

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Mr. Ashok Prabhuram Balotiya & Mrs. Kaushalya Ashok Balotiya.**

Name of Owner: **M/s. Nasa Construction Pvt. Ltd.**

Residential Flat No. 15, Fifth Floor, " **Sagar Nakshatra Aparment** ", Survey No. 247/ 2/ 1A, Plot No. 01,
Near Sainath Nagar Garden, Sai Nagar, Ayodhya Nagari, Dr. Nanasaheb Dharmadhikari Marg,
Amrutdham, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003,
State – Maharashtra, Country – India.

Latitude Longitude: 20°01'21.2"N 73°49'30.3"E

Valuation Prepared for:

Bank of Baroda

Regional Office Nashik Road Branch

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

Nashik : 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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 Flat No. 15, Fifth Floor, " Sagar Nakshatra Apartment ", Survey No. 247/ 2/ 1A, Plot No. 01, Near Sainath Nagar Garden, Sai Nagar, Ayodhya Nagari, Dr. Nanasaheb Dharmadhikari Marg, Amrutdham, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Mr. Ashok Prabhuram Balotiya & Mrs. Kaushalya Ashok Balotiya. Name of Owner: M/s. Nasa Construction Pvt. Ltd.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 02	Flat No. 14
South	Adj. S. No. 247 (P)	Side Margin
East	9.00 M. Wide Road	Side Margin
West	Open Space	Lift, Staircase & Flat No. 13

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 **₹ 22,03,200.00 (Rupees Twenty-Two Lakh Three Thousand Two Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 18:39:22 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Vastu/Nashik/01/2024/006200/2304411

08/23-113-RYBS

Date: 15.09.2023

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Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 18:39:22 +05'30'



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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 Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik -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	: 04.01.2024
	b) Date on which the valuation is made	: 08.01.2023
3.	List of documents produced for perusal:	
	i. Copy of Notarized Agreement for Sale Dated. January/2024 between Mr. Ashok Prabhuram Balotiya & Mrs. Kaushalya Ashok Balotiya. (Proposed Purchaser) & M/s. Nasa Construction Pvt. Ltd. (Owner).	
	ii. Copy of Full Occupancy Certificate Building Proposal No. 202998 dated.12.12.2023 issued by Nashik Municipal Corporation, Nashik.	
	iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C-1/ 427/ 2021 dated.21.09.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
	iv. Copy of Commencement Certificate No. LND/ BP/ C-1/ 427/ 2021 dated.21.09.2021 issued by Nashik Municipal Corporation.	
	v. Copy of Rera Certificate No. P51600033692 dated.02.03.2022 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)	: Name of Proposed Purchaser: Mr. Ashok Prabhuram Balotiya & Mrs. Kaushalya Ashok Balotiya. Name of Owner: M/s. Nasa Construction Pvt. Ltd. Address: Residential Flat No. 15, Fifth Floor, " Sagar Nakshatra Apartment ", Survey No. 247/ 2/ 1A, Plot No. 01, Near Sainath Nagar Garden, Sai Nagar, Ayodhya Nagari, Dr. Nanasaheb Dharmadhikari Marg, Amrutdham, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. Contact Person: Mr. Harshal Sir (Site Supervisor) Contact No. +91 9422976820 Joint Ownership.



5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 15 is located on Fifth Floor. As per Approved plan, the composition of flat is Living + 1 Bedroom + Kitchen + Toilet + Balcony + Passage (i.e., 1BHK). The property is at 10.4 Km. distance from nearest railway station Nashik Road. Landmark: Near Sainath Nagar Garden.
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 247/ 2/ 1A, Plot No. 01
	b) Door No.	:	Residential Flat No. 15
	c) T.S. No. / Village	:	Village – Nashik
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. C-1/ 427/ 2021 dated.21.09.2021 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. 15, Fifth Floor, " Sagar Nakshatra Apartment ", Survey No. 247/ 2/ 1A, Plot No. 01, Near Sainath Nagar Garden, Sai Nagar, Ayodhya Nagari, Dr. Nanasaheb Dharmadhikari Marg, Amrutdham, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Document

