conditions	:	Regular	
6.	Shape of land	:	Rectangular	
7.	Type of use to which it can be put	:	For Residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Yes	
10.	Corner plot or intermittent plot?	:	Intermittent	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	B.T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 ft	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Available	
16.	Underground sewerage system	:	Available	
17.	Is Power supply is available in the site	:	Available	
18.	Advantages of the site	:	Located in developing area	





19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	: No
<b>Part – A (Valuation of land)</b>		
1	Size of plot	: Plot Area = 80.62 Sq. M. (Area as per Notary Agreement)
	North & South	: --
	East & West	: --
2	Total extent of the plot	: --
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 30,000.00 to ₹ 37,000.00 per Sq. M. for Land
4	Ready Reckoner rate obtained from the Register's for land	: ₹ 7,300.00 per Sq. M.
5	Assessed / adopted rate of valuation	: ₹ 36,000.00 per Sq. M.
6	Estimated value of land	: ₹ 29,02,320.00
<b>Part – B (Valuation of Building)</b>		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: Residential Use
	b) Type of construction (Load bearing / RCC / Steel Framed)	: RCC framed structure
	c) Year of construction	: 2020 (As per Full Occupancy Certificate)
	d) Age of the building	: 03 Year
	e) Life of the building estimated	: 57 Years
	f) Number of floors and height of each floor including basement, if any	: Ground Floor + First Floor
	g) Plinth area floor-wise	: <b>Structure Area:</b> Carpet Area = 46.95 Sq. M (Area as per Notary Agreement)  <b>Built Up Area = 63.38 Sq. M.</b> (Carpet + 35%)
	Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	: Good
	ii) Interior – Excellent, Good, Normal, Poor	: Good
	h) Date of issue and validity of layout of approved map	: Copy of Approved Building Plan Accompanying Commencement Certificate No. C2 / 1129 / 2019 dated 18.10.2019, issued by Sectional Engineer Town Planning Department,  Nashik Municipal Corporation
	i) Approved map / plan issuing authority	: 18.10.2019, issued by Sectional Engineer Town Planning Department,  Nashik Municipal Corporation
	j) Whether genuineness or authenticity of approved map / plan is verified	: Yes
	k) Any other comments by our empanelled valuers on authentic of approved plan	: No



**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: RCC Framed Structure
2.	Basement	: N.A.
3.	Superstructure	: B. B. Masonry
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Teak Wood door frame, Aluminium Sliding windows
5.	RCC Works	: Columns, Slab etc.
6.	Plastering	: Cement Plastering.
7.	Flooring, Skirting, dado	: Vitrified Tile Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	: NA
9.	Roofing including weather proof course	: RCC Slab Roofing
10.	Drainage	: Underground Sewerage connected to Municipal drain lines

<b>2.</b>	<b>Compound Wall</b>	: Yes
	Height	: 5' BBM
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: Provided as per requirement
	Type of wiring	: Concealed
	Class of fittings (superior / ordinary / poor)	: Ordinary
	Number of light points	: Provided as per requirement
	Fan points	: Provided as per requirement
	Spare plug points	: Provided as per requirement
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	: Provided as per requirement
	a) No. of water closets and their type	: Provided as per requirement
	b) No. of wash basins	: Provided as per requirement
	c) No. of urinals	: Provided as per requirement
	d) No. of bath tubs	: Provided as per requirement
	e) Water meters, taps etc.	: Provided as per requirement
	f) Any other fixtures	: Provided as per requirement

Part - C (Extra Items)		Amount in ₹
1.	Portico	: Included in the Cost of Construction
2.	Ornamental front door	: Included in the Cost of Construction
3.	Sit out / Verandah with steel grills	: Included in the Cost of Construction
4.	Overhead water tank	: Included in the Cost of Construction
5.	Extra steel / collapsible gates	: Included in the Cost of Construction
	Total	

