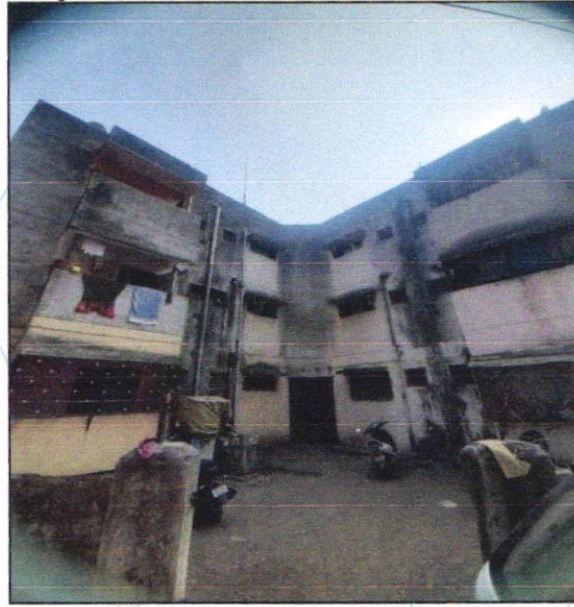


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Satish Subhash Patil &
Sau.Gayatri Satish Patil**

Residential Flat No.1, Ground Floor, "**Sneh Sankul Co.Op.Hsg.Soc.Ltd.Nashik**",
Survey No.855/2/2, Near NMC Garden, Ganesh Baba Nagar, Hire Nagar, Kalpataru Nagar,
Ashoka Marg, Nashik Pune Road, Village – Nashik, Taluka - Nashik, District-Nashik,
PIN Code – 422 001, State – Maharashtra, Country – India.

Latitude Longitude: 19°58'51.3"N 73°48'14.1"E

Valuation Done for: **Janata Sahakari Bank Ltd., Pune Nashik Branch**

Alpha Square, D'Souza Colony, off. Collage Road,
Times Of India building, opp. Kathiyawad Showroom,
Nashik – 422 005, State – Maharashtra, Country – India.



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

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Delhi NCR **Nashik** **Ahmedabad** **Jaipur**

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 Residential Flat No.1, Ground Floor, " Sneh Sankul Co.Op.Hsg.Soc.Ltd.Nashik ", Survey No.855/2/2, Near NMC Garden , Ganesh Baba Nagar , Hire Nagar,Kalpataru Nagar, Ashoka Marg, Nashik Pune Road, Village – Nashik, Taluka - Nashik, District-Nashik, PIN Code – 422 001,State – Maharashtra, Country – India belongs to **Shri.Satish Subhash Patil & Sau.Gayatri Satish Patil**

Boundaries of the property:

	Building	Flat
North	Road	Side Margin
South	Open Space	Side Margin
East	Property of Mr.Patil	Flat No.2
West	Open Space	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 specifications ` **19,30,500.00 (Rupees Nineteen Lakh Thirty 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.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.10 15:30:29 +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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Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-4203/23-24	Dated 10-Jan-24	
	Delivery Note	Mode/Terms of Payment AGAINST REPORT	
Buyer (Bill to) Janta Sahakari Bank Ltd Nashik Branch Alpha Sqaure , D'Souza Colony, Off.Collage Road, Times Of India Building, Opp.Kathiyawad Showroom, Nashik-422005 GSTIN/UIN : 27AAAJJ0073G1ZH State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References	
	Buyer's Order No.	Dated	
	Dispatch Doc No. 006252/2304441	Delivery Note Date	
	Dispatched through	Destination	
	Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			2,950.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 006252/2304441 Shri.Satish Subhash Patil & Sau. Gayatri Satish Patil - Residential Flat No.1, Ground Floor, "Sneh Sankul Co.Op.Hsg.Soc.Ltd.Nashik", Survey No.855/2/2, Near NMC Garden, Ganesh Baba Nagar, Hire Nagar,Kalpataru Nagar, Ashoka Marg, Nashik Pune Road, Village - Nashik, Taluka - Nashik, District-Nashik, PIN Code - 422 001, State - Maharashtra, Country - India.

Company's Bank Details
 Bank Name : **ICICI Bank Ltd - Nashik**
 A/c No. : **345505001235**
 Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

Company's PAN : **AADCV4303R**
 Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

Valuation Report Prepared For: JSB / Nashik Branch / Shri.Satish Subhash Patil (006252/ 2304441) Page 2 of 24

Vastu/Nashik/01/2024/006252/2304441
10/9-143-CCBS
Date: 10.01.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No.1, Ground Floor, " **Sneh Sankul Co.Op.Hsg.Soc.Ltd.Nashik** ", Survey No.855/2/2, Near NMC Garden , Ganesh Baba Nagar , Hire Nagar,Kalpataru Nagar, Ashoka Marg, Nashik Pune Road, Village – Nashik, Taluka - Nashik, District-Nashik, PIN Code – 422 001,State – Maharashtra, Country – India belongs to **Shri.Satish Subhash Patil & Sau.Gayatri Satish Patil**

Boundaries of the property:

	Building	Flat
North	Road	Side Margin
South	Open Space	Side Margin
East	Property of Mr.Patil	Flat No.2
West	Open Space	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 specifications ` **19,30,500.00 (Rupees Nineteen Lakh Thirty 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.**

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.01.10 15:30:29 +05'30'

Auth. Sign.



