

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Pravin Punju Nikam & Sau.Jyoti Pravin Nikam**

Residential Flat No.202, Second Floor, " **Narayan Heights Co-Op.Housing Society Ltd.Nashik**",
Survey No.963/1/1/963/1/2, Plot No.4, Near Manik Lawns, Badade Nagar, Karmayogi Nagar, Sadguru
Nagar,Village – Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India.

Latitude Longitude: 19°58'47.9"N 73°46'15.2"E

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Valuation Prepared for:

Bank of Baroda

Regional Office

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



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

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.202,Second Floor , " Narayan Heights Co-Op.Housing Society Ltd.Nashik", Survey No.963/1/1/963/1/2, Plot No.4, Near Manik Lawns , Badade Nagar, Karmayogi Nagar, Sadguru Nagar,Village – Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Shri.Pravin Punju Nikam & Sau.Jyoti Pravin Nikam**

Boundaries of the property.

Boundaries	Building	Flat
North	Survey No.963/2/1+2+3	Flat No.201
South	9.00 Meter Colony Road	Flat No.203
East	Plot No.5	Building Marginal Space
West	Plot No.1,2 & 3	Flat No.207

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 **₹23,38,200.00 (Rupees Twenty-Three Lakh Thirty-Eight Thousand Two 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.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admind,
2.5.4.20=9822b6c4fad35dc03e8e429e2686913490f3d3384133
3115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc89d6b2a58afce3cf6b3c11112,
e394e28f2e29a327b25bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.20 13:39:10 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

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



Nashik : 4, 1st 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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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Chief Manager,**Regional Office**

3SNL Building, Datta Mandir Road, Nashik Road,

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

VALUATION REPORT (IN RESPECT OF FLAT)

1	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 08.12.2023
	b) Date on which the valuation is made	: 20.12.2023
3.	List of documents produced for perusal: 1) Copy of Sale deed Vide No.6142/2023 Dated.26.05.2023 2) Copy of Occupancy Certificate No. Javak Number / NRV/ B2/ 31750 / 2023 dated 15.05.2023 issued by Nashik Municipal Corporation. 3) Copy of Approved Building Plan Accompanying Commencement Certificate No. CD /81 dated 21.06.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation. 4) Copy of Commencement Certificate No. LND /BP/ CD /81 dated 21.06.2021, issued by Nashik Municipal Corporation. 5) Copy of RERA Registration Certificate No. P51600023290 dated 09.12.2019 issued by Maharashtra Real Estate Regulatory Authority	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Shri.Pravin Punju Nikam & Sau.Jyoti Pravin Nikam Address: Residential Flat No.202, Second Floor," Narayan Heights Co-Op.Housing Society Ltd.Nashik ", Survey No.963/1/1/963/1/2, Plot No.4, Near Manik Lawns , Badade Nagar, Karmayogi Nagar, Sadguru Nagar,Village – Nashik, Taluka & District – Nashik, PIN Code – 422 009, State – Maharashtra, Country – India. Contact Person: Shri.Pravin Punju Nikam (Owner) Contact No. +91 7796131509 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.202 is located on Second Floor. As per Plan composition of flat is: Living + 1 Bedroom + Kitchen +Balcony + WC + Bath + Passage. (i.e.1BHK). The property is at 10.3 Km. distance from nearest



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			railway station Nashik Road. Landmark: Near Manik Lawns
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.963/1/1/963/1/2, Plot No.4
	b) Door No.	:	Residential Flat No.202
	c) T.S. No. / Village	:	Village – Nashik
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No. CD /81 dated 21.06.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No.202, Second Floor , " Narayan Heights Co-Op.Housing Society Ltd.Nashik ", Survey No.963/1/1/963/1/2, Plot No.4, Near Manik Lawns , Badade Nagar, Karmayogi Nagar, Sadguru Nagar,Village – Nashik, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Deed
	North	:	Survey No.963/2/1+2+3
			Survey No.963/2/1+2+3



	South	:	9.00 Meter Colony Road	9.00 Meter Colony Road
	East	:	Plot No.5	Plot No.5
	West	:	Plot No.1,2 & 3	Plot No.1,2 & 3
Mtrs	Flat		As per Actual Site	As per the Deed
	North		Flat No.201	Flat No.201
	South		Flat No.203	Flat No.203
	East		Building Marginal Space	Building Marginal Space
	West		Flat No.207	Flat No.207
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°57'28.4"N 73°46'18.7"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 472.00 (Area as per site Measurement)</p> <p>Carpet Area in Sq. Ft. = 433.00 (Area as per Sale deed)</p> <p>Built up area in Sq. Ft. = 477.00 (Area as per Sale deed + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 433.00 (Area as per Sale deed)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.963/1/1/963/1/2, Plot No.4	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No.202, Second Floor," Narayan Heights Co-Op.Housing Society Ltd.Nashik ", Survey No.963/1/1/963/1/2, Plot No.4, Near Manik Lawns , Badade Nagar, Karmayogi Nagar, Sadguru Nagar,Village – Nashik, Taluka & District - Nashik, PIN Code – 422 009, 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) +6 th Uppers Floor	