Part - D (Amenities)		Amount in ₹
1.	Wardrobes	: Included in the Cost of Construction
2.	Glazed tiles	: Included in the Cost of Construction
3.	Extra sinks and bath tub	: Included in the Cost of Construction
4.	Marble / ceramic tiles flooring	: Included in the Cost of Construction





5.	Interior decorations	: Included in the Cost of Construction
6.	Architectural elevation works	Included in the Cost of Construction
7.	Paneling works	Included in the Cost of Construction
8.	Aluminum works	Included in the Cost of Construction
9.	Aluminum hand rails	Included in the Cost of Construction
10.	False ceiling	Included in the Cost of Construction
	Total	

Part – E (Miscellaneous)		: Amount in ₹
1.	Separate toilet room	: Included in the Cost of Construction
2.	Separate lumber room	: Included in the Cost of Construction
3.	Separate water tank / sump	: Included in the Cost of Construction
4.	Trees, gardening	: Included in the Cost of Construction
	Total	

Part – F (Services)		: Amount in ₹
1.	Water supply arrangements	: Included in the Cost of Construction
2.	Drainage arrangements	: Included in the Cost of Construction
3.	Compound wall	: Included in the Cost of Construction
4.	C.B. deposits, fittings etc.	: Included in the Cost of Construction
5.	Pavement	Included in the Cost of Construction
	Total	

**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	80.62	7,300.00	5,88,526.00
Structure	As per valuation table		15,84,500.00
<b>Total</b>			<b>21,73,026.00</b>

**Structure**

Particulars	Built Up Area	Year Of Const.	Estimated Replacement Rate	Age Of Building	Rate to be Considered	Depreciated Value to be Considered	Estimated Replacement Cost / Insurable Value
	(Sq. M.)		(₹)	In Years	(₹)	(₹)	(₹)
Ground Floor + 2 <sup>nd</sup> Floor	63.38	2020	25,000.00	03	25,000.00	15,84,500.00	15,84,500.00
<b>Total</b>						<b>15,84,500.00</b>	<b>15,84,500.00</b>



**Abstract of the entire property**

Part - A	Land	:	₹ 29,02,320.00
Part - B	Building	:	₹ 15,84,500.00
Part - C	Additional Cost As Per Extra Work	:	₹ 4,00,000.00
Part - D	Amenities	:	N.A.
Part - E	Pavement	:	N.A.
Part - F	Services	:	N.A.
	<b>Market Value</b>	:	<b>₹ 48,86,820.00</b>
	<b>Realizable Value</b>	:	<b>₹ 46,42,479.00</b>
	<b>Distress Sale Value</b>	:	<b>₹ 39,09,456.00</b>
<b>Remarks</b>	1. For the purpose of valuation, we have considered the Plot area & Built Up Area as per Notary Agreement.		

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property. Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property. There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Row House, Residential Building and properties mentioned above. As the property is an residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 30,000.00 to ₹ 37,000.00 per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential building / Plot, all round development of commercial and residential application in the locality etc.

We estimate ₹ 36,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

The salability of the property is: Normal

Likely rental values in future in: N.A.

Any likely income it may generate: Nil

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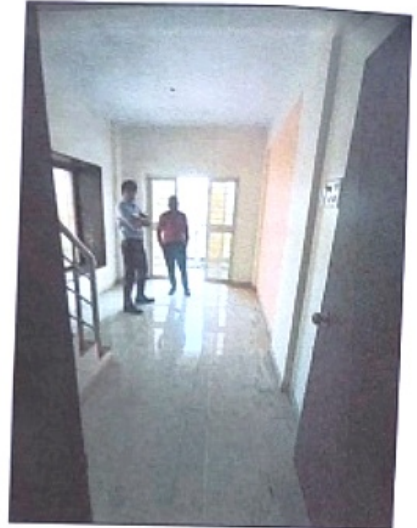
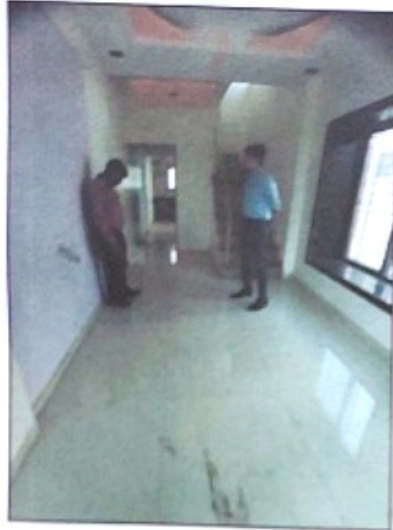
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### Actual Site Photograph

