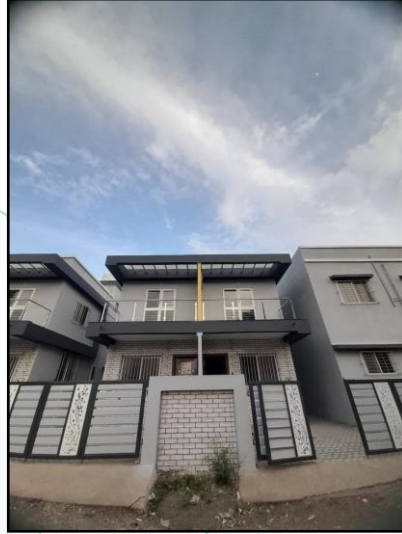


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Anilsheth Deoram Pawar**

Name of Client / Proposed Purchaser: **Shri. Santosh Kumar**

Residential Row Houses No. 2, "Om Row Houses", Survey No. 581/1 (Old Survey No. 44 / 1 to 6 / 1 + 448 / 5 Part + 6, Plot No. 72, Samarth Nagar, Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India.

Latitude Longitude: 20°01'56.6"N 73°47'18.0"E

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Valuation Prepared for:

Bank of Baroda

Regional Office Nashik Road Branch




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



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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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Houses No. 2, “**Om Row Houses**”, Survey No. 581/1 (Old Survey No. 44 / 1 to 6 / 1 + 448 / 5 Part + 6, Plot No. 72, Samarth Nagar, Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs to Name of Owner: **Shri. Anilsheth Deoram Pawar**. Name of Client / Proposed Purchaser: **Shri. Santosh Kumar**.

Boundaries of the property.

Boundaries	Plot	Row House
North	Row House	Row House No. 01
South	Row House	Row Houses
East	Open Plot	Open Plot
West	Road	Road

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 **₹42,91,100.00 (Rupees Forty Two Lakh Ninety One Thousand One 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.**



Director

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, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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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 Chief Manager,**Bank of Baroda****Regional Office Nashik Road Branch**BSNL Building, Datta Mandir Road, Nashik Road,
Nashik -422 101, State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

I	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 : 20.12.2023
	b)	Date on which the valuation is made : 21.12.2023
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy Notary / Draft Deed of Apartment dated 19.12.2023. ii. Copy of Commencement Certificate No. LND / BP / Risk Based / C1 / 63 / 2022 dated 09.05.2022 issued by Nashik Municipal Corporation iii. Copy of Occupancy Certificate No. C2 / 402 / 2023 dated 17.03.2023 issued by Nashik Municipal Corporation i. Copy of Approved Building Plan Accompanying Commencement Certificate No. C1 / 63 / 2022 dated 09.05.2022 issued by Nashik Municipal Corporation ii. Copy of 7/12 Extracts. 	
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)	: Name of Owner: Shri. Anilsheth Deoram Pawar Name of Client / Proposed Purchaser: Shri. Santosh Kumar Address: Residential Row Houses No. 2, “Om Row Houses”, Survey No. 581/1 (Old Survey No. 44 / 1 to 6 / 1 + 448 / 5 Part + 6, Plot No. 72, Samarth Nagar, Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India. Contact Person: Shri. Jayesh (Builder) Contact No. +91 8007700644 Sole Ownership (Proposed)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row House of Ground + First Floor. As per approved plan, the composition of Row House is: Ground Floor – 1 Bedroom + Hall + Kitchen + Toilet + Passage + Porch Area First Floor – 2 Bedrooms + F. Sitting Area + Toilet. The property is at 14.1 Km. travelling distance from nearest railway station Nashik Road.

