

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Shri.Mohammad Arman Sultan Shaikh & Sau.Saminaa Mohammad Arman Shaikh**

Name of Owner : **Smt.Gangubai Margu Gaikwad**

Residential Flat No.10, Stilt First Floor, Building No.3" Sai Santoshi Co.Op.Hsg.Soc.Ltd.Nashik",
Survey No.19/3, Plot No.14+15+16, Opposite Aman Sofa Galary, DGP Nagar 1, Village – Wadala,
Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India.

Latitude Longitude: 19°58'07.5"N 73°48'10.2"E

Valuation Prepared for:

Bank of Baroda

Regional Office

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



Nashik : 4, 1st Floor, 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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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.10, Stilt First Floor, Building No.3" **Sai Santoshi Co.Op.Hsg.Soc.Ltd.Nashik**", Survey No.19/3, Plot No.14+15+16, Opposite Aman Sofa Galary, DGP Nagar 1, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India belongs to **Smt.Gangubai Margu Gaikwad**. Name of Proposed Purchaser: **Shri.Mohammad Arman Sultan Shaikh & Sau.Saminaa Mohammad Arman Shaikh**.

Boundaries of the property.

Boundaries	Building	Flat
North	7.50 Meter Road	Flat No.15
South	Open Space	Parking
East	Plot No.17	Side Margin & Plot No.17
West	Plot No.13	Passage & 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 for this particular purpose at **₹ 20,40,500.00 (Rupees Twenty Lakh Forty Thousand Five 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
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 Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.29 16:41:16 +05'30'

Auth. Sign.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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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
 BSNL Building, Datta Mandir Road, Nashik Road,
 Nashik, PIN – 422 101, 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	: 29.12.2023
	b) Date on which the valuation is made	: 29.12.2023
3.	List of documents produced for perusal: 1) Copy of Notarized Agreement between Smt.Gangubai Margu Gaikwad (the Seller) and Shri.Mohammad Arman Sultan Shaikh & Sau.Saminaa Mohammad Arman Shaikh (Proposed Purchaser) 2) Copy of Occupancy Certificate Javak No.NRV/ A2/ 4797/ 261 Dated.04.05.2010, issued by Nashik Municipal Corporation 3) True Copy of Building Plan by Ar.Sai Associates issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
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)	: <u>Name of Proposed Purchaser :</u> Shri.Mohammad Arman Sultan Shaikh & Sau.Saminaa Mohammad Arman Shaikh <u>Name of Owner:</u> Smt.Gangubai Margu Gaikwad <u>Address:</u> Residential Flat No.10, Stilt First Floor, Building No.3" Sai Santoshi Co.Op.Hsg.Soc.Ltd.Nashik" , Survey No.19/3, Plot No.14+15+16, Opposite Aman Sofa Galary, DGP Nagar 1, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India. <u>Contact Person:</u> Shri.Ali (Broker) Contact No. +91 9309726530 Joint Ownership (Proposed)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.10 is located on Stilt First Floor.

		As per site the composition of flat is Living + Kitchen + 1 Bedroom + WC + Bath + Passage+ Terrace (i.e.1BHK+Terrace). The property is at 5.9 Km. distance from nearest railway station Nashik Road. Landmark: Opposite Aman Sofa Galary
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.19/3, Plot No.14+15+16
	b) Door No.	: Residential Flat No.10
	c) T.S. No. / Village	: Village – Wadala
	d) Ward / Taluka	: Taluka – Nashik
	e) Mandal / District	: District – Nashik
	f) Date of issue and validity of layout of approved map / plan	: True Copy of Building Plan by Ar.Sai Associates issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	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 Flat No.10, Stilt First Floor, Building No.3" Sai Santoshi Co.Op.Hsg.Soc.Ltd.Nashik ", Survey No.19/3, Plot No.14+15+16, Opposite Aman Sofa Galary, DGP Nagar 1, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India
8.	City / Town	: Nashik
	Residential area	: Yes
	Commercial area	: Yes
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	: Village – Wadala 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