6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	8 Flats on Second Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered 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	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No.202
3	Specifications of the Flat	:	1BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering With POP
	Paint	:	Lustre Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Shri.Pravin Punju Nikam & Sau.Jyoti Pravin Nikam
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 area in Sq. Ft. = 477.00 (Area as per Saledeed + 10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 472.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 433.00 (Area as per Sale deed)
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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 4,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra	:	Located in developing area



	Potential Value?	
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 33,500.00 per Sq. M. ₹ 3,112.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: N.A. as the age of the property is below 5 years
5	Registered Value (if available)	: Register Value – ₹21,00,000.00 Document No. – 6142/2023 Agreement Date – 26.05.2023
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)i)	: ₹ 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
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI.(a)	: ₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,400.00 per Sq. Ft.
	Total Composite Rate	: ₹ 5,400.00per Sq. Ft.
	Remarks:	



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	433.00 Sq. Ft.	5,400.00	23,38,200.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			23,38,200.00

Value of Flat

Fair Market Value	23,38,200.00
Realizable value	22,21,290.00
Distress Value	18,70,560.00
Insurable value of the property (477.00 Sq. Ft. X ₹ 2,000.00)	9,54,000.00
Guideline value of the property (as per Sale deed)	16,18,854.00

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Justification for price / rate

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

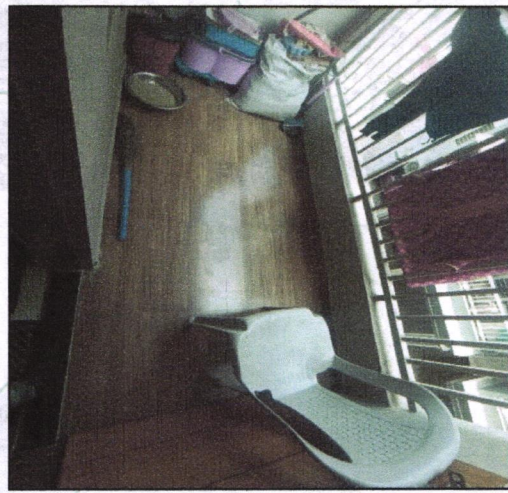
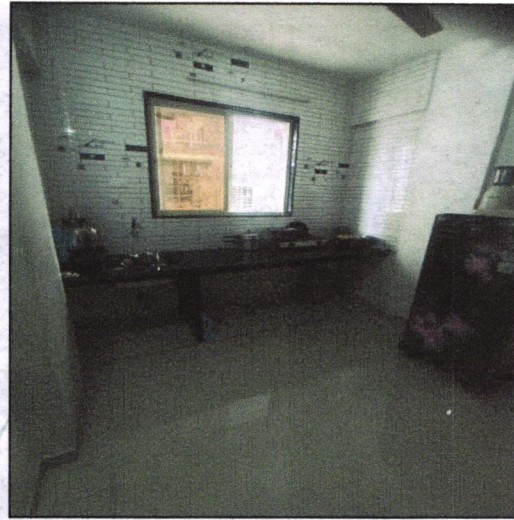
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