			Landmark: Near Chhatrapati Shivaji Maharaj Garden	
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. 581/1 (Old Survey No. 44 / 1 to 6 / 1 + 448 / 5 Part + 6, Plot No. 72	
	b) Door No.	:	Residential Row Houses No. 2	
	c) T.S. No. / Village	:	Village - Makhmalabad	
	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 Commencement Certificate No. C1 / 63 / 2022 dated 09.05.2022 issued by Nashik Municipal Corporation	
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik	
	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 Row Houses No. 2, “Om Row Houses”, Survey No. 581/1 (Old Survey No. 44 / 1 to 6 / 1 + 448 / 5 Part + 6, Plot No. 72, Samarth Nagar, Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, 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 Panchayat / Municipality	:	Village – Makhmalabad 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 / Plot		Actual	As per Deed of Apartment
	North	:	Row House	Adjacent Plot No. 71
	South	:	Row House	Adjacent Plot No. 73
	East	:	Open Plot	Property of Adjacent Survey No. 30/3A
	West	:	Road	Adjacent Colony Road
13.1	Dimensions / Boundaries of the property / Row House		Actual	As per Deed of Apartment

	North		Row House No. 01	Row House No. 01
	South		Row Houses	Adjacent Plot No. 73
	East		Open Plot	Property of Survey No. 30/3A
	West		Road	Colony Road
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°01'56.6"N 73°47'18.0"E	
13.3	Whether Boundaries Matching with Actual	:	Yes	
14.	Extent of the site	:	<p>Carpet Area on Ground Floor in Sq. Ft. = 384.00 Carpet Area on First Floor in Sq. Ft = 581.00 Balcony Area in Sq. Ft. = 48.00 Front Side Open Space Area in Sq. Ft. =168.00 Back Side Open Space Area in Sq. Ft. =60.00 Open Space Area in Sq. Ft. =285.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 913.00 (Area as per Approved Plan)</p> <p>Built Up Area in Sq. Ft. = 1096.00 (Carpet Area + 20%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 913.00 (Area as per Approved Plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 581/1 (Old Survey No. 44 / 1 to 6 / 1 + 448 / 5 Part + 6, Plot No. 72	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Makhmalabad Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Row Houses No. 2, “Om Row Houses”, Survey No. 581/1 (Old Survey No. 44 / 1 to 6 / 1 + 448 / 5 Part + 6, Plot No. 72, Samarth Nagar, Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, 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 + First Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	2 Row Houses	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	ROW House		
1	The floor in which the Row House is situated	:	Ground + First Floor
2	Door No. of the Row House	:	Residential Row House No. 2
3	Specifications of the Row House	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details Not Available
	Tax paid in the name of:	:	Details Not Available
	Tax amount:	:	Details Not Available
5	Electricity Service connection No.:	:	Details Not Available
	Meter Card is in the name of:	:	Details Not Available
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Shri. Anilsheth Deoram Pawar Name of Client / Proposed Purchaser: Shri. Santosh Kumar
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built Up Area in Sq. Ft. = 1096.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Carpet Area on Ground Floor in Sq. Ft. = 384.00 Carpet Area on First Floor in Sq. Ft. = 581.00 Balcony Area in Sq. Ft. = 48.00 Front Side Open Space Area in Sq. Ft. =168.00 Back Side Open Space Area in Sq. Ft. =60.00 Open Space Area in Sq. Ft. =285.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 913.00 (Area as per Approved Plan)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose

14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 9,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House 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)	:	₹ 4,500.00 to ₹ 5,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	₹ 4,700.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 2,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 31,600.00 per Sq. M. ₹ 2,936.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	N.A.
5	Registered Value (if available)	:	N.A.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	₹ 2,000.00 per Sq. Ft.
	Replacement cost of Row House with Services (v(3)i)	:	₹ 3,000.00 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 building 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	:	₹ 2,700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 4,700.00 per Sq. Ft.
	Remark :	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	913.00 Sq. Ft.	4,700.00	42,91,100.00
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	As per current stage of work completion the value of the Row House (if Row House is under construction)			
12	After 100% completion final value of Row House			
	Total Value of the property			42,91,100.00

Value of Row House

Fair Market Value of the property	42,91,100.00
Realizable value of the property	40,76,545.00
Distress Value of the property	34,32,880.00
Insurable value of the property	21,92,000.00
Guideline value of the property	32,17,856.00

Justification for price / rate

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

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

Method of Valuation / Approach

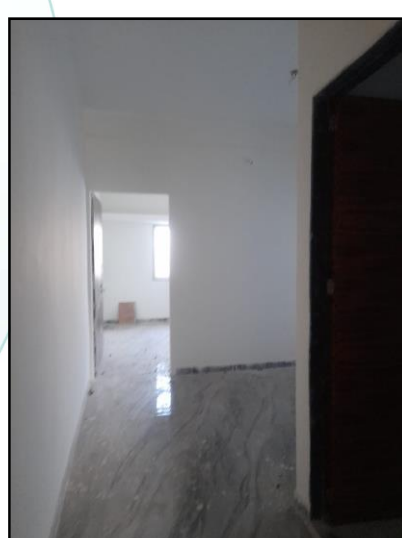
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate

appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹ 4,500.00 to ₹ 5,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,700.00 per Sq. Ft. on Carpet Area for valuation.