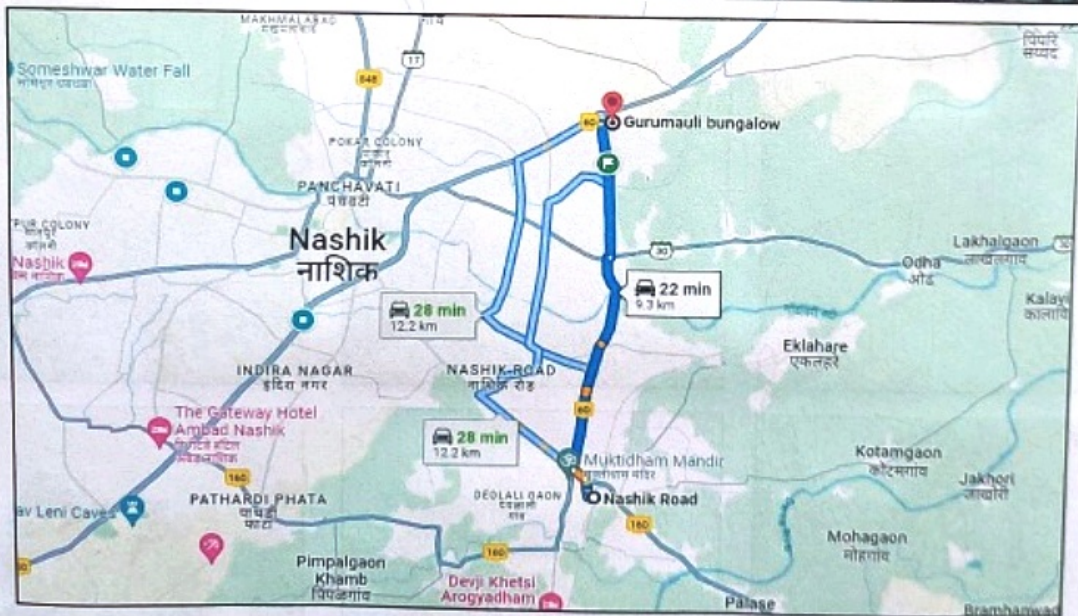


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## Route Map of the property



**Longitude Latitude: 20°01'27.0"N 73°50'39.0"E**

**Note: The Blue line shows the route to site from Railway Station, Nashik (Nashik- 9.3 Km.)**




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## Ready Reckoner Rate



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Enter Survey No

परिचय	भूमी खरीद	निवासी मरनिहा	बॉडींग दुबाने	औद्योगिक	एकक (Rs./)	Attribute
2.17-विभाग क्र 2.1, 2.2, 2.3, 2.7, 2.10, 2.11, बसवळा अंतर्गत निवडकर्ता ( हायवेच्या दक्षिणेकडील व विभाग क्र 2.7 च्या उत्तरेकडील )	7300	31200	3562039000	0	चौ. मीटर	मह नंबर

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## Price Indicators

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NDUDD Approved | East | Congo Floors allowed

Plot Area 1410 sqft	Dimensions(L X B) 59 X 23.9	No Of Open Sides 2
Any Construction Done No	Boundary Wall No	Type Of Ownership Freehold
Overlooking Garden/Park	Transaction Type New Property	