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13.	Dimensions / Boundaries of the Property / Building		As per Actual Site	As per the Deed
	North	:	7.50 Meter Road	7.50 Meter Road
	South	:	Open Space	Open Space
	East	:	Plot No.17	Plot No.17
	West	:	Plot No.13	Plot No.13
13.1	Flat		As per Actual Site	As per the Deed
	North		Flat No.15	Flat No.15
	South		Parking	Parking
	East		Side Margin & Plot No.17	Plot No.17
	West		Passage & Staircase	Passage & Staircase
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°58'07.5"N 73°48'10.2"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 411.00 Terrace Area in Sq. Ft. = 46.00 (Area as per Site Measurement) Built up area in Sq. Ft. = 550.00 (Area as per Notarized Agreement)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up area in Sq. Ft. = 550.00 (Area as per Notarized Agreement)	
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	:		
	S. No.	:	Survey No.19/3, Plot No.14+15+16	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Wadala Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No.10, Stilt First Floor, Building No.3" Sai Santoshi Co.Op.Hsg.Soc.Ltd.Nashik ", Survey No.19/3, Plot No.14+15+16, Opposite Aman Sofa Galary, DGP Nagar 1, Village – Wadala, Taluka & District - Nashik, PIN Code – 422 009, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2010 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + Stilt + 3 rd Uppers Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	

7.	Number of Dwelling units in the building	:	3 Flats on Stilt First Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Stilt First Floor
2	Door No. of the Flat	:	Residential Flat No.10
3	Specifications of the Flat	:	1BHK+Terrace
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	M.S. Grill Window
	Fittings	:	Open Plumbing, Open Casing Capping Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser :</u> Shri.Mohammad Arman Sultan Shaikh & Sau.Saminaa Mohammad Arman Shaikh <u>Name of Owner:</u> Smt.Gangubai Margu Gaiwad
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up area in Sq. Ft. = 550.00 (Area as per Notarized Agreement)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 411.00 Terrace Area in Sq. Ft. = 46.00 (Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 4,000.00 Expected rental income per month
IV	MARKETABILITY	:	



1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developing 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)	: ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up 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).	: ₹ 4,100.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 2,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 36,400.00 per Sq. M. ₹ 3,382.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: ₹ 33,254.00 per Sq. M. ₹ 3,089.00 per Sq. Ft.
5	Registered Value (if available)	: ---
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: ₹ 1,610.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 13 Years
	Life of the building estimated	: 47 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 19.5%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate V(1)(a)	: ₹ 1,610.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 2,100.00 per Sq. Ft.
	Total Composite Rate	: ₹ 3,710.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	550.00 Sq. Ft.	3,710.00	20,40,500.00
2	Open Balcony Value of the property			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			



9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			20,40,500.00

Value of Flat

Fair Market Value	20,40,500.00
Realizable value	19,38,475.00
Distress Value	16,32,400.00
Insurable value of the property (550.00 Sq. Ft. X ₹ 2,000.00)	11,00,000.00
Guideline value of the property (550.00 Sq. Ft. X ₹ 3,089.00)	16,98,950.00