	North	:	Plot No. 02	Plot No. 02
	South	:	Adj. S. No. 247 (P)	Adj. S. No. 247 (P)
	East	:	9.00 M. Wide Road	9.00 M. Wide Road
	West	:	Open Space	Open Space
13.1	Flat		As per Actual Site	As per the Document
	North		Flat No. 14	Flat No. 14
	South		Side Margin	Side Margin
	East		Side Margin	Side Margin
	West		Lift, Staircase & Flat No. 13	Lift, Staircase & Flat No. 13
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'21.2"N 73°49'30.3"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 412.00 Balcony Area in Sq. Ft. = 32.00 (Area as per site Measurement)</p> <p>Carpet Area in Sq. Ft. = 290.00 Balcony Area in Sq. Ft. = 118.00 Total Carpet Area in Sq. Ft. = 408.00 Area as per Notarized Agreement for Sale)</p> <p>Built up in Sq. Ft. = 449.00 (Total Carpet Area + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Carpet Area in Sq. Ft. = 290.00 Balcony Area in Sq. Ft. = 118.00 Total Carpet Area in Sq. Ft. = 408.00 Area as per Notarized Agreement for Sale)</p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 247/ 2/ 1A, Plot No. 01	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 15, Fifth Floor, " Sagar Nakshatra Aparment ", Survey No. 247/ 2/ 1A, Plot No. 01, Near Sainath Nagar Garden, Sai Nagar, Ayodhya Nagari, Dr. Nanasaheb Dharmadhikari Marg, Amrutdham, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India.	
3.	Description of the locality Residential /	:	Residential	



	Commercial / Mixed		
4.	Year of Construction	:	2023 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground (Parking) + 6 th Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 Flat on Fifth Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Fifth Floor
2	Door No. of the Flat	:	Residential Flat No. 15
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Proposed Aluminum sliding window with M.S. Grills
	Fittings	:	Proposed Concealed Plumbing, Concealed 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?	:	Good
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: Mr. Ashok Prabhuram Balotiya & Mrs. Kaushalya Ashok Balotiya. Name of Owner: M/s. Nasa Construction Pvt. Ltd.
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 in Sq. Ft. = 449.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 412.00 Balcony Area in Sq. Ft. = 32.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 290.00

			Balcony Area in Sq. Ft. = 118.00 Total Carpet Area in Sq. Ft. = 408.00 Area as per Notarized Agreement for Sale)
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?	:	₹ 4,500.00 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)	:	₹ 4,500.00 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 Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 35,910.00 per Sq. M. ₹ 3,336.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	N.A.
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 Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	01 Years
	Life of the building estimated	:	59 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,400.00 per Sq. Ft.



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	408.00 Sq. Ft.	5,400.00	22,03,200.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			22,03,200.00

Value of Flat

Fair Market Value	22,03,200.00
Realizable value	20,93,040.00
Distress Value	17,62,560.00
Insurable value of the property (449.00 Sq. Ft. X ₹ 2,000.00)	08,98,000.00
Guideline value of the property (449.00 Sq. Ft. X ₹3,336.00)	14,97,864.00

