

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Santosh Chandrakant Ahire & Sau.Kavita Santosh Ahire**

Residential Row House No.D-4, Ground + First Floor, Survey No.38/1/3/39/1/1A,26 to 28/D,
CTS No. 524, Near Shree Kubertaxmi Row House, In front of Shilp Dharshan Housing Society,
Powerwadi, Jail Road, Village - Panchak, Taluka & District - Nashik, PIN Code – 422 101,
State – Maharashtra, Country – India.

Latitude Longitude: 19°58'36.7"N 73°51'34.1"E

Valuation Done 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, 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

Our Pan India Presence at :

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No.D-4, Ground + First Floor, Survey No.38/1/3/39/1/1A,26 to 28/D, CTS No.524, Near Shree Kuberlaxmi Row House, In front of Shilp Dharshan Housing Society, Powerwadi, Jail Road, Village - Panchak, Taluka & District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India. belongs to **Shri.Santosh Chandrakant Ahire & Sau.Kavita Santosh Ahire**

Boundaries of the property.

Boundaries	Row House / Plot
North	9.00 Meter Colony Road
South	Adjoining Survey
East	Plot No.26 to 28/E
West	Plot No.26 to 28/C

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 **₹ 38,63,600.00 (Rupees Thirty-Eight Lakh Sixty-Three Thousand Six 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.**

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.12.27 11:13:42 +05'30'

Auth. Sign.



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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,**Bank of Baroda****Regional Office**

3SNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 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	: 26.12.2023
	b) Date on which the valuation is made	: 27.12.2023
3.	List of documents produced for perusal: i. Copy of Sale deed Vide No.7597/2023 Dated.12.07.2023 ii. Copy of Occupancy Certificate No.Nashik Road/C4/OC/01/2023 dated 08.03.2023 issued by Nashik Municipal Corporation iii. Copy of Approved Building Plan Accompanying Occupancy Certificate No.Nashik Road/C4/OC/01/2023 dated 08.03.2023, issued by Executive Engineer Town Planning Nashik Municipal Corporation	
	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.Santosh Chandrakant Ahire & Sau.Kavita Santosh Ahire Address: Residential Row House No.D-4, Ground + First Floor,Survey No.38/1/3/39/1/1A,26 to 28/D, CTS No.524,Near Shree Kuberlaxmi Row House , In front of Shilp Dharshan Housing Society, Powerwadi, Jail Road, Village - Panchak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India Contact Person: Shri.Santosh Chandrakant Ahire (Owner) Contact No. +91 9579086785 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential Row House No. D-4 is Situated on Ground + First Floor As per Approved Plan , The composition of Row House is: Ground Floor – Living Room + Kitchen / Dining + Toilet + Passage+ Staircase+ Porch + Open Space. First Floor – 2 Bedroom+ Toilet+ Passage+

			Staircase (i.e.2BHK) The property is at 5.2 Km. travelling distance from nearest railway station Nashik Road. Landmark: Near Shree Kuberlaxmi Row House , In front of Shilp Dharshan Housing Society
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.38/1/3/39/1/1A,26 to 28/D, CTS No.524
	b) Door No.	:	Residential Row House No.D-4
	c) T.S. No. / Village	:	Village - Panchak
	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.Nashik Road/C4/OC/01/2023 dated 08.03.2023, issued by Executive Engineer Town Planning 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 House No.D-4, Ground + First Floor,Survey No.38/1/3/39/1/1A,26 to 28/D, CTS No.524,Near Shree Kuberlaxmi Row House , In front of Shilp Dharshan Housing Society, Powerwadi, Jail Road, Village - Panchak, Taluka & District - Nashik, PIN Code – 422 101, 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 - Panchak 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 /		Actual As per Agreement