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 Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,000.00 to ₹ 5,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 3,710.00 per Sq. Ft. (after depreciation) on Built Up 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	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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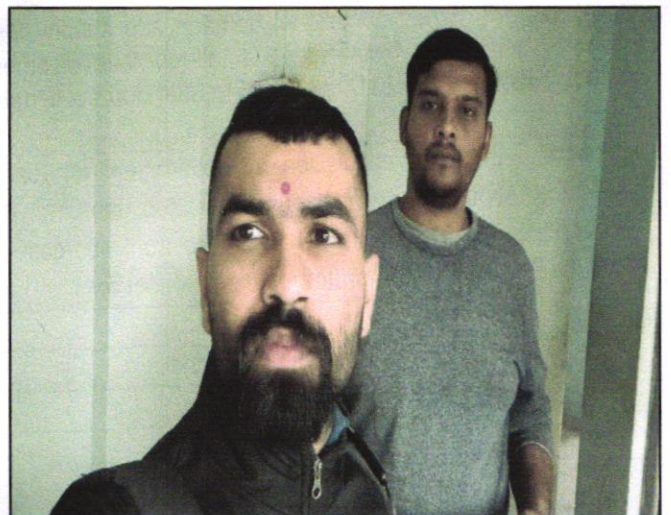
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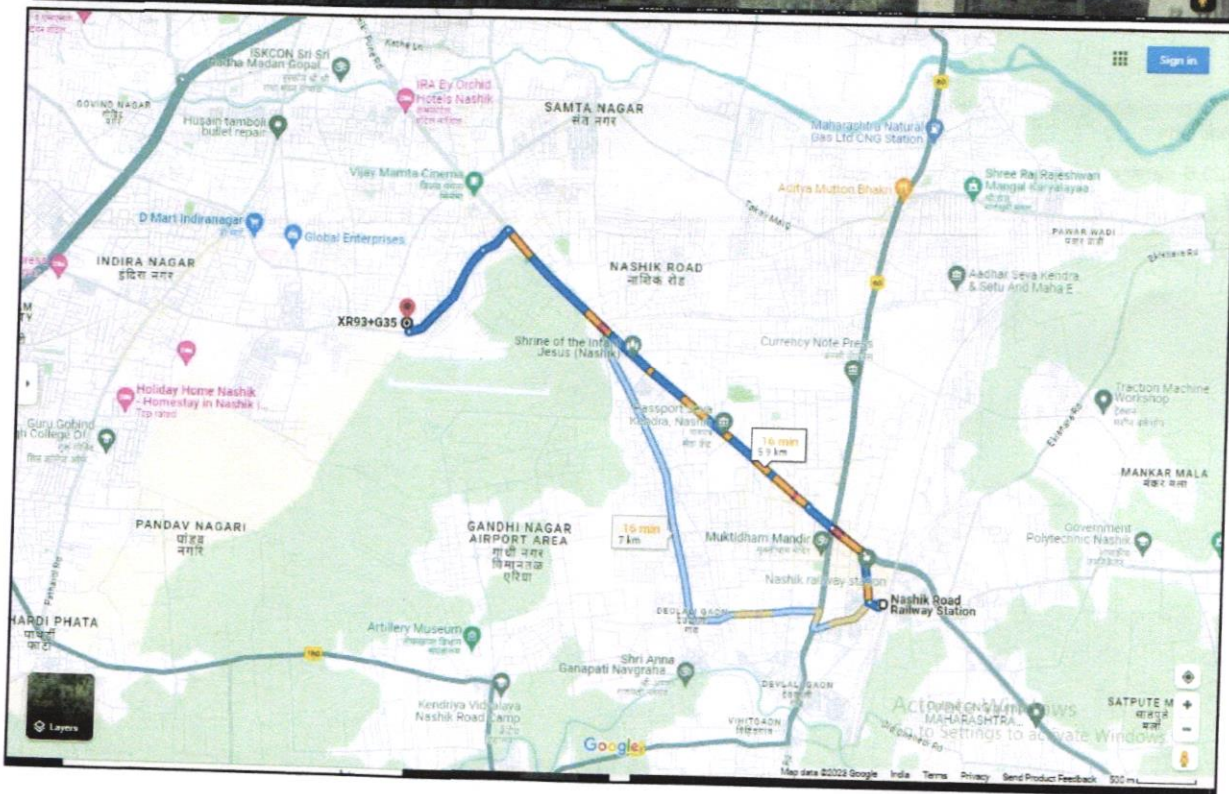


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°58'07.5"N 73°48'10.2"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 5.9 Km.)