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

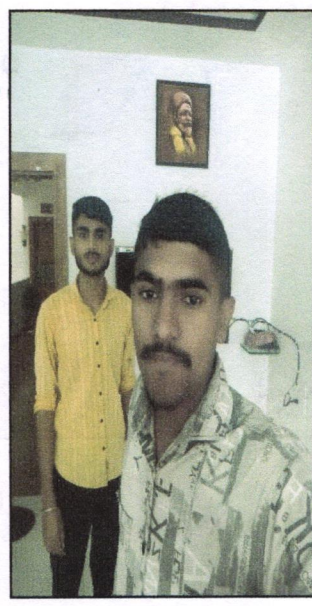
Actual site photographs



PNQ-304

नारायण हाईट्स

अंक-1	अवकाशित हो	अंक-2	अवकाशित हो	अंक-3	अवकाशित हो
101	श्री. अशोक चव्हाण	201	श्री. प्रकाश अशोक चव्हाण	301	श्री. अशोक चव्हाण
102	श्री. अशोक चव्हाण	302	श्री. प्रकाश अशोक चव्हाण	402	श्री. अशोक चव्हाण
103	श्री. अशोक चव्हाण	303	श्री. प्रकाश अशोक चव्हाण	503	श्री. अशोक चव्हाण
104	श्री. अशोक चव्हाण	304	श्री. प्रकाश अशोक चव्हाण	604	श्री. अशोक चव्हाण
105	श्री. अशोक चव्हाण	305	श्री. प्रकाश अशोक चव्हाण	705	श्री. अशोक चव्हाण
106	श्री. अशोक चव्हाण	306	श्री. प्रकाश अशोक चव्हाण	806	श्री. अशोक चव्हाण
107	श्री. अशोक चव्हाण	307	श्री. प्रकाश अशोक चव्हाण	907	श्री. अशोक चव्हाण
108	श्री. अशोक चव्हाण	308	श्री. प्रकाश अशोक चव्हाण	1008	श्री. अशोक चव्हाण
109	श्री. अशोक चव्हाण	309	श्री. प्रकाश अशोक चव्हाण	1109	श्री. अशोक चव्हाण
110	श्री. अशोक चव्हाण	310	श्री. प्रकाश अशोक चव्हाण	1210	श्री. अशोक चव्हाण
111	श्री. अशोक चव्हाण	311	श्री. प्रकाश अशोक चव्हाण	1311	श्री. अशोक चव्हाण
112	श्री. अशोक चव्हाण	312	श्री. प्रकाश अशोक चव्हाण	1412	श्री. अशोक चव्हाण
113	श्री. अशोक चव्हाण	313	श्री. प्रकाश अशोक चव्हाण	1513	श्री. अशोक चव्हाण
114	श्री. अशोक चव्हाण	314	श्री. प्रकाश अशोक चव्हाण	1614	श्री. अशोक चव्हाण
115	श्री. अशोक चव्हाण	315	श्री. प्रकाश अशोक चव्हाण	1715	श्री. अशोक चव्हाण
116	श्री. अशोक चव्हाण	316	श्री. प्रकाश अशोक चव्हाण	1816	श्री. अशोक चव्हाण
117	श्री. अशोक चव्हाण	317	श्री. प्रकाश अशोक चव्हाण	1917	श्री. अशोक चव्हाण
118	श्री. अशोक चव्हाण	318	श्री. प्रकाश अशोक चव्हाण	2018	श्री. अशोक चव्हाण
119	श्री. अशोक चव्हाण	319	श्री. प्रकाश अशोक चव्हाण	2119	श्री. अशोक चव्हाण
120	श्री. अशोक चव्हाण	320	श्री. प्रकाश अशोक चव्हाण	2220	श्री. अशोक चव्हाण