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 ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. (after depreciation) on Carpet Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 4,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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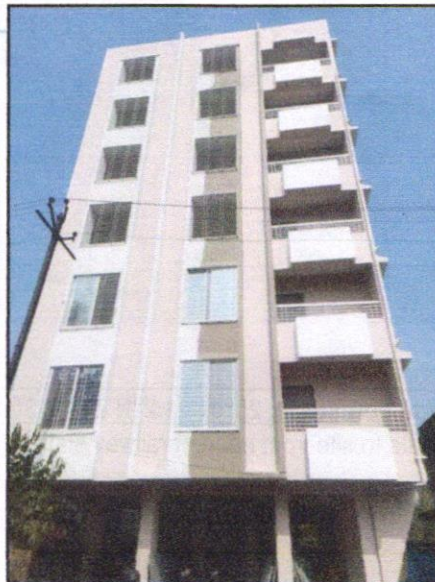
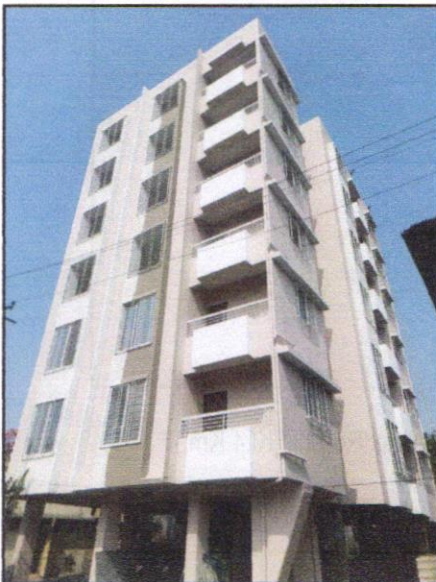
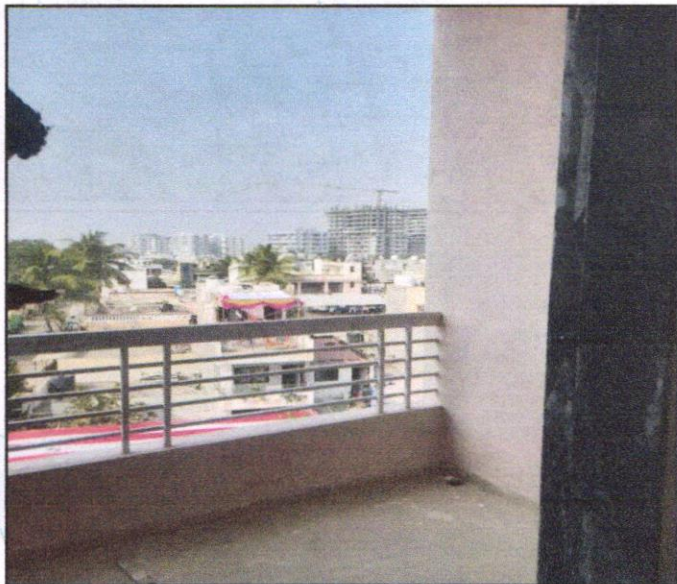
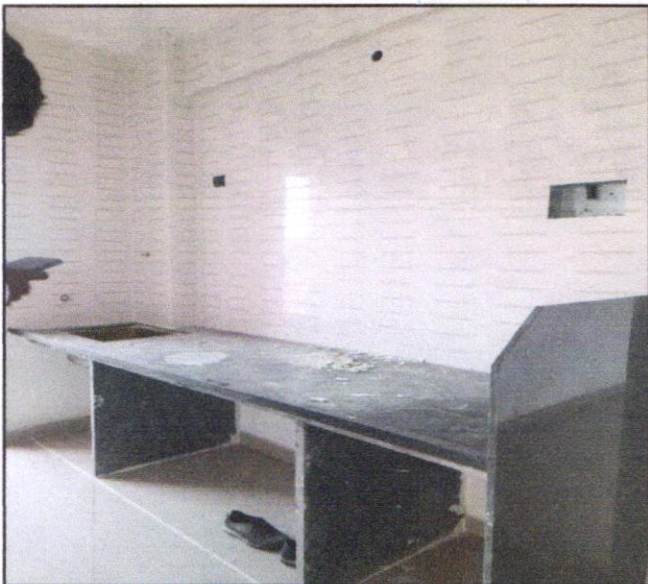
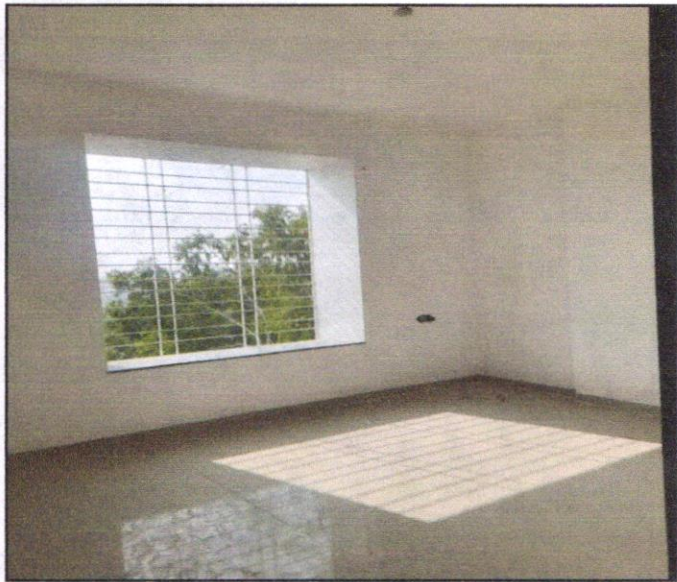
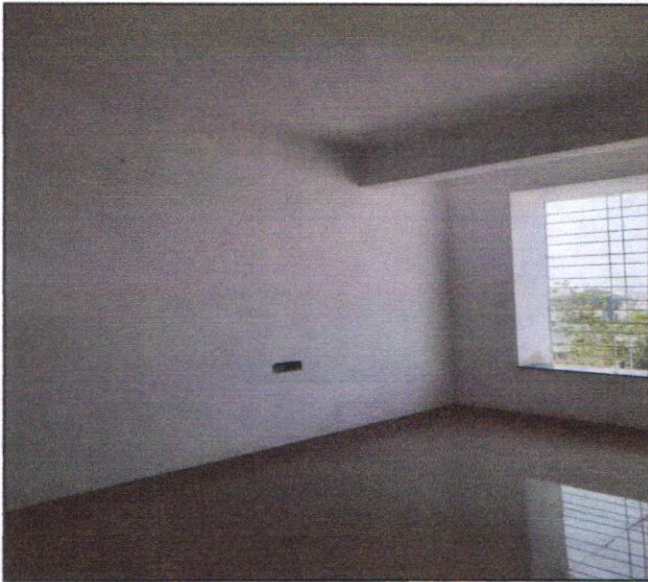
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Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude: 20°01'21.2"N 73°49'30.3"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 10.4 Km.)