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महाराष्ट्र शासन



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(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year: 2023-2024 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Vadala (Nashik Mahanagar pal

Search By: Survey No. Location

Enter Survey No: 19 Search

उपविभाग	खुली जमीन	निवासी सदनिका	श्रीक्रीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
25.6- चडाळा गावातील अंतर्गत भागातील पुणे रस्त्यावरील कॅनॉल तसेच स.क्र. 6, 7, 8, च्या पुर्व हद्दीपर्यंत रहिवासी क्षेत्रातील मिळकती.	12200	36400	41120	45500	0	सर्वेक्षण तंत्र

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Price Indicators

Home / Nashik / Parab Nagar / Vimal Guru Ayyappan Last updated: Jan 10, 2020 ⓘ

Vimal Guru Ayyappan ✓ RERA


By VIMAL BUILTECH

Wadala Gaon, Nashik

Price: **₹19.44 L - 28.36 L** | ₹4.55 K/sq.ft
EMI starts at ₹10.29 K

Price excludes maintenance, floor rise c... [See More](#) ⓘ

[Become the first to Rate](#) [Contact Developer](#)



No Property Images Available

[Request Photos](#)


1, 2 BHK Apartments Configurations	Apr. 2023 Possession Starts	₹4.55 K/sq.ft Avg. Price	427.00 sq.ft. - 623.00 sq.ft. (Carpet Area) Sizes ⓘ
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~~₹32.0 Lac~~ **₹28.8 Lac** EMI - ₹14k | [Get pre-approved loan](#) Special Price by Owner

1 BHK Flat For Sale in Raj Tower, **Indira Nagar, Nashik**



+5 Photos

1 Bed | 1 Bath | 1 Balcony | Unfurnished

Super Built-Up Area	Developer	Project
675 sqft - ₹4.74/sqft	Rajendra Jaibhave	Raj Tower
Floor	Transaction Type	Status
7 (Out of 13 Floors)	Resale	Ready to Move
Facing	Furnished Status	Type Of Ownership
West	Unfurnished	Co-operative Society

[Contact Owner](#) [Check Availability](#) Last contact made 4 days ago

Price Indicators

Nashik
Wadala Gaon
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List Property Free

Configurations

3, 4 BHK Apartments

Interested →

Configurations

2, 3 BHK Apartments

Interested →

Home / Nashik / Wadala Gaon / Skylark Sapphire

Last updated: Apr 6, 2019

Skylark Sapphire

By SKYLARK CONSTRUCTIONS PVT. LTD


Near Gaosiya, Sawata Mail Road, Opp Vescon IT Park, Nashik

₹21.12 L - 39.2 L | ₹3.20 K/sq.ft
EMI starts at ₹11.18 K



Price excludes maintenance, floor rise c... [See More](#)

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SHARE SAVE

+ 5 more

1, 2 BHK Apartments Configurations

Ready to Move Possession Status

₹3.20 K/sq.ft Avg. Price

660.00 sq.ft. - 1225.00 sq.ft. (Builtup Area) Sizes





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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Indira Nagar > 1 BHK Flats for Sale in Indira Nagar > 595 Sq.ft

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595 Sq-ft 1 BHK Flat For Sale in [Indira Nagar, Nashik](#)

 1 Bed
  1 Bath
  1 Balcony
  Unfurnished

Carpet Area
456 sqft - ₹6140/sqft

Status
Ready to Move

Type Of Ownership
Freehold

Floor
6 (Out of 6 Floors)