East Facing Plot

Contact Agent Get Phone No. Last contact made 4 days ago


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Plot For Sale in **Adgaon, Nashik** [View on map](#)



Corner Plot | East | 1Floor allowed

Plot Area 143 sqm	Dimensions(L X B) 14.9 X 9.41	No Of Open Sides 2
Any Construction Done No	Status Legal & Infra Status	Boundary Wall No
Type Of Ownership Freehold	Overlooking Main Road	Transaction Type Resale

East Facing Plot



Valuation Report Prepared For: UBI / Nashik Highway Branch // Shri. Yogesh Shivaji Shelar & Other (005690/ 2304016) Page 14 of 22

As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in the prevailing condition with aforesaid specifications is ₹ 48,86,820.00 (Rupees Forty-Eight Lakh Eighty-Six Thousand Eight Hundred Twenty Only). The Realizable Value of the above property is ₹ 46,42,479.00 (Rupees Forty-Six Lakh Forty-Two Thousand Four Hundred Seventy-Nine Only) and The Distress Value is ₹ 39,09,456.00 (Rupees Thirty-Nine Lakh Nine Thousand Four Hundred Fifty-Six Only).

Place: Nashik

Date: 16.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2023.12.16 16:26:38 +05'30'

Auth. Sign.

### Certificate

This is to certify Copy of **Approved Plan No. C2 / 1129 / 2019** dated **18.10.2019** is approved by Nashik Municipal corporation is genuine & construction is as per copy of Approved Building Plan furnished

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

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Signature

(Name of the Branch Manager with Official seal)

Enclosures	
Declaration From Valuers (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure II)	Attached



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## DECLARATION FROM VALUERS

Annexure-II

I, hereby declare that:

- a. The information furnished in my valuation report dated 16.12.2023 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 16.12.2023. 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. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.





Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchase by Shri. Yogesh Shivaji Shelar & Sau. Vaishali Yogesh Shelar from Shri. Parag Pralhad Khaimar Vide Notary Agreement dated 07.12.2023
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Nashik Highway Branch to assess Market value of the property for loan purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar- Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin-Raundal -Valuation Engineer Binu Surendran - Technical Officer Rushikesh Pingle - Technical Manager
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 - 16.12.2023 Date of Report - 16.12.2023
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"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Land and Building 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, Commercial shop size, location, upswing in real estate prices, sustained demand for Residential Plot, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



### **Assumptions, Disclaimers, Limitations & Qualifications**

#### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **16<sup>th</sup> 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's representative and site visit conducted, we understand that the subject property is currently a contiguous land parcel admeasuring **Plot Area =80.62.00 Sq. M. and structure Built up Area in Sq. M. = 63.38** there of Name of **Shri. Parag Pralhad Khairnar**. Name of Proposed Purchaser: **Shri. Yogesh Shivaji Shelar & Sau. Vaishali Yogesh Shelar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal





### Property Title

Based on our discussion with the Client, we understand that the subject property is being Owner **Shri. Parag Pralhad Khairnar**. Name of Proposed Purchaser: **Shri. Yogesh Shivaji Shelar & Sau. Vaishali Yogesh Shelar**. 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.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the information provided by the Client's representative, we understand that the subject property is a owner occupied, contiguous land parcel admeasuring **Plot Area =80.62.00 Sq. M. and structure Built up Area in Sq. M. = 63.38**

### 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 land and properties that are typically traded on a unit basis.



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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation. (R)

**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 currently in owner possession, contiguous land parcel admeasuring **Plot Area =80.62.00 Sq. M. and structure Built up Area in Sq. M. = 63.38**

**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

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

#### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

#### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.





### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

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

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.





23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

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

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

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

#### **Remuneration and Costs.**

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

#### **Occupation, employability and restrictions.**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Director

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

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, ou=Vastukala  
Consultants (I) Pvt. Ltd., o=Mumbai,  
email=cm@vastukala.org, c=IN  
Date: 2023.12.18 10:26:49 +05'30'

Auth. Sign.



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