Row House / Plot			
	North	:	9.00 Meter Colony Road 9.00 Meter Colony Road
	South	:	Adjoining Survey Adjoining Survey
	East	:	Plot No.26 to 28/E Plot No.26 to 28/E
	West	:	Plot No.26 to 28/C Plot No.26 to 28/C
13.1	Dimensions / Boundaries of the property		Actual As per Agreement
	North		-
	South		-
	East		-
	West		-
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°58'36.7"N 73°51'34.1"E
13.3	Whether Boundaries Matching with Actual		Yes
14.	Extent of the site	:	Carpet Area in Sq.Ft = 781.00 (Area as per Site Measurement) Carpet Area in Sq.Ft = 676.19 Porch Area in Sq.Ft = 66.30 Total Carpet Area in Sq.Ft = 743.00 (Area as per Sale deed) Built Up Area in Sq. Ft. = 891.00 (Area as per Sale deed+ 20%)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 709.00 (Area as per Approved Plan)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Carpet Area in Sq.Ft = 676.19 Porch Area in Sq.Ft = 66.30 Total Carpet Area in Sq.Ft = 743.00 (Area as per Sale deed)
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No.38/1/3/39/1/1A,26 to 28/D, CTS No.524
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Panchak Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Row House No.D-4, Ground + First Floor, Survey No.38/1/3/39/1/1A,26 to 28/D, CTS No.524, Near Shree Kuberlaxmi Row House , In front of Shilp Dharshan Housing Society, Powerwadi, Jail Road, Village - Panchak, Taluka & District - Nashik, PIN Code – 422 101, 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	:	7 Row Houses
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	N.A
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered 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.D-4
3	Specifications of the Row House	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing, Concealed C.P.Fitting Wiring
	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	:	Shri.Santosh Chandrakant Ahire & Sau.Kavita Santosh Ahire
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. = 891.00 (Area as per Saledeed+ 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 in Sq.Ft = 781.00 (Area as per Site Measurement) Carpet Area in Sq.Ft = 676.19 Porch Area in Sq.Ft = 66.30 Total Carpet Area in Sq.Ft = 743.00 (Area as per Sale deed)
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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 8,000.00 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)	:	₹ 4,000.00 to ₹ 5,500.00 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).	:	5,200.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 29,500.00 per Sq. M. ₹ 2,741.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Row House 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	:	₹ 3,200.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,200.00 per Sq. Ft.
	Remark : -		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	743.00 Sq. Ft.	5,200.00	38,63,600.00
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			38,63,600.00

Value of Row House

Fair Market Value of the property	38,63,600.00
Realizable value of the property	36,70,420.00
Distress Value of the property	30,90,880.00
Insurable value of the property (891.00 Sq. Ft. X ₹ 2,000.00)	17,82,000.00
Guideline value of the property (891.00 Sq. Ft. X ₹ 2,741.00)	24,42,231.00

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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 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 ₹ 4,000.00 to ₹ 5,500.00 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 ₹ 5,200.00 per Sq. Ft. on Carpet Area for valuation.

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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	₹ 8,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