Facing
East

Age Of Construction
5 to 10 years

Transaction Type
Resale

Furnished Status
Unfurnished

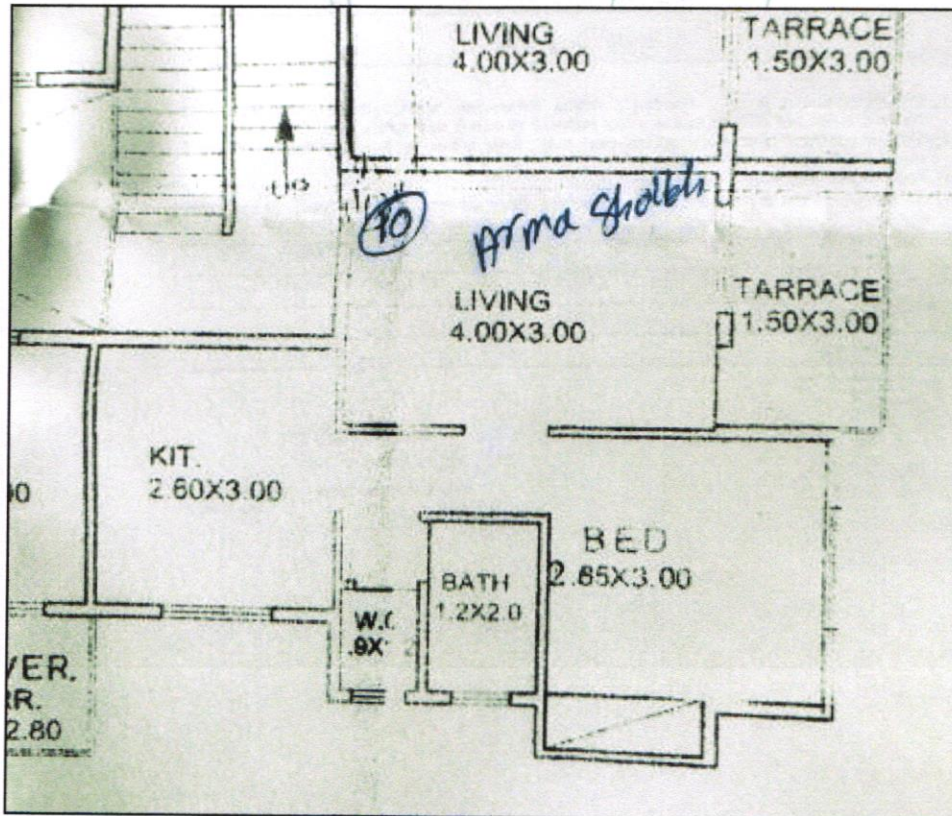
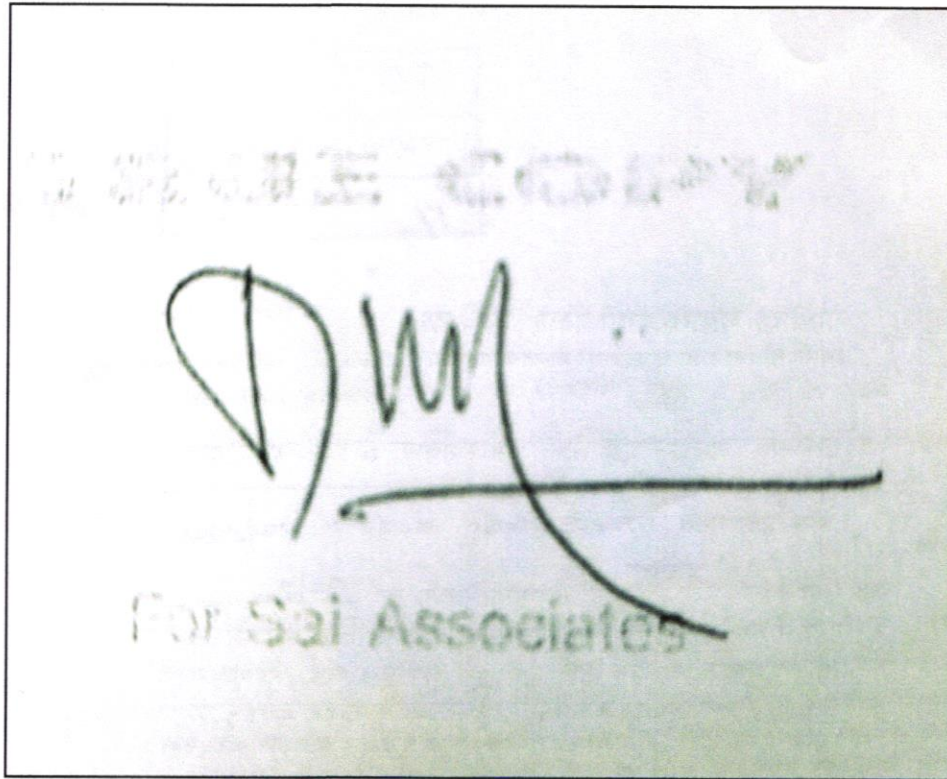
✔ East Facing Property

