

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Pankaj Ghanshyam Mistri**

Residential Flat No.103, First Floor, " **Shree Murlidhar Heights Apartment** ", Gat No.299, Plot No.35,
Opposite Yashu Coaching Center, Lakshmi Colony, Konark Nagar, Village – Adgaon,
Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

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Longitude Latitude: 20°00'55.3"N 73°51'05.6"E

Valuation Done for:

Union Bank of India

Gangapur Road Branch

Shree Ganesh Avenue, Chunchale Road,
Nashik - 422 013, 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

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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



Vastu/Nashik/12/2023/5924/2304209
27/7-438 -CCRJ
Date 27.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.103, First Floor, " **Shree Murlidhar Heights Apartment** ", Gat No.299, Plot No.35, Opposite Yashu Coaching Center, Lakshmi Colony, Konark Nagar, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs **Shri.Pankaj Ghanshyam Mistri**

Boundaries of the property:

Boundaries	Building	Flat
North	Colony Road & Plot No.36	Flat No.102
South	Plot No.23,24	Building Side Margin
East	Plot No.34	Building Side Margin
West	Gat No.300	Staircase

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ **15,16,200.00 (Rupees Fifteen Lakh Sixteen Thousand Two Hundred Only – After Completion)** As per Site Inspection **86%** Construction Work is Completed

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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2023.12.27 12:56:15 +05'30'

Auth. Sign.



Director

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, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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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



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

To,
The Branch Manager
Union Bank of India
Gangapur Road Branch
 Shree Ganesh Avenue, Chunchale Road,
 Nashik - 422 013, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

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	: 15.12.2023
	b) Date on which the valuation is made	: 27.12.2023
3.	List of documents produced for perusal	:
	1) Copy of Agreement Vide No.13935/2023 Dated.20.12.2023	
	2) Copy of Commencement Certificate No. LND / BP / C1 / 836 / 2022 dated 24.01.2022 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation	
	3) Copy of Approved Plan accompanying Commencement Certificate vide No. C1 / 836 / 2022 dated 24.01.2022 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation	
	4) Copy of RERA Registration Certificate No. P51600047373 dated 27.10.2022 issued by Maharashtra Real Estate Regulatory Authority	
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Shri.Pankaj Ghanshyam Mistri Address: Residential Flat No.103, First Floor, " Shree Murlidhar Heights Apartment ", Gat No.299, Plot No.35, Opposite Yashu Coaching Center, Lakshmi Colony, Konark Nagar, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India Contact Person: Shri.Kiran Patel (Owner Representative) Mobile No. +91 9925791925
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat is located on First floor As per approved plan, the composition of flat is: Living + 1 Bedroom+ Kitchen + Toilet + Passage + Balcony (i.e. 1BHK). The property is at 9.1 Km. travelling distance from Nashik Road Railway Station. Landmark: Opposite Yashu Coaching Center.

		At the time of inspection, the property was under construction. Extent of completion are as under:	
	Foundation	Completed	RCC Plinth
	RCC Plinth	Completed	Full Building RCC
	Internal Brick work	Completed	External Brick work
	Internal plastering	Completed	External plastering
	Doors & Windows	Partly Completed	Flooring, Tiling, Kitchen Platform
	Electrification, plumbing & Sanitary installation	Partly Completed	Total
			86% work completed
6.	Location of property		
	a)	Plot No. / Survey No.	: Gat No.299, Plot No.35
	b)	Door No.	: Residential Flat No.103
	c)	C.T.S. No. / Village	: Village – Adgaon
	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 Plan accompanying Commencement Certificate vide No. C1/836/2022 dated 24.01.2022
	g)	Approved map / plan issuing authority	: issued by Executive Engineer Town Planning Department Nashik Municipal Corporation
	h)	Whether genuineness or authenticity of approved map/ plan is verified	: Yes
	i)	Any other comments by our empanelled valuers on authentic of approved plan	: No
7.	Postal address of the property		: Residential Flat No.103, First Floor, " Shree Murlidhar Heights Apartment ", Gat No.299, Plot No.35, Opposite Yashu Coaching Center, Lakshmi Colony, Konark Nagar, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
8.	City / Town		: Village – 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 – Adgaon Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		: No
12.	Boundaries of the property		