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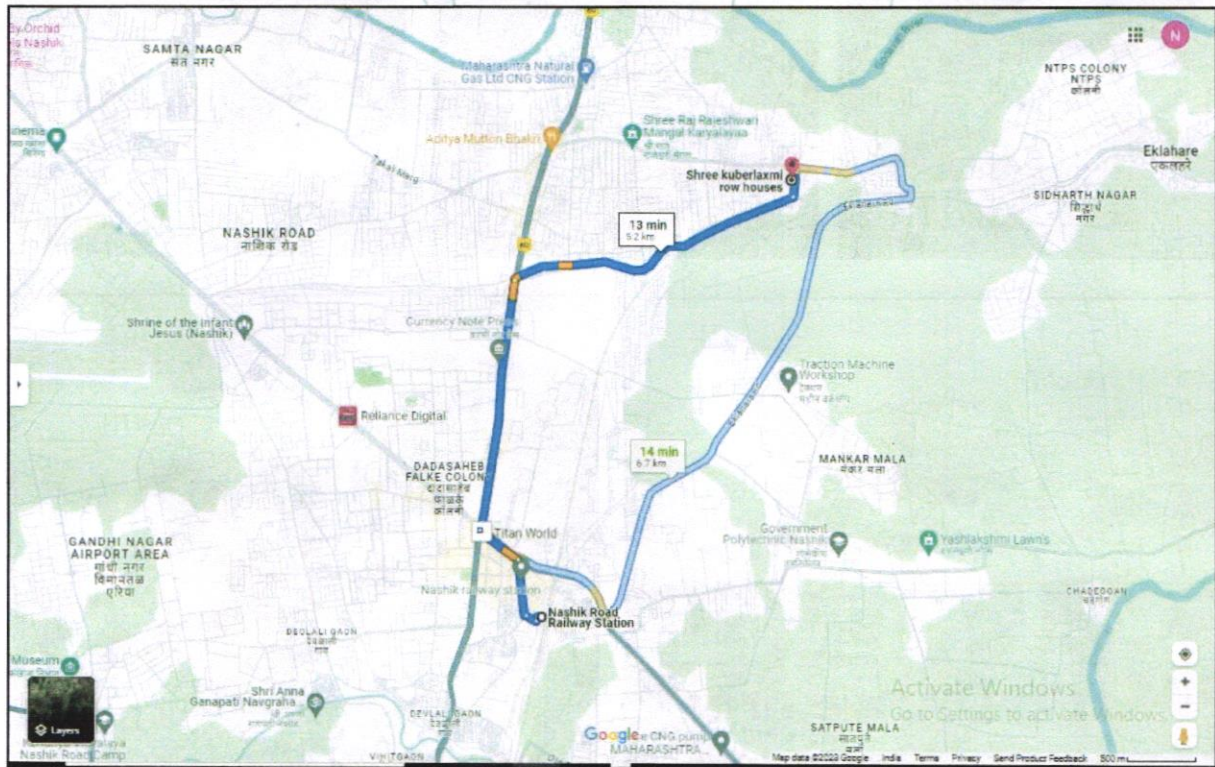
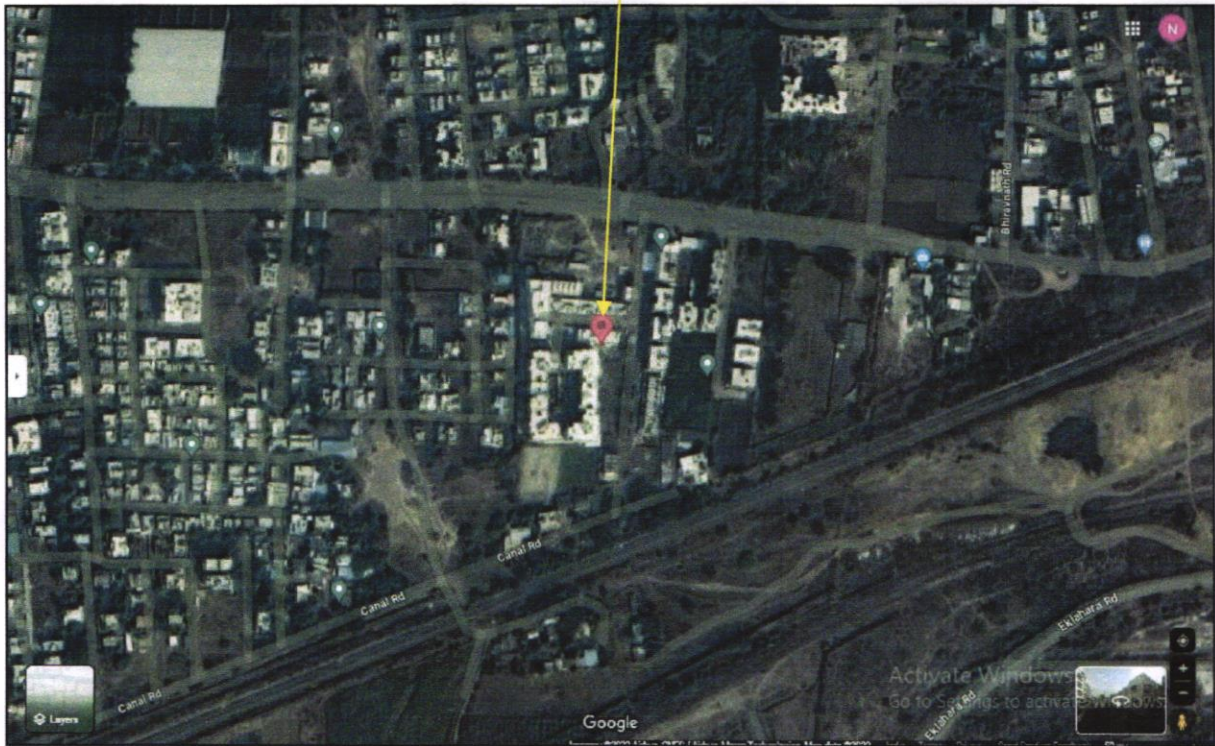
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Route Map of the property