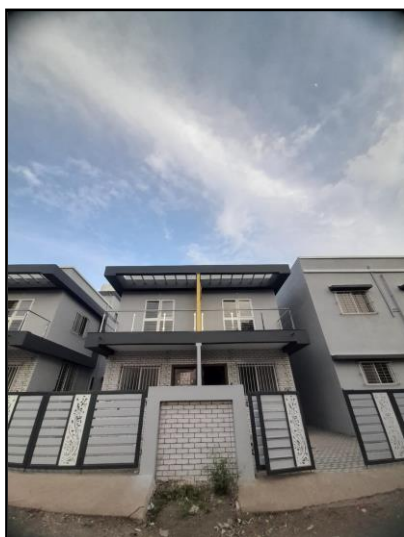
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 9,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs

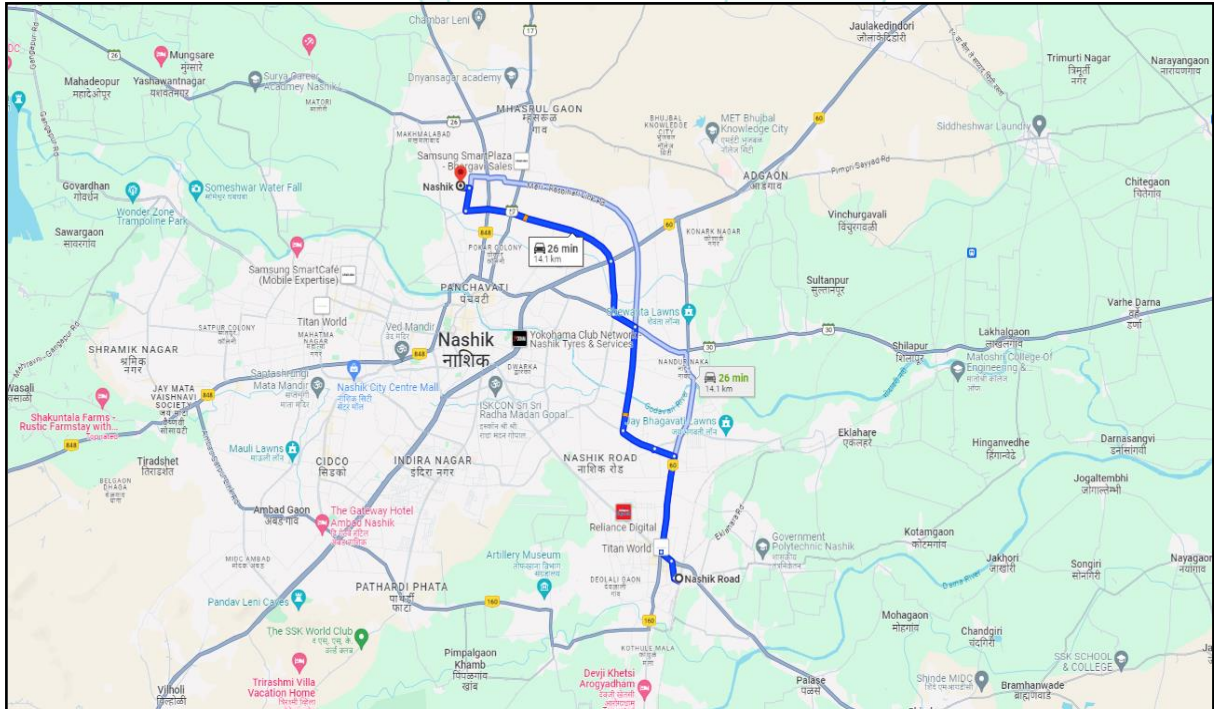


Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 20°01'56.6"N 73°47'18.0"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 14.1 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
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2023/2024