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Price Indicators

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₹ 45.0 Lac

How much loan can I get? ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Flora Heights,

-17 Photos

2 Beds
 2 Baths
 2 Balconies
 Unfurnished

Carpet Area	Developer	Project
920 sqft = 4.89/sqft	Transcon Developers	Flora Heights
Floor	Transaction Type	Status
5 (Out of 7 Floors)	Resale	Ready to Move
Lifts	Furnished Status	Type Of Ownership
2	Unfurnished	Freehold

Contact Owner

Get Phone No.

Last contact made 41 days ago

Amrutdham
+ Add

Configuration:
2.5 BHK Apartments

Interested →

Configuration:
2 BHK Apartment

Interested →

Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Apartment

Last updated: Jul 19, 2023

2 BHK Apartment

₹35.0 L

EMI starts at ₹18.53 K

Shayma Darshan appartement . Amrutdham, Nashik

OFFER

Yes Know More


Contact Owner

+
10 more

815 sq.ft	₹4.29 K/sq.ft	10 Year Old	Ready to move	Middle	Fully Furnished
Build Up Area	Avg. Price	Age of property	Possession status	of 4 floors	Furnishing


OVERVIEW
PROMOTIONS
POPULAR PROPERTIES NEARBY
AMENITIES
PRICE TRENDS
LOCALITY
CALCULATOR

Ready Reckoner Rate




**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Cardline
LOGOUT



Valuation For Urban Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type Development Agreement Tenant Occupied Other Division Name Nashik Help on Division

District Name नाशिक Taluka Name नाशिक Village/Zone Name मीजे नाशिक - गावठाण ,न

Attribute सद्वे नंबर 248 SubZone Name 1.3.43 - नवीन मुंबई आय

Mahapalika Area Nashik Muncipal Corj

Open Land	Residence	Office	Shop	Industry	Unit
11800	34200	39330	42750	0	Square Meter

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Price Indicators

HOUSING.COM Buy in Nashik

POPULAR PROJECTS

38 L - 51.51 L Popular

Pride Laxmi Ramna
By Parag Infracon Pvt. Ltd.
Desai Garden, Nashik

Configurations
2, 3 BHK Apartments

41.69 L - 53.58 L Popular




Dal Kumar Parkside Nest
By Dal Kumar Infracon Pvt. Ltd.
Panchavati, Nashik

Configurations
2, 3 BHK Apartments

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Apartment Last updated: Jul 12, 2023