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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
Janata Sahakari Bank Ltd.,Pune
Nashik Branch
 Alpha Square, D'Souza Colony, off. Collage Road,
 Times Of India building, opp. Kathiyawad Showroom,
 Nashik – 422 005, 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 Housing Loan Purpose.
2.	a) Date of inspection	: 02.01.2024
	b) Date on which the valuation is made	: 10.01.2024
3.	List of documents produced for perusal: i) Copy of Transfer Deed Vide No.5126/2019 Dated.10.06.2019 ii) True Copy Building Plan by Studio Architect issued by Assistant Director of Town Planning Department, Nashik Municipal Corporation, Nashik. iii) Copy of Commencement Certificate No. LND / BP / 260 / 752 dated 03.06.1988 issued by Nashik Municipal Corporation iv) Copy of Occupancy Certificate vide No.Javak No. / NRV/590 dated 25.01.1991 issued by Nashik Municipal Corporation.	
4.	Name of the owner(s) / Client's and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Shri.Satish Subhash Patil & Sau.Gayatri Satish Patil Address: Residential Flat No.1, Ground Floor, “ Sneh Sankul Co.Op.Hsg.Soc.Ltd.Nashik ”, Survey No.855/2/2, Near NMC Garden , Ganesh Baba Nagar , Hire Nagar,Kalpataru Nagar, Ashoka Marg, Nashik Pune Road, Village – Nashik, Taluka - Nashik, District-Nashik, PIN Code – 422 001,State – Maharashtra, Country – India. Contact Person: Shri.Satish Subhash Patil (Owner) Contact No.: + 91 9158982321 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.1 is located on Ground Floor. As per Plan The composition of flat is 1 Bedroom + Living Room + Kitchen+ WC + Bath + Passage. (i.e. 1BHK)



			The property is at 6.KM. distance from nearest railway station, Nashik Landmark: Near NMC Garden
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.855/2/2
	b) Door No.	:	Residential Flat No.1
	c) 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	:	True Copy Building Plan by Studio Architect issued by Assistant Director of Town Planning Department, Nashik Municipal Corporation, Nashik
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No.1, Ground Floor, “ Sneh Sankul Co.Op.Hsg.Soc.Ltd.Nashik ”, Survey No.855/2/2, Near NMC Garden , Ganesh Baba Nagar , Hire Nagar,Kalpataru Nagar, Ashoka Marg, Nashik Pune Road, Village – Nashik, Taluka - Nashik, District-Nashik, PIN Code – 422 001,State – Maharashtra, Country – India
8.	City / Town	:	Village – Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Nashik Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
	Building		As per Actual Site As per Document
	North	:	Road Road



	South	:	Open Space	Open Space
	East	:	Property of Mr.Patil	Property of Mr.Patil
	West	:	Open Space	Open Space
M.	Flat		As per Actual Site	As per Document
	North		Side Margin	Side Margin
	South		Side Margin	Side Margin
	East		Flat No.2	Flat No.2
	West		Staircase	Staircase
13	Dimensions of the site		N. A. as property under consideration is a Flat in an apartment building.	
			A As per the Deed	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft = 410.00 (Area as per site Measurement) Built Up Area in Sq.Ft = 550.00 (Area as per Transfer Deed)	
14.	Latitude, Longitude & Co-ordinates of Flat	:	19°58'51.3"N 73°48'14.1"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq.Ft = 550.00 (Area as per Transfer Deed)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.855/2/2	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No.1, Ground Floor, “ Sneh Sankul Co.Op.Hsg.Soc.Ltd.Nashik ”, Survey No.855/2/2, Near NMC Garden , Ganesh Baba Nagar , Hire Nagar,Kalpataru Nagar, Ashoka Marg, Nashik Pune Road, Village – Nashik, Taluka - Nashik, District-Nashik, PIN Code – 422 001,State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	

4.	Year of Construction	:	1991 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 3 rd Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 Flats on Ground Floor
8.	Quality of Construction	:	Average
9.	Appearance of the Building	:	Average
10.	Maintenance of the Building	:	Average
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Ground Floor
2	Door No. of the Flat	:	Residential Flat No.1
3	Specifications of the Flat	:	1BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Mosaic Tile Flooring
	Doors	:	Teak Wood Door with Flush Door
	Windows	:	MS Grill Windows
	Fittings	:	Open Plumbing, Open Casing Capping Electrical wiring
	Finishing	:	Cement Plastering
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?	:	Average
7	Sale Deed executed in the name of	:	Shri.Satish Subhash Patil & Sau.Gayatri Satish Patil
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 Transfer Deed)
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 = 410.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 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).	:	₹ 4,500.00 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	:	₹ 2,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 40,500.00 per Sq. M. i.e. ₹ 3,763.00 per Sq. Ft.
	Guideline rate (after Depreciation)	:	₹ 34,032.00 per Sq. M. i.e. ₹ 3,162.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates Area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	₹ 1,010.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	33 Years
	Life of the building estimated	:	27 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	45.5%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,010.00 per Sq. Ft.