Annual Statement of Rates

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English

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Search By Survey No Location

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उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
14.6 -मखमलाबाद म्हसखळ लिक रस्त्याच्या दक्षिणेकडील रस्ता विभाग दगळता अंतर्गत रहिवास व तत्सम विभागातील मिळकती	8700	31600	35370	39500	0	चौ. मीटर	सर्व्हे नंबर

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3 BHK For Sale in [Makhmalabad, Nashik](#)

3 Beds | 3 Baths | 1 Balcony | Unfurnished

Super Built-Up Area	Transaction Type	Status
1950 sqft ₹ 3,590/sqft	Resale	Ready to Move
Furnished Status		
Unfurnished		

+9 Photos

Contact Builder
Get Phone No.
Last contact made 6 days ago

Contact Builder
Shubham Gaikwad
+91-81XXXXXXX

Get Phone No.

More Details

Price Breakup	₹ 70 Lac
Booking Amount	₹ 100000
Address	Makhmalabad, Nashik, Maharashtra

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2 BHK Owner Residential House For Sale [Makhmalabad, Nashik](#)

2 Beds | 2 Baths | Unfurnished

Super Built-Up Area	Transaction Type	Status
1400 sqft ₹ 3,571/sqft	Resale	Ready to Move
Furnished Status		
Unfurnished		

+9 Photos

Contact Owner
Get Phone No.

Contact Owner
vikas +91-86XXXXXXX

Get Phone No.

More Details

Price Breakup	₹ 50 Lac
Booking Amount	₹ 50000

Price Indicators

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2 BHK Owner Residential House For Sale [Somnath Shinde Nagar, Nashik](#)

🛏 2 Beds | 🚿 2 Baths | 🏡 1 Balcony | 🏠 Unfurnished

Carpet Area 753 sqft • ₹55,000/sqm	Floor Lower Basement (Out of 2 Floors)	Transaction Type Resale
Status Ready to Move	Facing South - East	Furnished Status Unfurnished
Car Parking 1 Open	Type Of Ownership Freehold	Age Of Construction Less than 5 years

Contact Owner

Get Phone No.

👤 Last contact made 45 days ago

₹38.5 Lac

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2 BHK For Sale in [Makhmalabad, Nashik](#)

🛏 2 Beds | 🚿 2 Baths | 🏡 2 Balconies | 🚗 1 Covered Parking

Carpet Area 900 sqft • ₹5,111/sqft	Transaction Type New Property	Status Ready to Move
Additional Rooms 1 Store Room	Facing West	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction New Construction

Contact Agent

Get Phone No.

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Home > Property in Nashik > Villas in Nashik > Villa in Makhmalabad > 2 BHK Villa > 1300 Sq-ft
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2 BHK For Sale in [Makhmalabad, Nashik](#)

🛏 2 Beds | 🚿 2 Baths | 🏡 2 Balconies | 🚗 1 Covered Parking

Carpet Area 900 sqft • ₹5,111/sqft	Transaction Type New Property	Status Ready to Move
Additional Rooms 1 Store Room	Facing West	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction New Construction

Contact Agent

Get Phone No.

₹46.0 Lac

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2 BHK For Sale in [Makhmalabad, Nashik](#)

🛏 2 Beds | 🚿 2 Baths | 🏡 2 Balconies | 🚗 1 Covered Parking

Carpet Area 900 sqft • ₹5,111/sqft	Transaction Type New Property	Status Ready to Move
Additional Rooms 1 Store Room	Facing West	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction New Construction

Contact Agent

Get Phone No.