2 BHK Apartment

Amrutdham, Nashik **₹40.0 L** EMI starts at 2115 K
4.47 K/sq.ft

+ 11 more

895 sq.ft 4.47 K/sq.ft Ready to move Higher ! East facing Fully Furnished

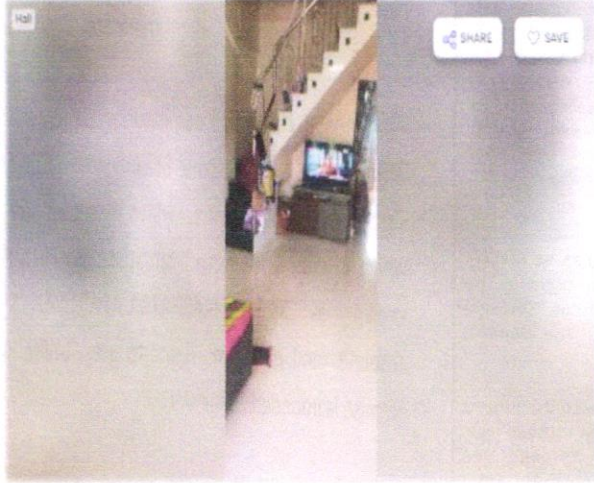


HOUSING.COM Buy in Nashik

Home / Nashik / Amrutdham / House for Sale in Amrutdham / 2 BHK Independent House Last updated: Jan 6, 2024

2 BHK Independent House

Amrutdham, Nashik **₹45.0 L** EMI starts at 23.83 K
6.74 K/sq.ft

OFFER Zero brokerage (Kishu More)

+ 9 more

950 sq.ft Built Up Area 4.74 K/sq.ft Avg. Price 9 Year Old Age of property Ready to move Possession status North facing Facing Unfurnished Furnishing

Notarized Agreement For Sale

CD 306865

MAHARASHTRA 2023

29 DEC 2023

TREASURY OFFICE NASHIK
22 DEC 2023

ATTO

ASHOK Prabhuram Balotiya
Kapaleshwar Mandir Road Nashik

Zone No. : 13.43 (34,200/-)

Govt. Valuation : Rs. 16,17,000/-

Consideration : Rs. 16,00,000/-

Stamp Duty : Rs. 97,100/-

Registration Fees : Rs. 16,170/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made & executed on this _____ day of January in the Christian year Two Thousand Twenty Four, at NASHIK.

UDAY B. SHINDE
ADVOCATE & NOTARY
A-216, Meghdoot Shopping Centre
C.B.S. NASHIK

BETWEEN

M/S. NASA CONSTRUCTIONS PVT. LTD. (PAN – AAACN6201D) Through its Director - MR. SAGAR MAHADEORAO BONDE Age: - 61, Occ. :- Business, R/o. Sagar Palace, Savarkar Nagar, Gangapur Road, Nashik-422013. hereinafter referred to as "THE VENDOR / PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and deemed to include his heirs, executors and administrators & successors/assigns thereof) of the **ONE PART**.

AND

(1) MR. ASHOK PRABHURAM BALOTIYA Age : 31 Years, Occ. : Service (PAN : BMAPR2521L) (2) MRS. KAUSHALYA ASHOK BALOTIYA Age : 31 Years, Occ. : House Wife (PAN : HHCPK9205D) Both R/o. 4471, Kapaleshwar Mandir Road, Nashik – 422003. Hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall include his/ her/their heirs, executors, administrators and permitted assigns) of the **SECOND PART**;

A] 1. WHEREAS The property mentioned in Schedule "I" herein below bearing Plot No. 1 out of S. No. 247/2/1A admeasuring 320.25 Sq Meters lying and being at Nashik-1, Dist Nashik, more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property" is owned by The Party of the First Part i.e. The Vendor. (hereinafter referred to as "the project land").

2. AND WHEREAS the party of the first part had purchased the project land from Mr. Mahendrasingh Labhasingh Panesar deceased through legal heirs Saurendrakaur Mahendrasingh Panesar & Others Through GPA Holder Mr. Suhas Ramkumar Giri & Others Through GPA Holder Mr. Sagar Mahadeorao Bonde & Other with the consent of Mr. Suhas Ramkumar Giri & Others Through GPA Holder Mr. Sagar Mahadeorao Bonde & Other by registered Sale deed . The said Sale deed is registered in sub registrar office Nashik-1 at Sr. No. 11317/2014 dated 26/12/2014. M.E.No. 95971 had been mutated to that effect.

UDAY B. SHINDE

33. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Nashik courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Nashik in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel Plot No. 1 Total Area admeasuring 320.25 Sq.Mtr. out of S.No. 247/2/1A situated at Nashik-1 within the limit of Nashik Municipal Corporation, Nashik bounded as follows :-

On or Towards East : S.No. 246/9B
On or Towards West : S.No. 246/9A
On or Towards South : Colony Road
On or Towards North : S.No. 246/4 & 5

SECOND SCHEDULE

Description of the said Apartment agreed to be sale by this Agreement.