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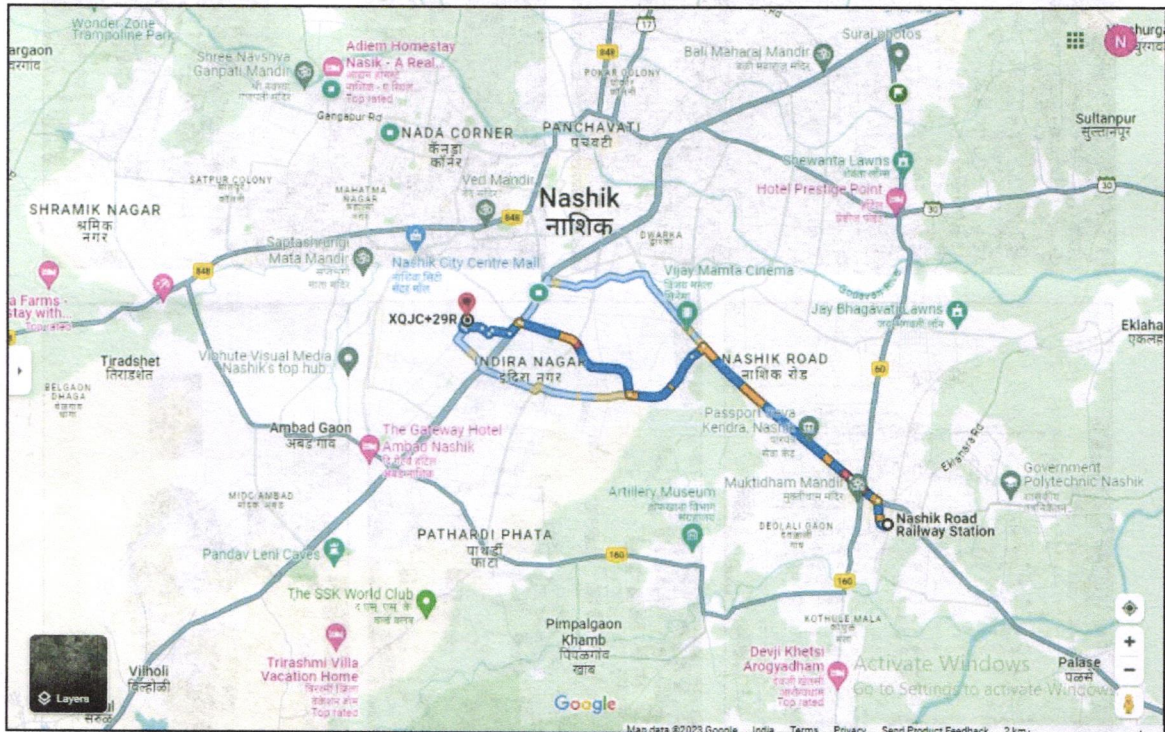
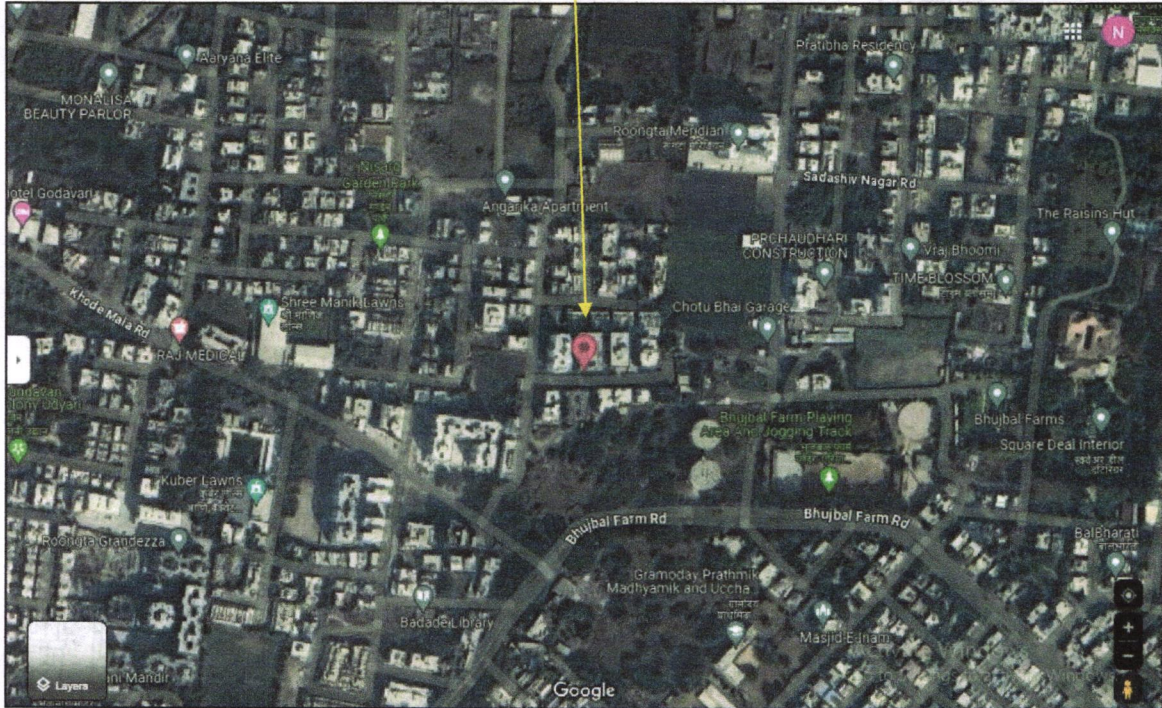
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Route Map of the property Site u/r



Latitude Longitude: 19°58'47.9"N 73°46'15.2"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 10.3 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुची जमीन	गवतासा सरदरिका	ग्रीडस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.3.13-कॅनालच्या दक्षिणेकडील 18 मी रेंद दक्षिणोत्तर रस्त्याच्या पुर्वेकडील अंतर्गत मिलकती (18 मी रेंद पुर्वे पश्चिम रस्त्याच्या उत्तरेकडील)	11400	33600	3852041870	0	चौ. मीटर	सर्वेक्षण नंबर

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Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1459 Sq-ft

Get full support from Relationship Manager 👑 MB Prime


✔ Shortlists Properties
✔ Communicates with Owners

✔ Live Video Call

Join Prime @ 50% OFF

₹72.0 Lac [Get ₹21,600 cashback on Home Loan](#) ✔ ONLY ON MAGICBRICKS

3 BHK Flat For Sale in Hari Vishwa, **Pathardi Phata, Nashik**



3 Beds
3 Baths
1 Balcony
Unfurnished

Carpet Area
1088 sqft
₹6,618/sqft

Floor
1 (Out of 13 Floors)

Facing
East

Developer
Karda Constructions Ltd.