Building		As per Site	As per Plan
	North	Colony Road & Plot No.36	Colony Road & Plot No.36
	South	Plot No.23,24	Plot No.23,24
	East	Plot No.34	Plot No.34
	West	Gat No.300	Gat No.300
Flat		As per Site	As per Plan
	North	Flat No.102	Flat No.102
	South	Building Side Margin	Building Side Margin
	East	Building Side Margin	Building Side Margin
	West	Staircase	Staircase
13	Dimensions of the site	N. A. as property under consideration is a Residential Flat in a building.	
		A As per the Deed	B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.	Extent of the site	:	Carpet area in Sq. Ft. = 410.00 (Area as per Site Measurement) Carpet area in Sq. Ft. = 399.00 (Area as per Agreement) Built up area in Sq. Ft. = 438.00 (Area as per Agreement + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	20°01'04.6"N 73°48'43.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet area in Sq. Ft. = 399.00 (Area as per Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	S. No.	:	Gat No. 299, Plot No.35
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Adgaon Nashik Municipal Corporation

	Door No., Street or Road (Pin Code)	:	Residential Flat No.103, First Floor, " Shree Murlidhar Heights Apartment ", Gat No.299, Plot No.35, Opposite Yashu Coaching Center, Lakshmi Colony, Konark Nagar, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India
3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	Building is Under Construction
5.	Number of Floors	:	Ground (Parking) + 5 th Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	3 Flats on First Floor
8.	Quality of Construction	:	Building is Under Construction
9.	Appearance of the Building	:	Building is Under Construction
10.	Maintenance of the Building	:	Building is Under Construction
11.	Facilities Available	:	
	Lift	:	Proposed – 1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	FLAT		
1	The floor in which the Flat is situated	:	First Floor
2	Door No. of the Flat	:	Residential Flat No.103
3	Specifications of the Flat	:	1BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	
	Tax paid in the name of:	:	
	Tax amount:	:	Building is Under Construction
5	Electricity Service connection No.:	:	
	Meter Card is in the name of:	:	
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Shri.Pankaj Ghanshyam Mistri
8	What is the undivided area of land as per Sale Deed?	:	NA
9	What is the plinth area of the Flat?	:	Built up area in Sq. Ft. = 438.00 (Area as per Agreement + 10%)
10	What is the floor space index (app.)	:	As per Nashik Municipal Corporation norms



11	What is the Carpet Area of the Flat?	:	Carpet area in Sq. Ft. = 410.00 (Area as per Site Measurement) Carpet area in Sq. Ft. = 399.00 (Area as per Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is Under Construction
15	If rented, what is the monthly rent?	:	₹3,000.00 Expected rental income per month after Completion
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 Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,500.00 to ₹4,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 3,800.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 1,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	₹ 31,100.00 per Sq. M. i.e. ₹ 2,889.00 per Sq. Ft.
4A	Guideline rate obtained from the Registrar's Office (after Depreciation)	:	N.A. as the age of the property is below 5 years
4B	Registered Value (if available)	:	Purchase Value - ₹12,67,000.00 Document No- No.13935/2023 Dated.20.12.2023
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION			
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	Building is Under Construction
	Life of the building estimated	:	60 years after Completion 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



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	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	:	₹ 1,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 3,800.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat	399.00 Sq. Ft.	3,800.00	15,16,200.00
2	Showcases			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
	Total Value of the property – After Completion			15,16,200.00
	The Realizable value of the property – After Completion			14,40,390.00
	Distress value of the property – After Completion			12,12,960.00
	Insurable value of the property (438.00 Sq. Ft. X ₹ 2,000.00)			8,76,000.00
	Guideline value of the property (as per Agreement)			12,67,000.00

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 comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,500.00 to ₹4,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices,

sustained demand for Residential Flat, all-round development of Industrial application in the locality etc. We estimate ₹ 3,800.00 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		
i)	Saleability	Good
ii)	Likely rental values in future in	₹ 3,000.00 Expected rental income per month after Completion
iii)	Any likely income it may generate	Rental Income