Apartment / Flat No 15 admeasuring carpet area about 26.91 Sq. Mtrs., Carpet Area & Usable Balcony area 11.01 Sq. Mtr. Total usable Carpet area 37.92 Sq.Mtrs. which is shown on the building plan which is annexure herewith situated on Fifth Floor in Building known as "SAGAR NAKSHATRA APARTMENT" together with the absolute and exclusive right to use, utilise and enjoy the said premise is bounded as follows :-

On or Towards East : FLAT No. 14
On or Towards West : Side margin and S.No. 247/2CP
On or Towards South : Side margin and colony road.
On or Towards North : Lift and stair case



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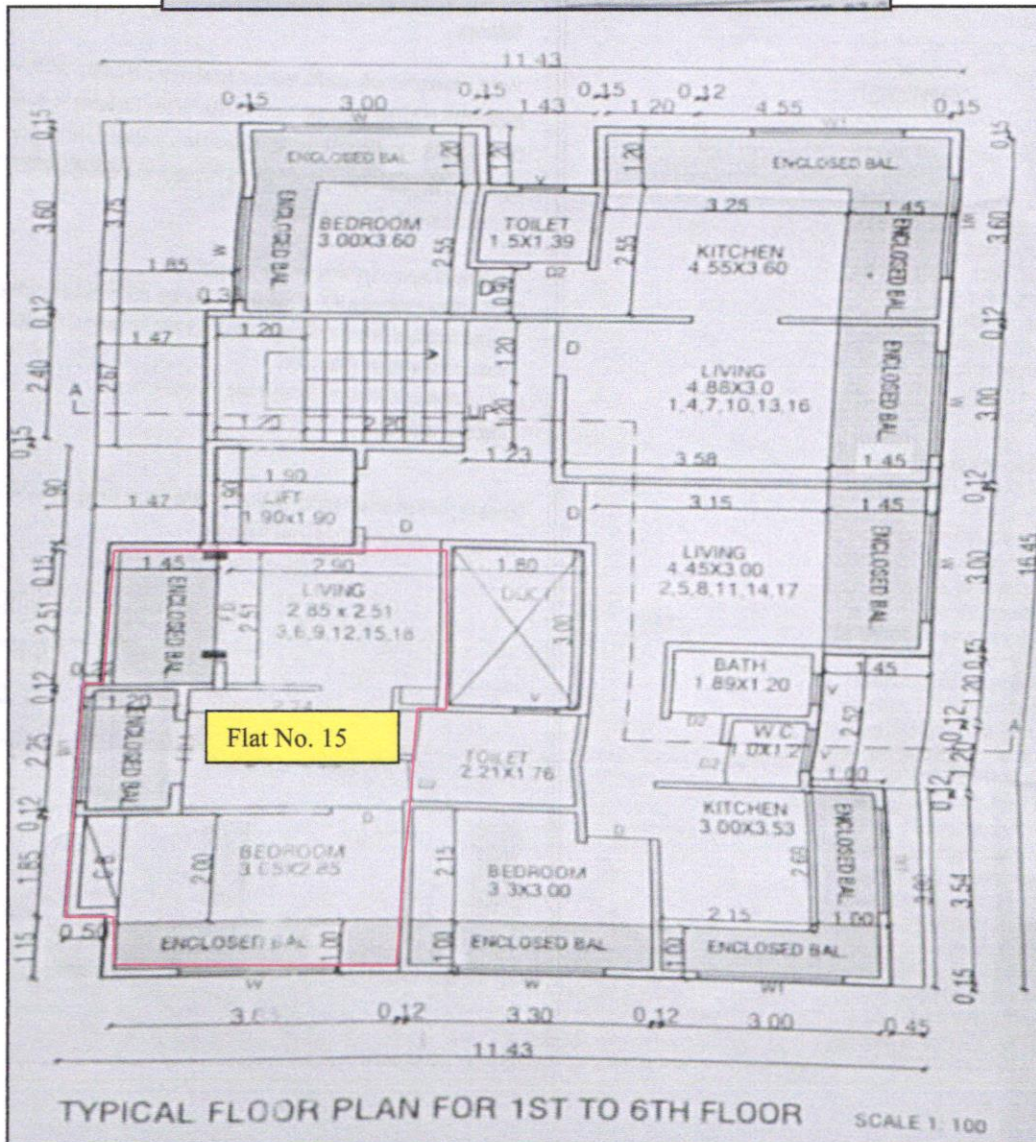
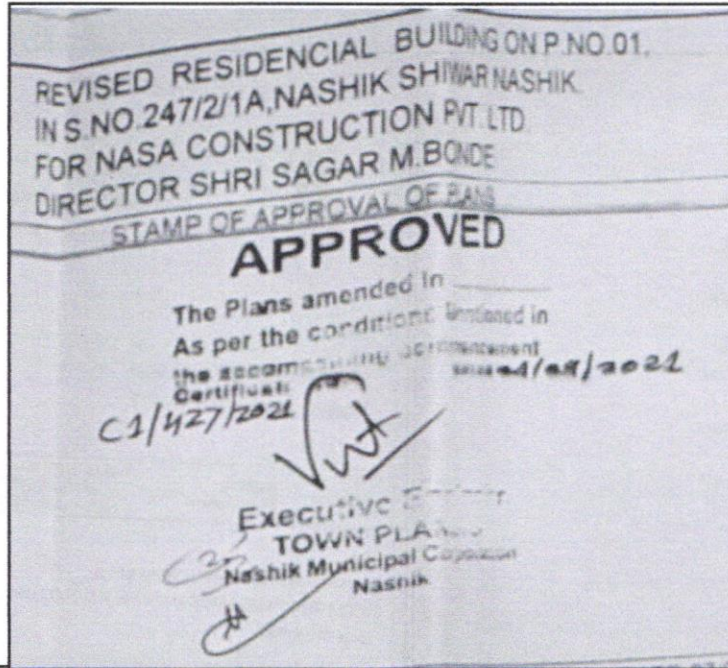
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Approved Plan