Transaction Type
Resale

Furnished Status
Unfurnished

Project
Hari Vishwa

Status
Ready to Move

Type Of Ownership
Co-operative Society


+11 Photos

✔ East Facing Property

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1490 Sq-ft


Save Time & Money with 👑 MB Prime

Find the right Property by calling Upto 35 Owners directly

Join Prime @ 50% OFF

₹65.0 Lac [Get ₹19,500 cashback on Home Loan](#) ✔ ONLY ON MAGICBRICKS

1490 Sq-ft 3 BHK Flat For Sale in **Pathardi Phata, Nashik**



3 Beds
3 Baths
1 Balcony
Unfurnished

Carpet Area
1040 sqft
₹6,250/sqft


Floor
6 (Out of 6 Floors)

Facing
West

Transaction Type
Resale

Furnished Status
Unfurnished

Age Of Construction
Under Construction


+3 Photos

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Nasik > Flats in Nasik > Flats in Pathardi

Posted on Jan 16, 2023 | Ready to

₹65 Lac @ 4,861 per sq.ft.
Estimated EMI ₹51,916

3BHK 3Baths
Residential Apartment for Sale
in Amit Eka, Pathardi, Nasik, Maharashtra

RERA STATUS REGISTERED | Registration No: P51600006366 | Website: <https://maharerait.mahaonline.gov.in>

Overview | Society | Owner Details | Price Trends | Recommendations

Property (12) | Society (26)

Area
Built Up area: 1337 sq.ft. (134.21 sq.m.)

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
Amit Eka
Pathardi, Nasik

Facing
East

Property Age
1 to 5 Year Old

Photos (1/12)

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Nasik > Flats in Nasik > Flats in Pathardi Phata > 3 BHK Flats in Pathardi Phata > 70 to 75 Lakh

Posted on Sep 26, 2022 | Re

₹72 Lac @ 5,217 per sq.ft.
Estimated EMI ₹57,507

3BHK 3Baths
Residential Apartment for Sale
in Anmol Nayantara Gold, Pathardi Phata, Nasik, Maharashtra

RERA STATUS REGISTERED | Registration No: P51600002894 | Website: <https://maharerait.mahaonline.gov.in>

Overview | Society | Owner Details | Price Trends | Recommendations

Property (14) | Society (18)

Area
Built Up area: 1380 sq.ft. (128.21 sq.m.)

Price
₹ 72 Lac @ 5,217 per sq.ft.

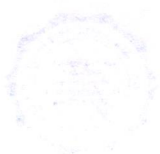
Floor Number
1st of 11 Floors

Configuration
3 Bedrooms , 3 Bathrooms, 2 Balconies

Address
Anmol Nayantara Gold
Pathardi Phata, Nasik

Property Age
10+ Year Old

Photos (1/14)



Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Pathardi Phata > 3 BHK Flats for Sale in Pathardi Phata > 1459 Sq-ft

Get priority access & benefits with MB Prime
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

₹ 66.0 Lac Get ₹ 19,800 cashback on Home Loan ONLY ON MAGICBRICKS

3 BHK Flat For Sale in Hari Vishwa, **Pathardi Phata, Nashik**

3 Beds 3 Baths 1 Balcony Unfurnished

Super Built-Up Area
1459 sqft
₹ 4,524/sqft

Floor
8 (Out of 12 Floors)

Furnished Status
Unfurnished

Developer
Karda Constructions Ltd.

Transaction Type
Resale

Age Of Construction
Less than 5 years

Project
Hari Vishwa

Status
Ready to Move

+5 Photos

HOUSING.COM Buy in Nashik Pathardi Phata Add

Home / Nashik / Pathardi Phata / Apartment for Sale in Pathardi Phata / 3 BHK Apartment

Last updated: Dec 26, 2022

3 BHK Apartment

₹54.0L EMI starts at ₹28.60 K

₹4.70 K/sq.ft

By JAI KUMAR REAL ESTATE

JaiKumar Parkside Residences, Pandav Nagar, Pathardi Phata, Nashik

Contact Owner

+ 35 more

1150 sq.ft
Build Up Area

₹4.70 K/sq.ft
Avg. Price

5 Year Old
Age of property

Ready to move
Possession status

Higher of 12 floors

Semi Furnished
Furnishing

Approved Plan

REVISED RESIDENTIAL BUILDING PLAN ,P.NO.04,
S.NO. 963/1/1 OF NASHIK SHWAR, IN NASHIK. FOR,
NARAYAN HEIGHTS CO. - OP. HSO. LTD. NASHIK.