Contact Owner

Ask Society Name

Last contact made 3 days ago

Approved Plan



Occupancy Certificate

नसल-१
१५/१२०३६ (२०२३)
१६ - २६

नाशिक महानगरपालिका, नाशिक
 इमारत बांधकामाचा वापर करणे बाबतचा दारप्रती
 No. १७९, (पुरा / भागात :)

१९९८-०९/२४ अ
 वाक्य क्र. / नगर स्व. / ३९५००५५
 दिनांक ०४ / ०९ / २०२०

१. भो/अंमल चे.सरमन दावे - फ्लोपी फो-ऑप हो. प्रो.स. व
श्री. अणुदास पुंडरीक शिंदे
 संदर्भ: गुणक दिनांक १२ / ०९ / २०१० व अर्ज क्रमांक: ३२/८३०

महाराष्ट्र,
 मूळला देण्यात येतो की, पञ्जाल शिवाजीनगर/सि.स.न. स.न. १९६३
 जमीन नं. १४+१३+१६ मधील इमारतीच्या टाऊन प्लॅन/स्ट्रीट प्लॅन मधील मूळ
 फाउन्डेशन इमारतीचा बांधकाम परवानगी क्र. ३०२/१२ दिनांक ०९ / २००९ अन्वये
 देण्यात आलेली अर्जावरील/अर्जा / सुमनासना, श्री. राजेंद्र जी. शिंदे यांच्या वतीने
 याचे शिफारशावली पूर्ण झाली असून शिवाजी नगर/सि.स.न. वल्लभ-वाळवाडी चालिल अटी तामि अर्जिन वही
 इमारतीचा बांधकाम करणेस पात्रता देण्यात येत आहे.

प्राचे एकूण बांधकाम क्षेत्र १०९४.०२ चौ.मी. चौ.मी.
 व घटक क्षेत्र ५३४.८० चौ.मी. चौ.मी.

- १) मूळ इमारतीचा बांधकाम शिवाजी नगर/सि.स.न. वल्लभ-वाळवाडी चालिल अटी तामि अर्जिन वही अन्वये करत घेतला गेला आहे.
- २) मूळ इमारतीचा बांधकाम परवानगी क्र. ३०२/१२ दिनांक ०९ / २००९ अन्वये देण्यात आलेली आहे.
- ३) मूळ इमारतीचा बांधकाम परवानगी क्र. ३०२/१२ दिनांक ०९ / २००९ अन्वये देण्यात आलेली आहे.
- ४) मूळ इमारतीचा बांधकाम परवानगी क्र. ३०२/१२ दिनांक ०९ / २००९ अन्वये देण्यात आलेली आहे.

५) इमारतीचा बांधकाम परवानगी क्र. ३०२/१२ दिनांक ०९ / २००९ अन्वये देण्यात आलेली आहे.
इ.स. २०१०-११-०२ मी. ३९५००५५ अन्वये
शिवाजी नगर/सि.स.न. वल्लभ-वाळवाडी

कार्यकारी अभियंता
 नगर स्व. विभाग,
 नाशिक महानगरपालिका, नाशिक



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 ₹ **20,40,500.00 (Rupees Twenty Lakh Forty Thousand Five Hundred Only)**. The **Realizable Value** of the above property ₹ **19,38,475.00 (Rupees Nineteen Lakh Thirty-Eight Thousand Four Hundred Seventy-Five Only)** and the **Distress Value** ₹ **16,32,400.00 (Rupees Sixteen Lakh Thirty-Two Thousand Four Hundred Only)**.

Place: Nashik

Date: 29.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2023.12.29 16:41:31 +05'30'

Auth. Sign.