Site u/r



Latitude Longitude: 19°58'36.7"N 73°51'34.1"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 5.2 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)

HomeValuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Panchak(Nashik Mahanagar p)

Search By: Survey No. Location

Enter Survey No: 38 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक एकक (Rs./)	Attribute
18.3- सायबेडा रस्त्याच्या दक्षिणेकडील रहिवासी मिळकती	7500	29500	33370	36870	0	चौ. मीटर सर्वेक्षण नंबर

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Price Indicators

Home / Nashik / Panchak / House for Sale in Panchak / 2 BHK Independent House *** Last updated: Oct 9, 2023

2 BHK Independent House SHARE HEART **₹35.0 L** EMI starts at ₹18.53 K
 Panchak, Nashik ₹4.38 K/sq.ft

[Contact Owner](#)

No Property Images Available

[Request Photos](#)

800 sq.ft Build Up Area ₹4.38 K/sq.ft Avg. Price Ready to move Possession status Unfurnished Furnishing

Home / Nashik / Panchak / House for Sale in Panchak / 2 BHK Independent House *** Last updated: Nov 15, 2023

2 BHK Independent House SHARE HEART **₹32.0 L** EMI starts at ₹16.95 K
 Ganray Row House No 12 Rajeshwari Road Near SB plaza Nashik . Panchak, Nashik ₹3.20 K/sq.ft

OFFERS Free registration [Know More](#) [Contact Owner](#)

Hall SHARE SAVE **Bedroom**

Bedroom + 1 more

1000 sq.ft Build Up Area ₹3.20 K/sq.ft Avg. Price 10 Year Old Age of property Ready to move Possession status Fully Furnished Furnishing

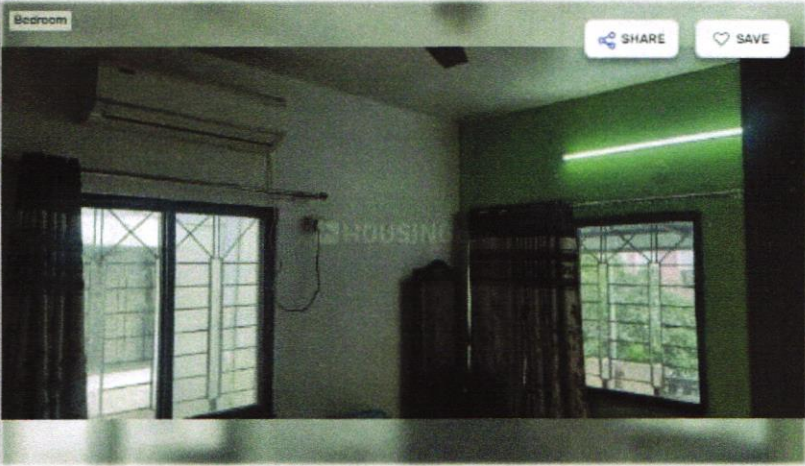
Price Indicators

Home / Nashik / Nashik Road / House for Sale in Nashik Road / 2 BHK Independent House Last updated: Nov 10, 2023

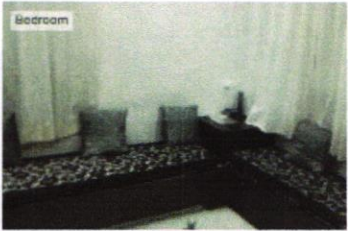
2 BHK Independent House ₹56.0 L EMI starts at ₹29.66 K

Nashik Road, Nashik ₹4.31 K/sq.ft

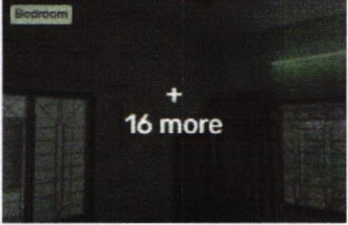
Contact Owner



Bedroom SHARE SAVE



Bedroom



Bedroom

+

16 more

1300 sq.ft
Build Up Area

₹4.31 K/sq.ft
Avg. Price

Ready to move
Possession status


Fully Furnished
Furnishing

Home / Nashik / Nashik Road / House for Sale in Nashik Road / 2 BHK Independent House Last updated: Nov 17, 2023