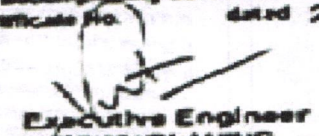
PROFORMA - I

APPROVAL STAMP

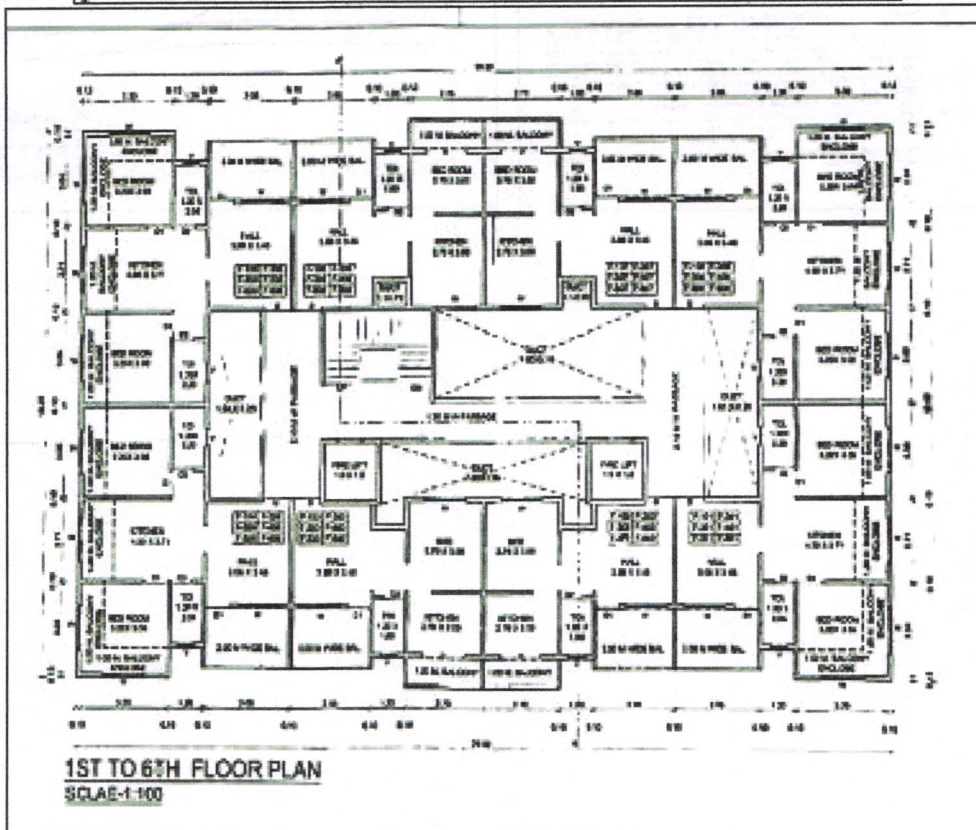
APPROVED

The Plans amended in _____
Under the conditions mentioned in
the accompanying commencement
Certificate No. _____ dated 21/06/2021

CO/181



Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik.



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Commencement Certificate & Occupancy Certificate

MASHK MUNICIPAL CORPORATION
 HOUSING DEPT.
 DATE: 21/10/2023

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO: **Mashk Heights Co. Op. Ltd. Nashik**
 C/o. Pravin G. Nikam & Son, Legal, Vastu & Estate of Nashik

Sub: Sanction of Building Permission & Commencement Certificate on Plot No. 04 of S.No. 96/1/11 of Nashik Division.

Ref: 1) Your Application & for Building permission/ Revised Building permission Extension of Structure Plan dated: 20/01/2021 Inward No. 83/PP/20
 2) Final Layout/Technical layout No. LND/MS/32/1/01 Dt: 18/11/2021
 3) Previous Approved building permission No. LAG/PP/MS/DC/2021/18 Dt: 21/08/2021

Section 45 & 46 of the Maharashtra Regional and Town Planning Act 1956 (R&T) of 1956 to carry out development of building permission under section 29 of the Maharashtra Municipal Corporation Act 1947 (M.C. Act) 1947 to erect building for Residential Purpose in plan duly amended in — Adapted to the following conditions.

CONDITIONS (1 to 17)