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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name Branch Official with seal)



Vastukala Consultants (I) Pvt. Ltd.

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Notarized Agreement

1 श्री. मोहम्मद अरमान मुलतान खोस वय 50 वर्ष धंदा- व्यापार
 रा. माळी मल्ली, मास्ती मंदिर समोर, वडलात गोंय, नाशिक

2 श्री. सविन मोहम्मद अरमान खोस वय 40 वर्ष धंदा- घरकाम
 रा. माळी मल्ली, मास्ती मंदिर समोर, वडलात गोंय, नाशिक

—यांसी—

श्रीमती गंगुबाई मरु गुणकवाड वय 88 वर्ष धंदा- सेवानिवृत्त
 रा. सामर दूर्ग ट्रेकल्स, सुखगताम नगर, पोस्टल कोतनी, चेंबूर, मुंबई

लिहून घेणार

लिहून घेणार

लिहून देणार

करणे फ्लॅट विक्री करताना लिहून देतो की,

मिळकतीचे वर्णन-

अ. पुणे जिल्हा नाशिक, फ्लॅट पुणे जिल्हा नाशिक वीडी, नाशिक महानगरपालिका हद्दीतील भौजे वडाबा या भावण्या शिवायलीस स. नं. 19/3 याची प्लॉट नं. 14 ते 18 याची एकूण क्षेत्र 2,07.38 व्गार चौ. मी. किंवा एकूण क्षेत्र 8.2214 अर चौ. मी. यांसी एकूण लिहून घेतल्या जाणाऱ्या मंजूर नकाशाप्रमाणे.

येणेप्रमाणे मिळकत आज, उर, कलम, पावण, जिमी निघोप व तय्यमून परतुतत, ताम वहीयातीचे व येणे-जाणेचे हक्कांसह परोबस्त मिळकत.

ब./ दर कलम 1अ यात वर्णन केलेल्या फ्लॅट मिळकतीवर महानगरपालिकेने मंजूर केलेल्या नकाशाप्रमाणे बांधण्यात आलेल्या साई संतोषी संस्थानची गुणनिर्माण करणा (नं.), नाशिक या नावाने ओळखल्या जाणाऱ्या सोसायटी मधील इमारत क्र. 3 मधील स्टील पब्लिस मजल्यावरील सज्जिण/फ्लॅट क्र. 10 (एक) याची बांधणी क्षेत्र 51.11 चौ. मी. म्हणजेच 550.00 चौ. फुट यात सनाविष्ट असलेले नम्र, विज मिटरचे कनेक्शन, तसेच त्यात असलेल्या फिटरसह फ्लॅट/सदनिका मिळकत, यांसी चतु. सिमा येणेप्रमाणे

पुर्वेस	—	फ्लॅट नंबर 17
पश्चिमेस	—	फ्लॅट, जेना
उत्तरेस	—	फ्लॅट नंबर 15
दक्षिणेस	—	सोसायटी पार्किंग / जिल्हा

येणेप्रमाणे चतु. सिमाकोत सदनिका/फ्लॅट 10 चौ. मिळकत त्यात जाणे येणेसह असलेल्या फ्लॅट, जीना, टेरस, पार्किंग, माजीनल पार्की, रस्ता इत्यादीचे संपूर्ण हक्कांसह हक्कांसह सदनिका/फ्लॅट मिळकत

2/- दर कलम 1अ यात वर्णन केलेल्या मिळकतीचा साई संतोषी को-ऑप. हीसिंग सोसायटी लि. नाशिक या मालकीची असून सदर सोसायटी ही सहाकारी कार्यवाही अन्वये बांधवलेली राहता असून तीच प्रमाणे एन एस के/(एन एस के)/एच एस जी/(ईटीसी)/3654/2001 दिनांक 09/04/2011 असा असून तीचे मालकीगुण गुणनिर्माण संस्था असे असून उपवर्गीकरण भावेकक सह भागीदारी गुणनिर्माण संस्था असे आहे लिहून घेणार हे लिहून देणार सोसायटीचे सभासद आहेत. त्यांचे नावाची नोंद सोसायटीचे रेकॉर्ड ऑफ साईटला झालेली आहे.