2 BHK Independent House ₹59.0 L EMI starts at ₹31.24 K

Nashik Road, Nashik ₹3.66 K/sq.ft


Contact Owner



Balcony SHARE SAVE



Bathroom



Bathroom

+

9 more

1610 sq.ft
Build Up Area

₹3.66 K/sq.ft
Avg. Price

10 Year Old
Age of property

Ready to move
Possession status

East facing
Facing

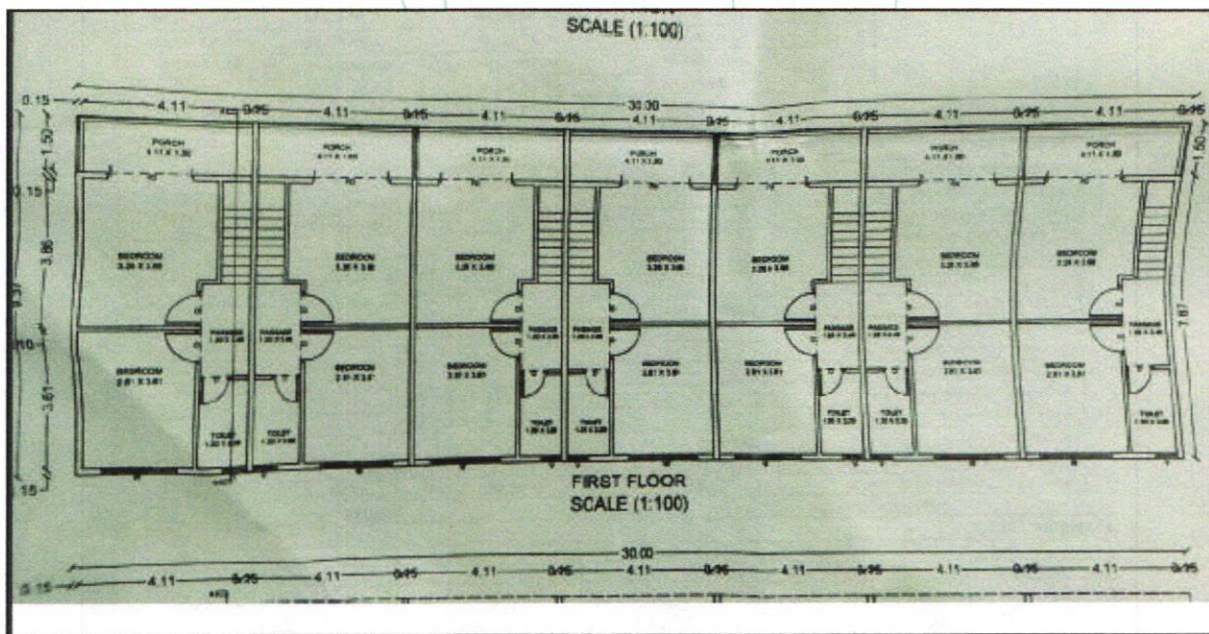
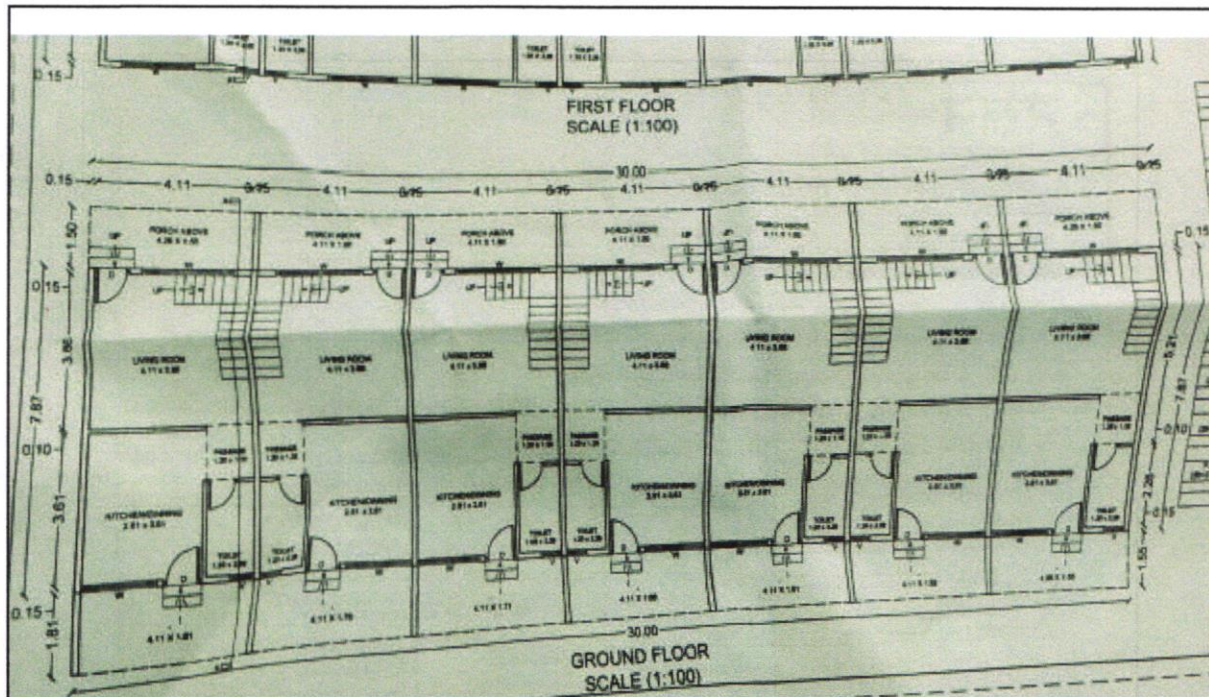
Semi Furnished
Furnishing