- The land situated in accordance with the provisions of the said Act shall form part of Public Street.
- No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 29 of the Maharashtra Municipal Corporation Act is duly granted.
- The commencement certificate / building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise intimated in stipulated period. Commencement work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action in/with provisions laid down in Maharashtra Regional & Town Planning Act 1956 & under Maharashtra Municipal Corporation Act 1947 will be taken against soon thereafter which should please be clearly noted.
- The permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office within 30 days.
- Permission required under the provisions of the said Act for the time being in force shall be obtained from the concerned authorities before commencement of work and under Provisions of Urban Land Ceiling & Regulation Act & under Appropriate sections of Maharashtra Land Revenue Code 1957.
- The basements, stairs & verandahs should not be enclosed and merged into adjoining rooms or rooms unless they are situated on all the areas of PFI occupation as shown on the building plan. If the basements, stairs & verandahs are covered or merged into adjoining rooms the construction shall be treated as unauthorized and action shall be taken.
- All level FIVE trees should be planted around the building in the open space of the plot. Commencement certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the provision of the said Act.
- The drains shall be lined up & covered up properly to the satisfaction of Municipal Authorities at Nashik Municipal Corporation. The effluent from lavatories, kitchen, bath etc. should be properly connected to Municipal drains in the nearest vicinity. Inlet levels of the effluent of the premises should be such that the effluent falls into the Municipal drains by gravity with self-cleaning velocity. In case if there is no Municipal drainage line within 20 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly marked out on the basis of number of lavatories, a soak hole smaller brick wall should be constructed in the center of the soak pit. Layers of three layers, stone, gravel and pebbles should be properly laid.
- Proper arrangements for disposal of surface water all be made as per site requirements without developing natural gradient of the land to the conditions if any surface happens, the whole responsibility will be on the applicant / developer.
- The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

नाशिक महानगरपालिका, नाशिक ARCT/1091-219
 क्र. 2
 कलम क्र./दिनांक/376/9/2023
 दिनांक 19/10/2023

No. **31750**

श्री. प्रवीण गणेश नाशिक हाईट्स को. ऑप. लि. नाशिक.
 प्रस्तावक विकासपत्रा: वासने नगर, न्यु नाशिक, नाशिक.

संदर्भ: शरदा दिनांक 16/10/2023 वा अर्ज क्रमांक 102/जेसी/372/2023

महत्त्व, विस्तारित / विस्तार, स. व. 22/9/9

प्लॉट नं. 04 अं. नं. 11 - नवीत इन्फोटेक पार्क पार्किंग सय मज्जे मात्र.

मन्यवे इन्फोटेक बोयलम लवानी क्र. सी 31 (7) दिनांक 27/10/2023. ऊर्ध्व

दिव्याचम केमिस्ट्री/सुवि. सुलभकर, सी. वि. इन्फोटेक पार्क. PELLISC

चोरे निरिधवाचो पूरु माओ अक्व निरिधवा/निरिधवा/निरिधवा/निरिधवा. कार्यालयी चालीत

अटी चालीत अधिन चालु इन्फोटेक पार्क कार्यालय चालीत देवात देत वाहे.

- 1) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 2) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 3) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 4) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 5) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 6) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 7) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 8) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 9) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 10) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 11) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 12) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 13) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 14) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 15) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 16) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.
- 17) लवणी चालीत देत 22/10/2023 - सी. वी. वा पुरी निरिधवा 22/10/2023 - सी. वी.

कार्यालयी नाशिक (नगरपालिका)
 नाशिक महानगरपालिका, नाशिक

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नसन-४	
दस्ता क्र. (६९४/२०२३)	
२ - ००	
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charge	
FRN 27020230918	Date 27/09/2023
Received from Pravin Punju Nikam, Mobile number 9858267797, an amount of Rs.400/- towards Document Handling Charge for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Nalik & of the District Nashik.	
Payment Details	
Bank Name SBCL	Date 27/09/2023
Bank CIN U0004102230002700018	ISF No. 2636812882
This is computer generated receipt, hence no signature is required.	

॥ ॐ नमः शिवाय ॥

बाजार मूल्यांकन रुपये	: १६,१८,८५४=००
आफसतील किंमत रुपये	: २१,००,०००=००
मुद्रांक शुल्क रुपये	: १,२६,०००=००
नोंदणी फी रुपये	: २१,०००=००
कार्यानामा दस्त क्रमांक ७६६५	
नोंदणी दिनांक २१/०४/२०२३ क्रमव्ये वसुल	
म्हणून आताच्या दस्तावर मुद्रांक शुल्क रुपये १००=००	

फायनल ऑलोटमेंट डिड (खरेदीखत)

फायनल ऑलोटमेंट डिड बाल दिनांक २६ मार्च २०२३ रोज बुक्रवार ते विषयी नाशिक मुकामी.

(१) श्री. अशोक पुंजु निकम :
 वय : ५५ वर्ष, व्यावसाय : व्यापार : लिखून देणार
 पॅन नंबर सी सी सी सी एन ५२२५६ एल :
 (२) श्री. ज्योती अशोक निकम :
 वय : २९ वर्ष, व्यावसाय : गृहिणी :
 पॅन नंबर सी सी एन सी एन ५२२५६ एम :
 राहणार : नारायण हाईटस हाऊसिंग सोसायटी,
 पांगरे नगर, बडोदे नगर, नाशिक :
 मोबाईल नंबर ७७९६६३३१५०९ :