Commencement Certificate & Occupancy Certificate

NASHIK MUNICIPAL CORPORATION

SANCTION OF BUILDING PERMITS AND COMMENCEMENT CERTIFICATE

TO: Nasa Construction Pvt. Ltd. Through Director Mr. Sagar M. Bondre
 C/o. Ar. - Mr. Sanjay J. Kohhe & Stru. Engrs. P. No. 01, S. No. 247/21A, Nashik

Sub: Sanction of Building Permission & Commencement Certificate for Residential Building, S.No./G.No.- 247/21A, of Nashik Shihar Nashik

Ref: 1) Your Application & for Building permission dated: 08/02/2021 Inward No. C1/BP/537.
 2) Previously Approved Building permission No. LND/BP/C1/427/2021 Dt. 27/05/2018.
 3) Final Layout No. LND/W/S/16, Dt. 31/05/2008.

Sanction of building permission & commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work/and building permission under the Maharashtra Municipal Corporation Act (Act No. LIX of 1949) for Residential Purpose as per plan duly amended.

CONDITIONS (1 to 10)

- The land vacated in consequence of enforcement of Public Street.
- No new building of part thereof shall be occupied or allowed to be used by any person until occupancy permission is granted by the Municipal Corporation Act is duly granted.
- The commencement certificate / Building permission shall be valid for one year commencing from date of its issue & shall be renewed automatically unless otherwise renewed in stipulated manner. If not renewed, it shall be treated as unauthorized development & action under Maharashtra Regional & Town Planning Act 1966 and Maharashtra Municipal Corporation Act, 1949 will be taken against such development as clearly noted.
- This permission does not entitle you to develop the land.
- The commencement of the construction work should be within SEVEN DAYS.
- Permission required under the provision of any other Act shall be obtained from the concerned authorities before commencement. Provision of Urban Land Ceiling & Regulation Act and Maharashtra Land Revenue Code 1966.]
- The balconies, ottas & verandas should not be enclosed or rooms unless they are counted into built up area of building plan. If the balconies, ottas & verandas are enclosed, the room the construction shall be treated as unauthorized development.
- At least FIVE trees should be planted around the building. Completion certificate shall not be granted if trees are not planted under section 19 of the reservation of Tree Act, 1975.
- The drains shall be lined out & covered up properly. The Authorities of Nashik Municipal Corporation The effluents etc. should be properly connected to Municipal drain. The location of the effluent of the premises should be such that the drain by gravity with self cleaning velocity. In case if the premises are within 30 meters premises then effluent outlet should be of size of soak pit should be properly worked out on the surface. Pigeon hole circular brick wall should be constructed in the case of stone boulders, stone metals and pebbles should be avoided.
- Proper arrangement for disposal of impure water all should be without disturbing natural gradient of the land facing.