Saledeed

(1)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> नसल - २ क्रमा ७५१८० ३ - १६ </div>	
करारनामा दस्तक क्र. ८९३१९-२०२२ दि. ०८/०९/२०२२ अन्वये नोंदणीकृत. मासिक मुल्यांकन रुपये २३,९०,०००/- नोंदणी कि. रुपये १००/- परवशात किंमत रु. रुपये २५,००,०००/- सर्व्हास रुपये १००/-		
॥ ॐ साई ॥ ॥ कायमचे फरोक्त खरेदीखत ॥ कायमचे फरोक्त खरेदीखत आज दिनांक १२ वाढे जुलै इस्वी सन २०२३ ते विवशी नाशिकरोड मुक्कामी :-		
१) श्री. संतोष चंद्रकांत आहिरे उ.व.३१५, घंटा- व्यापार, PAN-ALHPS6133G Aadhaar - 3118 4510 6607 २) श्री. कविता संतोष आहिरे उ.व.३१५, घंटा- व्यापार, PAN-B-DPAB486K Aadhaar - 8114 9858 9029 दोघोडी राहणार : श्रीकृष्ण नगर, अरिगळे मळा, सिव्हरफाटा, एकादश्या रोड, नाशिकरोड - ४२२ १०१९. घांटी. श्री कुबेरलक्ष्मी डेव्हलपर्स (PAN-AREF57822N) तर्फे भागीदार श्री. भरत करसन पटेल उ.व.३८, घंटा-व्यापार, राहणार : अहिल्या नं.११९, सिव्ही संतार विन्डींग, विन्डी कॉलनी समीर, जेलरोड, नाशिकरोड	लिहून देणार	
कारम कायमचे फरोक्त खरेदीखत लिहून देणो ते देसा ते जो :-		
१) मिळकतीचे वर्णन :- मुकडी लिहता नाशिक, पोट लुकडी नानुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, सोबे पंचक झा गावचे शिवाजील विनडोली प्लॉट मिळकती जामी सिगरे नंबर ५२५, गाडी सव्हे नं. ३८/५/३/३१/५/५५५ यासी अतिपरिष्ठा मजूर ले-आऊट व सबडीझीजम नमोल विनडोली प्लॉट नंबर २६२२८/डी बाकी क्षेत्र ५६.७२ चौ.मीटर पैकी नाशिक म.ग.वा.कले रस्ता क्वीकरणासाठी अग्रे जातले क्षेत्र ३.२० चौ.मीटर सजा जासा मिळकत राहिलेले क्षेत्र ५३.५२ चौरस मीटर, व त्यातील एक व घडीला मजला अशा प्रकारे बांधलेला बांधील रो-हाऊस क्र. जी-७४ (डी-चार) ही मिळकत यासी बांधकामाचे कार्पेट क्षेत्र ६२.८२ चौरस मीटर व घोबेचे क्षेत्र ६.९६ चौरस मीटर, २ डेढ+होल+ किचन+घाचे+बाथरूम+मोकळी जागा, रॉकस बसकगघर, घांटी चतु-सिमा सारंगल प्रमाणे.		