-- यांसी :-

नारायण हाईटस को-ऑप. हाऊसिंग सोसायटी :
 लि., नाशिक तिथा नोंदणी क्रमांक एन. एल. के./
 एन. एल. के./एच. एल. जी. / टी. सी. :
 ५७४६/२०१८ दिनांक २९/०५/२०१८ : लिखून देणार
 लॉक वेसरन श्री. योगीन सरचिपमई इंधिया :
 वय : २९ वर्ष, व्यावसाय : व्यापार :
 राहणार : शंभुल हाईटस सोसायटी, मोरेमळ, :
 कॅम्प लिक्वोर, नाशिक, :
 पॅन नंबर ओ ओ ई ओ एन २८२७ पी :
 मोबाईल नंबर ९९२३०००७१९ :

कारणे फायनल ऑलोटमेंट डिड (खरेदीखत) लिखून देतो ऐसा नै की,

१) मिळकतीचे वर्णन : तुकडी जिल्हा नाशिक पोस्ट तुकडी तालुका नाशिक येथी व नाशिक महानगरपालिका हद्दीतील गीने नाशिक ता. जि. नाशिक येथील सर्व्हे नंबर ९६३/ १ / १ / ९६३/१/२ प्लॉट क्रमांक ०४ यांसी क्षेत्रफळ ९०४.०० चौ. मी. चतुःसिमा येथेप्रमाणे.

पूर्वेस	: फ्लॉट क्रमांक ०५
पश्चिमेस	: फ्लॉट क्रमांक १, २ व ३
दक्षिणेस	: ९ मिटर वॉलन्टरीरोड
उत्तरेस	: सर्व्हे नंबर ९६३/२/१+२+३ या मिळकतीचा ले-आउट

येथेप्रमाणे चतुःसिमेतील मिळकत जल, तरू, काष्ट, पायाग, तिथी निक्षेप, तदंभाभूत वस्तुंसह तत्तेच जागेयेनेचे वागवहिवाटीचे हक्कंसह अराहिलेती दखेन्तल मिळकत.

२) दस्ताचा विषय असलेल्या फ्लॉट मिळकतीचे वर्णन : कर कलम १ यानु वर्णन केलेल्या मिळकतीवर " नारायण हाईटस को-ऑप. हाऊसिंग सोसायटी लि., नाशिक " या नांवाने ओळखलेल्या जागान्या इमारतीतील फ्लॉट क्रमांक २०२ (वोनरो येन) वुलरा मळाल वरील यांसी अंधाने कार्पेट क्षेत्रफळ ७०.२७ चौ. मी. यांसी मिळकतीच्या चतुःसिमा येथेप्रमाणे

पूर्वेस	: इमारतीची मोबाडी पाया
पश्चिमेस	: फ्लॉट क्रमांक २०७/ लिफ्ट / पॅसेज
दक्षिणेस	: फ्लॉट क्रमांक २०३
उत्तरेस	: फ्लॉट क्रमांक २०१

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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 ₹ **23,38,200.00 (Rupees Twenty-Three Lakh Thirty-Eight Thousand Two Hundred Only)**. The **Realizable Value** of the above property ₹ **22,21,290.00 (Rupees Twenty-Two Lakh Twenty-One Thousand Two Hundred Ninety Only)** and the **Distress Value** ₹ **18,70,560.00 (Rupees Eighteen Lakh Seventy Thousand Five Hundred Sixty Only)**.

Place: Nashik

Date: 20.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=962226c4f0d35dc03e0c39e26865913490, email=manojb@vst.com,
serialNumber=1a56a566ab8cc89d6b2a55a8fca3feb31f31bd70b2,
e=28f2e29a27b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.20 13:39:29 +05'30'

Auth. Sign.

Enclosures

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

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

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

_____ only).

Date

Signature
(Name Branch Official with seal)

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(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 20.12.2023 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 08.12.2023. 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.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri.Pravin Punju Nikam & Sau.Jyoti Pravin Nikam from Narayan Heights Co-Op.Housing Society Ltd.Nashik as per Vide Sale deed dated 26.05.2023
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Binu Surendran – Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 08.12.2023 Valuation Date - 20.12.2023 Date of Report - 20.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 08.12.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th December 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **433.00 Sq. Ft. Carpet Area** in the Name of **Shri.Pravin Punju Nikam & Sau.Jyoti Pravin Nikam**. 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 purchased by **Shri.Pravin Punju Nikam & Sau.Jyoti Pravin Nikam**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **433.00 Sq. Ft. Carpet Area**

Condition & Repair

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

Valuation Methodology

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

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

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

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

to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **433.00 Sq. Ft. Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
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: 20.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35dc03e0c39e26865913490c3d333d11311
115279d17a18b5652, postalCode=400009, st=Maharashtra,
serialNumber=41256a366abcc99d022a55a8fc03c4eb3303020202
94e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.20 13:39:45 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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