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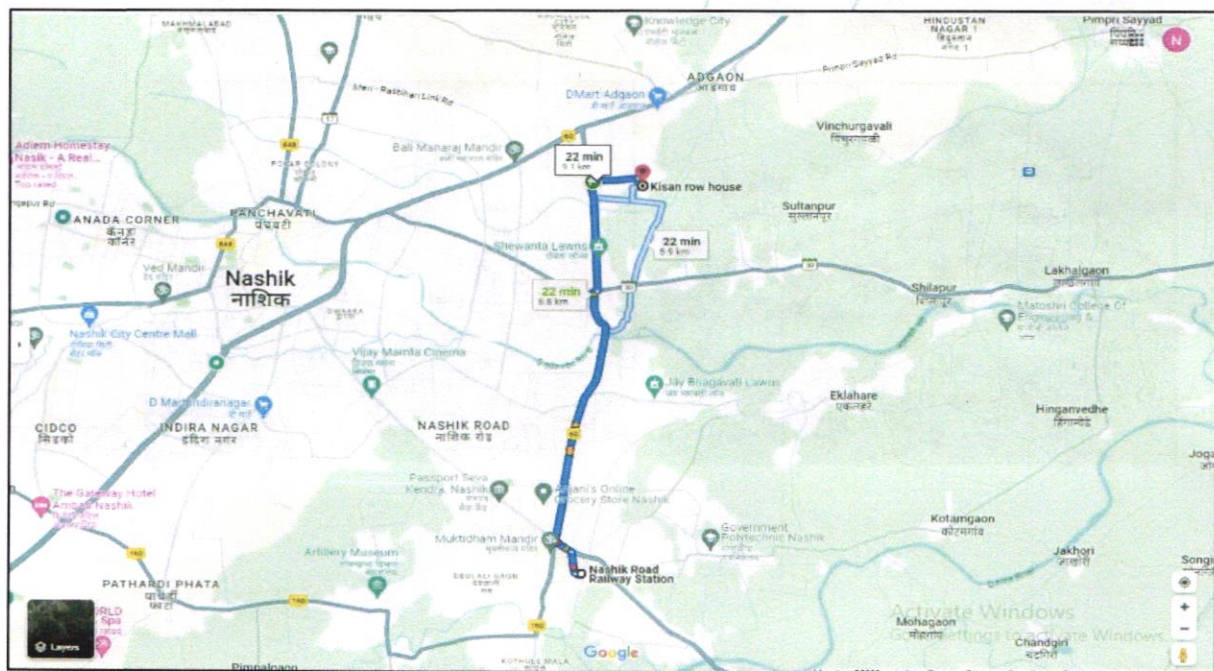


Actual Site Photographs



Route Map of the property


site u/r



Longitude Latitude: 20°00'55.3"N 73°51'05.6"E


Note: The Blue line shows the route to site from nearest railway Station (Nashik Road– 9.1 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)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Adgaon (Nashik Mahanagarpa)

Search By: Survey No. Location

Enter Survey No: 299 Search

उपविभाग	खुली जमीन	निवासी सदनिका	श्रीक्रीस दुकाने	जीवोपार्ज	एकक (Rs.)	Attribute
2.18-विभाग क्र 2.7, 2.10, 2.11, 2.12, वगळता विभाग क्र 2.7 च्या वसिणेडील अंतर्गत मिळकती	7000	31100	3487038870	0	चौ. मीटर	गट नंबर

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Price Indicators

99acres

Buy

+
-
Q

Post property FREE

Home > Property in Nashik > Flats in Nashik > Flats in Adgaon > 2 BHK Flats in Adgaon
Posted on Nov 15, 2022

36 Lac @ 4,000 per sq.ft.

Estimated EMI @ 38,753

REGISTERED Registration No: P21600010667 Website: <https://maharera.mahaonline.gov.in>


2BHK 2Baths

Residential Apartment for Sale

in Rajashree Oyster, Adgaon, Nashik, Maharashtra

Overview
Society
Owner Details
Price Trends
Recommendations

Property (5)



Photos (1/5)

Area

Built Up area: 900 sq.ft. (83.67 sq.m.)

Price

36 Lac + Govt Charges & Tax @ 4,000 per sq.ft. (Negotiable)

Floor Number

3rd of 4 Floors

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

Address

Rajashree Oyster Adgaon, Nashik

Property Age

0 to 1 Year Old

99acres

Buy

+
-
Q

Post property FREE

Home > Property in Nashik > Flats in Nashik > Flats in Adgaon > 1 BHK Flats in Adgaon > 20 to 25 Lakh
Posted on Nov 02, 2022 | Ready to go

25 Lac @ 3,259 per sq.ft.

Estimated EMI @ 19,908

NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in>


1BHK 2Baths

Residential Apartment for Sale

in Laxmi Heights Flat 11, Adgaon, Nashik, Maharashtra

Overview
Owner Details
Price Trends
Recommendations

Property (6)



Photos (1/6)

Area

Carpet area: 767 sq.ft. (71.26 sq.m.)