Price Indicators

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2 BHK Independent House

Samarth Nagar, Makhmalabad, Nashik

₹37.5 L EMI starts at ₹19.86 K
₹3.41 K/sq.ft

OFFER Negotiable Know More Contact Owner

Others Kitchen Bedroom

SHARE SAVE

1100 sq.ft Build Up Area ₹3.41 K/sq.ft Avg. Price 10 Year Old Age of property Ready to move Possession status East facing Facing Fully Furnished Furnishing

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Notary / Draft Deed of Apartment

भारतीय गैर न्यायिक
एक सौ रुपये
Rs. 100
ONE HUNDRED RUPEES
भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA 0 2023 0 82AA 359869

TREASURY OFFICE NASIK
-18 DEC 2023
STEPHC ATO

NOTARY Reg. Sr. No.
.....1677/2023
Pages: 10 (10)
Date: 15/12/2023

!! श्री !!
ये हाउस विक्रीचे करारनामा
सदरचे रो हाउस विक्रीबाबतचे करारनामा आज दिनांक १९ माहे डिसेंबर
इसवी सन २०२३ रोज मंगळवार ते दिवशी नाशिक मुक्कामी..

पादचमस : लागू कालना राड

(०३)

G. N. SHINDE
Nashik Dist.
Reg. No. 3657
Exp. 12. Feb. 2027
GOVT. OF INDIA

श्री. संतोष कुमार,
(PAN No - LOKPS 4649 C) (Aadhar No- 3216 1661 9708)}
वय : ४९ वर्षे, व्यवसाय : व्यापार, } लिहून घेणार
रा. घर क्र. ३८९२, अमरधाम रोड, तत्रेला समोर, नानावाली }
दर्गा, नाशिक - ४२२००२. }
यांसी.. }
श्री. अनिलशेठ देवराम पवार, }
(PAN No - ALBPP 1723 F) }
(Aadhar No - 3607 5130 8695) }
(Mob. No. - 9422242426) } लिहून देणार
(Email Id-marutirovbunglowes@gmail.com) }
वय : ४३ वर्षे, व्यवसाय : शेती व व्यापार, }
रा. पवार लॉन्स, पेठरोड, दुर्गानगर, पंचवटी, नाशिक. }

कारणे रो हाउस विक्रीचे करारनामा लिहून देतो ऐसा जे की,
प्रस्तुतचे दस्तऐबजात लिहून घेणार यांचा उल्लेख तुम्ही, तुम्हाला, तुमचे व लिहून
देणार यांचा उल्लेख आम्ही, आम्हाला, आमचे असा केलेला आहे. या दोन्ही संज्ञामध्ये
रह्या प्रत्येकांचे वालीवारस, असाईनीज, एंजिक्वेटर्स, अॅडमिनिस्ट्रेटर्स, लिगल रिप्रेजेंटेटिव्ह
या सर्वांचा समावेश आहे.

०१) अ. प्लॉट मिळकतीचे वर्णन :

तुकडी जिल्हा नाशिक, पोस्ट तुकडी तालुका नाशिक पैकी, कसबे शहर नाशिक
येथील नाशिक महानगर पालिका हद्दीतील मीजे मखमलाबाद-२ चे शिबारातील
सर्व्हे नं. ५८१/१ (पुना सर्व्हे नं. ४४/१ते६/१+४४८/५१+६) चे
मंजूर ले-आवटमधील बिनशेती प्लॉट क्र. ७२ यांसी एडुण.क्षेत्र १९९.५० चौ.
मी. त्यामधुन रस्ता कंडिकरणाचे क्षेत्र वजा करून येणारे उर्वरित क्षेत्र १८३.७५
चौ. मी. यांसी चतुःसीमा पुढील प्रमाणे:-

पुर्वेस : लागू सर्व्हे नंबर ३०/३अ ची मिळकत
पश्चिमेस : लागू कॉलनी रोड
दक्षिणेस : लागू प्लॉट नंबर ७३
उत्तरेस : लागू प्लॉट नंबर ७१

Approved Plan

PLAN OF SEPTIC TANK

LOCATION PLAN

FLOOR CARPET AREA STATEMENT

FLOOR	NO. OF ROOMS	AREA (SQ. METERS)	TOTAL AREA (SQ. METERS)
GROUND FLOOR	1	100.00	100.00
FIRST FLOOR	2	200.00	300.00
SECOND FLOOR	3	300.00	600.00
TOTAL	6	600.00	600.00

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

SECTION AT AA



AREA CALCULATION & DIAGRAM

STAMP OF APPROVAL

SECTION ENGINEER

APPROVED

Occupancy Certificate


BUILDING OCCUPANCY CERTIFICATE
 Full (Risk Based)
 