3/- लिहून देणार सोसायटीचे यांनी लिहून घेणार यांचे लागता दर कलम 1ब यात वर्णन केलेल्या फ्लॅट मिळकतीची ताबा पावती व मॅन्डेटमेंट लेटर दिलेले आहे. लिहून घेणार हे सोसायटीचे सभासद व भागधारक आहे. तसेच सोसायटीचे सेअर्स सर्टीफिकेट (भाग प्रमाणपत्र) नं. 53 (भागक्रमांक 261 ते 266) हे लिहून घेणार यांचे नावाने वाटप केलेले आहे. लिहून देणार हे दर कलम 1ब वत वर्णन केलेल्या फ्लॅट मिळकतीचे मालक व कबजोदार झालेले आहेत.

4/- दर कलम 1ब यात वर्णन केलेल्या फ्लॅट मिळकतीची बाजारमानाने किंमत रक्कम रुपये 21,00,900/- (असली रक्कम रुपये एकवीस लाख मात्र) इतकी ठरली आहे.

5/- दर कलम 1ब यात वर्णन केलेल्या फ्लॅट मिळकतीची लिहून देणार यांनी साई संतोषी सहाकारी गुणनिर्माण संस्थेपासून महाराष्ट्र शासनकडून कर्ज घेतले होते सदर कर्जाची व त्यावरील व्याजाची संपूर्ण परतफेड लिहून देणार यांनी केलेली असून तसे ना देण प्रमाणपत्र लिहून घेणार यांनी महाराष्ट्र शासनाकडून घेतलेले आहे. सदरील ना देण प्रमाणपत्राचा क्रमांक हा क्र. घणांक 1621/प्र.क्र. 1295/19 स.सहकार, पणान व वस्त्रोद्योग विभाग, मुंबई-400001 दिनांक 28 जून, 2021 असा आहे.

6/- लिहून देणार साई संतोषी को. ऑप. हीसिंग सोसायटी मधील सदनिका/फ्लॅट हे दर कलम 1अ वत वर्णन केलेल्या फ्लॅट मिळकतीवर बांधण्यात आलेले आहेत. सदर इंग्रजीत बांधकाम नकाशा नाशिक महानगरपालिका, नाशिक यांनी मंजूर केलेला असून त्यानुसार बांधकाम पूर्ण करून बांधकाम चालू करतोबाबतचे फायला/बांधकाम पूर्णत्वाचा पाखरता हा नाशिक महानगरपालिका नाशिक यांच्याकडील पत्र क्र. जायक क्र./नगर रचना/2/4797/261 दिनांक 04/06/2010 अन्वये मिळालेला आहे.

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(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 29.12.2023 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 29.12.2023. 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri.Mohammad Arman Sultan Shaikh & Sau.Saminaa Mohammad Arman Shaikh from Smt.Gangubai Margu Gaikwad as per Vide Notarized Agreement
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 Branch. 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 Swapnil Wagh – 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 – 29.12.2023 Valuation Date - 29.12.2023 Date of Report - 29.12.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 29.12.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **29th December 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **550.00 Sq. Ft. Built UP Area** owned by **Smt.Gangubai Margu Gaikwad**. Name of Proposed Purchaser: **Shri.Mohammad Arman Sultan Shaikh & Sau.Saminaa Mohammad Arman Shaikh** 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 **Smt.Gangubai Margu Gaikwad**. Name of Proposed Purchaser: **Shri.Mohammad Arman Sultan Shaikh & Sau.Saminaa Mohammad Arman Shaikh**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **550.00 Sq. Ft. Built UP Area**

Condition & Repair

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

Valuation Methodology

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

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

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not

independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **550.00 Sq. Ft. Built UP 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: 29.12.2023

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

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
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Director

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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