Price

25 Lac @ 3,259 per sq.ft. (Negotiable)

Floor Number

3rd of 3 Floors

Overlooking

Main Road

Configuration

1 Bedroom, 2 Bathrooms, 1 Balcony with Pooja Room, Store Room

Address

Laxmi Heights Flat 11 Adgaon, Nashik

Facing

East

Property Age

10+ Year Old

Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property **FREE**

Home > Property in Nashik > Flats in Nashik > Flats in Adgaon
Posted on Sep 06, 2022 | Ready

66 Lac @ 5,913 per sq.ft.

Estimated EMI: ₹ 52,714

RERA STATUS NOT AVAILABLE | Website: <https://maharera.in/mahaonline.gov.in>

Overview | Owner Details | Price Trends | Recommendations

3BHK 3Baths

Residential Apartment for Sale

In Garden County, Adgaon, Nashik, Maharashtra

Area

Carpet area: 1116 sq.ft.
(103.68 sq.m.)

Price

₹ 66 Lac
@ 5,913 per sq.ft. (Negotiable)

Floor Number

8th of 8 Floors

Configuration

3 Bedrooms, 3 Bathrooms, 2 Balconies with Pooja Room


Address

Garden County
Adgaon, Nashik

Property Age

5 to 10 Year Old

Property (10)



Photos (1/10)

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property **FREE**

Home > Property in Nashik > Flats in Nashik > Flats in Adgaon > 2 BHK Flats in Adgaon
Posted on Feb 16, 2023 | Under Con

55.5 Lac @ 5,817 per sq.ft.

Estimated EMI: ₹ 44,528

RERA STATUS REGISTERED | Registration No. P51600021957 | Website: <https://maharera.in/mahaonline.gov.in>

Overview | Society | Owner Details | Price Trends | Recommendations

2BHK 2Baths

Residential Apartment for Sale

In Roonpta Bellissimo Apartment, Adgaon, Nashik, Maharashtra

Area

Built Up area: 954 sq.ft.
(88.43 sq.m.)

Price

₹ 55.5 Lac+ Govt Charges & Tax
@ 5,817 per sq.ft. (All Inclusive, Negotiable)

Floor Number

1st of 14 Floors

Configuration

2 Bedrooms, 2 Bathrooms, 3+ Balconies with Servant Room

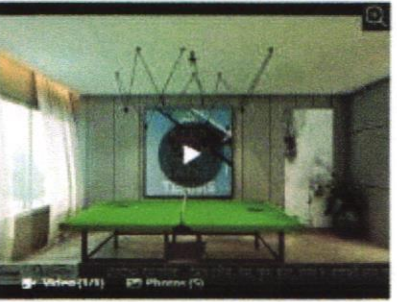
Address

Roonpta Bellissimo Apartment
Adgaon, Nashik

Possession In

Within 3 months

Property (6) | **Society (6)**



Video (1/1) | Photos (10)



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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is at ₹ 15,16,200.00 (Rupees Fifteen Lakh Sixteen Thousand Two Hundred Only). The Realizable Value of the above property is ₹ 14,40,390.00 (Rupees Fourteen Lakh Forty Thousand Three Hundred Ninety Only). and the Distress Value is ₹ 12,12,960.00 (Rupees Twelve Lakh Twelve Thousand Nine Hundred Sixty Only).

Place: Nashik

Date: 27.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.27 12:56:42 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Certificate

This is to certify that Approved Building Plan Accompanying Commencement Certificate No. C1/836/2022 dated 24.01.2022 of Building "Shree Murlidhar Heights Apartment" is approved by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik is genuine & construction is as per copy of Approved Building Plan furnished.

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

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

_____ only).

Date

Signature

(Name of the Branch Manager with Office Seal)

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

Annexure – I

DECLARATION FROM VALUERS

I, Sharadkumar B. Chalikwar hereby 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 15.12.2023 The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Shri. Pankaj Ghanshyam Mistri from M/s. Shree Buildcon Partnership Firm as per Agreement Dated. 20.12.2023
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Gangapur Road, Nashik Branch, to assess fair market 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 Rashmi Jadhav – 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 –15.12.2023 Valuation Date –27.12.2023 Date of Report –27.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done - 15.12.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, allround development of Industrial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **27th December 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring Total **Carpet Area in = 399.00 Sq. Ft.** is being Owned by **Shri.Pankaj Ghanshyam Mistri** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being Owned by: **Shri.Pankaj Ghanshyam Mistri** 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's representative, we understand that the Residential Flat, admeasuring **Carpent Area in = 399.00 Sq. Ft**

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop and properties that are typically traded on a Flat 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 analyze rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in = 399.00 Sq. Ft**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



Annexure – II

MODEL CODE OF CONDUCT FOR VALUERS

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

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

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessarily disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations,2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients 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 authorized by the authority, the registered valuer organization 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 valuer organization 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 organization discredits the profession.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.27 12:56:29 +05'30'

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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Vastukala Consultants (I) Pvt. Ltd.

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