Ref: 1) Government of Maharashtra Director No. TPB/-4317/109/CR-11/2017/JD-11, Dated:-22/08/2017
 2) Hon.Comm. Order vide letter No.158/ Dt:-23/05/2018.
 3) Your application for Occupancy Certificate Inward No. C2/OC/1826/2023 Dt:20/02/2023.
 4) Ar. Vrushali Dhakate self Declaration affidavit Dt:30/12/2021. ARC No. 1161-123


Res. Sir,

A	Name of the Owner/Developer	Mr. Anilsheth Devram Pawar.		
B	Location of the proposed site Makhmalabad shivar Nashik			
	1-Plt. NO.	72	2) Survey No./G.No.	581/1
	3-Village	Makhmalabad	4) Town/City	Nashik
Arch/Er.		Ar. Vrushali Dhakate	Str.Eng.	Ganesh B. Kawale
C Details of Building				
1- Building Permission No.		LND/BP/Risk Based/C1/63/2022	2-Building permission Date	09/05/2022

The Ar. Vrushali Dhakate have given the building completion along self declaration certificate that the building has been completed as per the sanctioned plan and it is declared that the building conforms in all respects that to the requirement of the building regulations.
 This is to certify that the building has been inspected by Ar. Vrushali Dhakate and is completed according to the approved drawing and is fit for occupancy.

D Building Data				
1	Name of Floor			
	a) As per Sanctioned Plan	0	Ground +First Floor	
2	Use of Building			
	a) As Per Sanctioned Plan		Residential	
3	Floor Area (m2)			
	a) As Per Sanctioned Plan		193.75 Sqm.	
4	Carpet Area (m2)			
	a) As Per Sanctioned Plan		169.58 Sqm.	
5	Setbacks (m)		Approved (a) As Per Sanctioned Plan	
			Actual (b) As Per Completed Building	
	Front	3.00	3.00	
	Rear	1.50	1.50	
	Side	1.50 & 1.50	1.50 & 1.50	
Open Plots Index No.		31906447		

Details of Fees-			
Details	Amount	Receipt No.	Date
Scrutiny Fee	Rs.995/-	11873	10/03/2023
	Rs.3040/-	11873	10/03/2023



AR. VRUSHALI V. DHAKATE
Reg. No. CA/2008/42492
NASHIK

APPROVED
As per the accompanying
occupancy Certificate
No. Nashik/ C2/402/2023
Date 17/03/2023

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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 ₹ **₹42,91,100.00 (Rupees Forty Two Lakh Ninety One Thousand One Hundred Only)**. The **Realizable Value** of the above property ₹ **₹ 40,76,545.00 (Rupees Forty Lakh Seventy Six Thousand Five Hundred Forty Five Only)** and the **Distress value** ₹ **₹ 34,32,880.00 (Rupees Thirty Four Lakh Thirty Two Thousand Eight Hundred Eighty Only)**.

Place: Nashik

Date: 21.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.®

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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).

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Date

Signature
(Name Branch Official with seal)

(Annexure – III)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 21.12.2023 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 have personally inspected the property on 20.12.2023. 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 under consideration is being Purchased by Shri. Santosh Kumar from Shri. Anilsheth Deoram Pawar Vide Notary / Draft Deed Of Apartment dated 19.12.2023.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh– Site Engineer Shobha Kuperkar – Technical Manager Prajakta Patil – 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 – 20.12.2023 Valuation Date - 21.12.2023 Date of Report - 21.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 20.12.2023
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, 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 **21st 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 advice 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 Row House, admeasuring **Carpet Area in Sq. Ft. = 913.00** owned by Name of Owner: **Shri. Anil Deoram Pawar**. Name of Client / Proposed Purchaser: **Shri. Santosh Kumar**. 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 owned Name of Owner: **Shri. Anil Deoram Pawar**. Name of Client / Proposed Purchaser: **Shri. Santosh Kumar**. 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 Row House, admeasuring **Carpet Area in Sq. Ft. = 913.00**

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 Purchasers 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 Row House 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 Row House, admeasuring **Carpet Area in Sq. Ft. = 913.00**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

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: 21.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

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