(2)	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> नसल - २ क्रमा ७५१८० ४ - १६ </div>	
पुर्वम प्लॉट नंबर २६२२८/डी परिष्मेश प्लॉट नंबर २६२२८/सी राशिगंस आगु सव्हे नंबर घसरस ६ मीटर कोलनी रोड वैशेषमाग चतु-सिमेतील वर्णनाची प्लॉट व त्यावरील बांधील रो-हाऊस मिळकत. जल, तरु, वृण, काण्ट, ताणण, निडी, निक्षेपातर, जागे-वेगवे,		
सदा दस्तात लिहून देणार यांचा उल्लेख नुमडी, व लिहून देणार यांचा उल्लेख मोठ्यानी असा केलेला आहे. रासच तुम्हाला खरेदी देण्यात आलेल्या प्लॉट व त्यावरील बांधील रो-हाऊस मिळकतीचा उल्लेख सदा मिळकत असा करण्यात आलेला आहे.		
२) पर कलम १ यात वर्णन केलेली प्लॉट मिळकत ही लिहून देणार यांनी मिळकतीचे पुर्वगामी पालक श्री. आंगेल गोविंद देडे अर्धकट्टन कायमचे फरोक्त परवोक्षाताने खरेदी घेतलेली प्रगत सधरवा वरत ना साह दुयम मिळकत नं.२, नाशिक-२ याचे कार्यालयता पत्र क्र.३५१२-२०२० दि.३१/०९/२०२२ रोजी नोंदविष्ठात आलेला आहे. सदा मिळकतीचे रेकॉर्ड अंतिम (अंतिम)ला पालक सदा लिहून देणार यांचे सदा दाखलेले आहे. मिळकतीचे मजला झा ताणणे मिळालेला हक्क व अधिकाराचय अर्धी लिहून देणार यांनी सदा मिळकतीवर रो-हाऊसचे बांधकाम पूर्ण केलेले आहे.		
३) पर कलम १ यात वर्णन केलेली प्लॉट मिळकत ही विनडोली जसून म. जिलाधिकारी साी. कृषिक इांनी त्यांचे पर कलम मह/कस-३/वि.पो.प.क्र./५/ ३०९/२००२ दि.०५/०५/२००३ अन्वये विनडोली मजून जाहीर केलेली आहे		
४) पर कलम १ यात वर्णन केलेला मिळकतीचा कायमल ले-आऊट नाशिक महानगरपालिका नाशिक यांचे तर्फे १, सहायक सहायक, नागरगमा, नडिश गावकडील पर क.जायक नंबर/नगररचना विभाग/अतिम/२० दि.२९/०९/२००३ अन्वये अतिपरिष्ठा मजूर आलेला आहे. त्यानंतर सदा प्लॉट मिळकतीचे विन्डींग प्लेन मजूर कारताना एकडिकरण करून सबडीझीजम केलेले असून त्यास नाशिक महानगरपालिकेने मजुरी दिलेली आहे.		
५) सदातील मिळकतीवर लिहून देणार यांनी रो-हाऊसचे बांधकाम करणेकामी विन्डींग प्लेन नाशिक महानगरपालिकेकडे मजुरीसाठी दाखल केले असता सदातील प्लॉट मिळकतीचे एकडिकरण करून सबडीझीजम केले असून त्यास		

Approved Plan




Occupancy Certificate

नसन-२

लोक (७५९० / २३१)

१०-१८



BUILDING OCCUPANCY CERTIFICATE

- FULL (LOW RISK BASED)

Director (R) : TPB / 4317/109/cr-11/2017/ud-11 DT: - 22/08/2017

2) Non-Comm. Order vide letter No.158 DT :- 23/05/2019

3) Your application for Occupancy Certificate Inward No: - CA/risk Based/DC/ 01 DT: 08/03/2023
2023

4) An. Tejas. B. More self-declaration affidavit DT: - 25/03/2021

This is to certify that the building has been inspected and is completed according to the approved drawings and is fit for occupation.