Nashik Municipal Corporation
FULL OCCUPANCY CERTIFICATE

Approval No.: NMCB/FO/2023/APL/04389
 Proposal Code: NMCB-23-ENTRY-64719

Building Proposal Number - 202998
 Date: 12/12/2023

Building Name: RESIDENTIAL BUILDING(Residential)	Floor: GROUND FLOOR (26.87 Sq. mt), FIRST FLOOR (154.29 Sq. mt), SECOND FLOOR (154.29 Sq. mt), THIRD FLOOR (154.29 Sq. mt), FOURTH FLOOR (154.29 Sq. mt), FIFTH FLOOR (154.29 Sq. mt), SIXTH FLOOR (154.29 Sq. mt)
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TO:
 (Nasa Construction Pvt Ltd Through Director Mr Sagar M Bondre,
 P.NO-01 S.NO-247/21A SAGAR NAKSHTRA APARTMENT, SAI NAGAR, ANRUTDHAN PANCHVATI NASHIK
 i) Sanjay Kohhe (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **RESIDENTIAL BUILDING(Residential)** Plot No 01, Final Plot No - City Survey No./Survey No./Khasara No./ Gut No. **247/21A**, Village Name/Mouje **NASHIK**, Sector No. -, completed under the supervision of Architect, License No **CA/83/15580** as per approved plan vide Permission No. **LND/BP/C1/427/2021** Date **21/09/2021** may be occupied on the following conditions.

- Authority will supply only drinking water as per availability
- All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
- It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
- It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No **LND/BP/C1/427/2021** Date **21/09/2021**

Signature valid

Digitally signed by PRASHANT SAGAR PAGAR
 Date: 2023.12.11 11:28:27
 Reason: Approved
 Location: Nashik Municipal Corporation
 Project Code: NMCB-23-ENTRY-64719
 Application Number: 2023/202998/1715
 Proposal Number: 202998
 Certificate Number: NMCB/FO/2023/APL/04389

Yours faithfully,
 Executive Engineer,
 Nashik Municipal Corporation.

Scan QR code for verification of authenticity. Scan QR code for Building Details.



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 ₹ **22,03,200.00 (Rupees Twenty-Two Lakh Three Thousand Two Hundred Only)**. The **Realizable Value** of the above property ₹ **20,93,040.00 (Rupees Twenty Lakh Ninety-Three Thousand Forty Only)**. and the **Distress Value** ₹ **17,62,560.00 (Rupees Seventeen Lakh Sixty-Two Thousand Five Hundred Sixty Only)**.

Place: Nashik

Date:08.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
ChalikwarDigitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 18:39:43 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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)

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Ashok Prabhuram Balotiya & Mrs. Kaushalya Ashok Balotiya. From M/s. Nasa Construction Pvt. Ltd vide Notarized Agreement for Sale dated.January.2024.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Binu Surendran – Technical Manager Rishidatt Yadav – 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 – 04.01.2024 Valuation Date - 08.01.2024 Date of Report - 08.01.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 04.01.2024
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 **08th January 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 nec Nayaray 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 nec Nayaray 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 **Total Carpet Area = 408.00 Sq. Ft.** in the Name of Proposed Purchaser: **Mr. Ashok Prabhuram Balotiya & Mrs. Kaushalya Ashok Balotiya.** Name of Owner: **M/s. Nasa Construction Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal



Property Title

Based on our discussion with the Client, we understand that the subject property is being Purchased by Name of Proposed Purchaser: **Mr. Ashok Prabhuram Balotiya & Mrs. Kaushalya Ashok Balotiya**. Name of Owner: **M/s. Nasa Construction Pvt. Ltd.** 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 **Total Carpet Area = 408.00 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 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 **Total Carpet Area = 408.00 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****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 nec Nayaray 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 necNayaraily 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: 08.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 18:39:52 +05'30'

Auth. Sign.

Manoj B. Chalikwar

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

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