A	Name of Owner/Developer	Shree Kuber Laxmi Developers.			
B	Location of the proposed site				
	1) Plot No.	A to G	2) Survey No.	38/1/3/39/1/1A	
	3) Village	Panchak	4) Town/City	Nashik	
	C Details of the Completed Building				
1) Building Permission No.		LND/HP/LOW RISK BASED/C3/13/2021			
2) Building Permission Date		30/03/2021			
3) Site Area (sq.m)	Plot no.	As per Documents	As per Plan Submitted	Road Widening	Net Area
	A	78.59 SQ.M	78.59 SQ.M	4.38 SQ.M	74.22 SQ.M
	B	57.16 SQ.M	57.16 SQ.M	1.20 SQ.M	53.96 SQ.M
	C	56.94 SQ.M	56.94 SQ.M	1.20 SQ.M	53.74 SQ.M
	D	56.72 SQ.M	56.72 SQ.M	3.20 SQ.M	51.52 SQ.M
	E	56.50 SQ.M	56.50 SQ.M	3.20 SQ.M	53.30 SQ.M
	F	56.28 SQ.M	56.28 SQ.M	3.20 SQ.M	53.08 SQ.M
	G	76.70 SQ.M	76.70 SQ.M	4.38 SQ.M	72.33 SQ.M
D Building Details	1) Number of Floors				
	a) As per Sanctioned Plan	Basement		Ground + Upper Floors	
	b) As per Completed Building	0		Ground + 1 Upper Floors	
	2) Use of the Building				
	a) As per Sanctioned Plan	Residential			
	b) As per Completed Building	Residential			
	3) Floor Area (Sq.m)				
	a) As per Sanctioned Plan	471.64 SQ.M			
	b) As per Completed Building	471.64 SQ.M			
	4) Carpet Area (Sq.m)				
	a) As per Sanctioned Plan	419.74 SQ.M			
	b) As per Completed Building	419.74 SQ.M			
	5) Setback (m)				
	a) As per Sanctioned Plan	Front	Rear	Side 1	Side 2
	b) As per Completed Building	1.00 M	1.50 M	1.50 M	1.50 M
Open plot Index No.		80608401			
DETAILS OF FEES					
Details		Amount	Receipt	Date	
Scrutiny fee		Rs. 2,500/-	11599	08-04-2023	
Plan fee charges		Rs. 9,500/-	11800	08-05-2023	

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 ₹ **38,63,600.00 (Rupees Thirty-Eight Lakh Sixty-Three Thousand Six Hundred Only)**. The **Realizable Value** of the above property ₹**36,70,420.00 (Rupees Thirty-Six Lakh Seventy Thousand Four Hundred Twenty Only)** and the **Distress value** ₹ **30,90,880.00 (Rupees Thirty Lakh Ninety Thousand Eight Hundred Eighty Only)**.

Place: Nashik

Date: 27.12.2023

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar

B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.12.27 11:14:10 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

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

- a. The information furnished in my valuation report dated 27.12.2023 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 26.12.2023. 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 Purchased by Shri.Santosh Chandrakant Ahire & Sau.Kavita Santosh Ahire from M/s.Kuberlaxmi Developers as per Saledeed Dated.12.07.2023
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 value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – 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 – 26.12.2023 Valuation Date - 27.12.2023 Date of Report - 27.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 26.12.2023
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 **26th 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 Row House, admeasuring **743.00 Sq. Ft. Carpet Area** owned by **Shri.Santosh Chandrakant Ahire & Sau.Kavita Santosh Ahire**.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 by **Shri.Santosh Chandrakant Ahire & Sau.Kavita Santosh Ahire** 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 **743.00 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 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 **743.00 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.

(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: 27.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, serial=111,
Date: 2023.12.27 11:14:24 +05'30'

Auth. Sign.

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

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