Rate for Land & other V (3) ii	:	₹ 2,500.00 per Sq. Ft.
Total Composite Rate	:	₹ 3,510.00 per Sq. Ft.
<u>Remark:</u>		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat(incl. car parking, if provided)	550.00 Sq. Ft.	3,510.00	19,30,500.00
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			
	Total Value of the property			19,30,500.00
	Realizable value of the property			18,33,975.00
	Distress value of the property			15,44,400.00
	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 3,162.00)			17,39,100.00

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Justification for price / rate

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

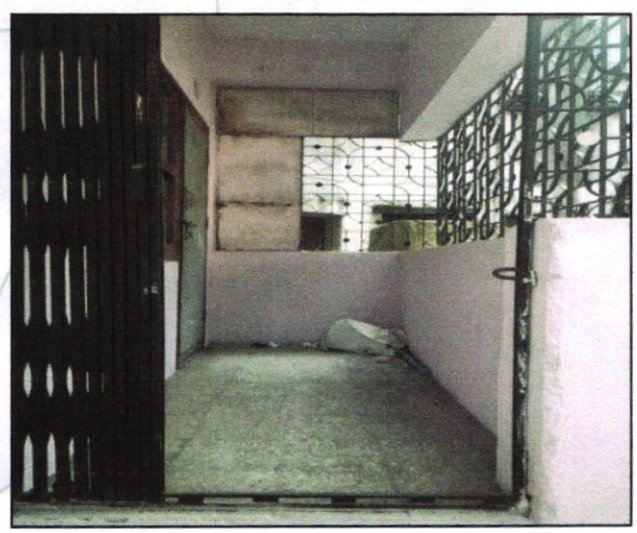
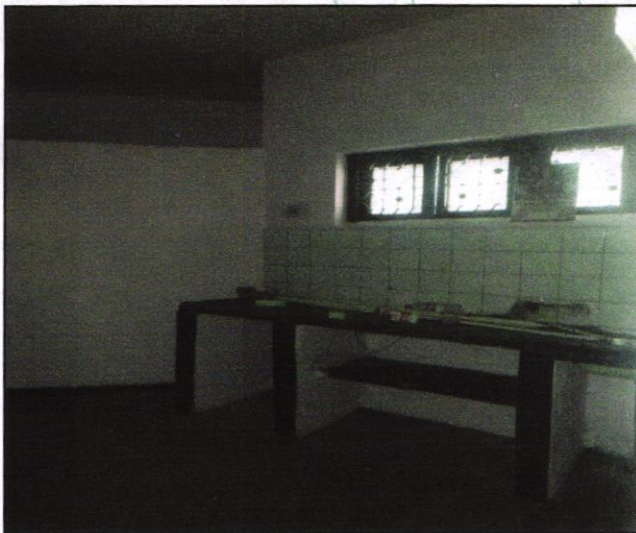
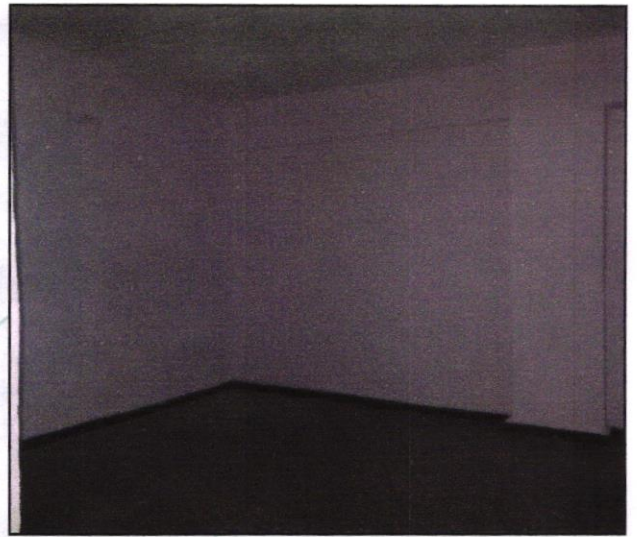
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential 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, Flatsize, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Commercial and Commercial application in the locality etc. We estimate ₹ 3,510.00 per Sq. Ft. on Built Up Area after deprecation for valuation.

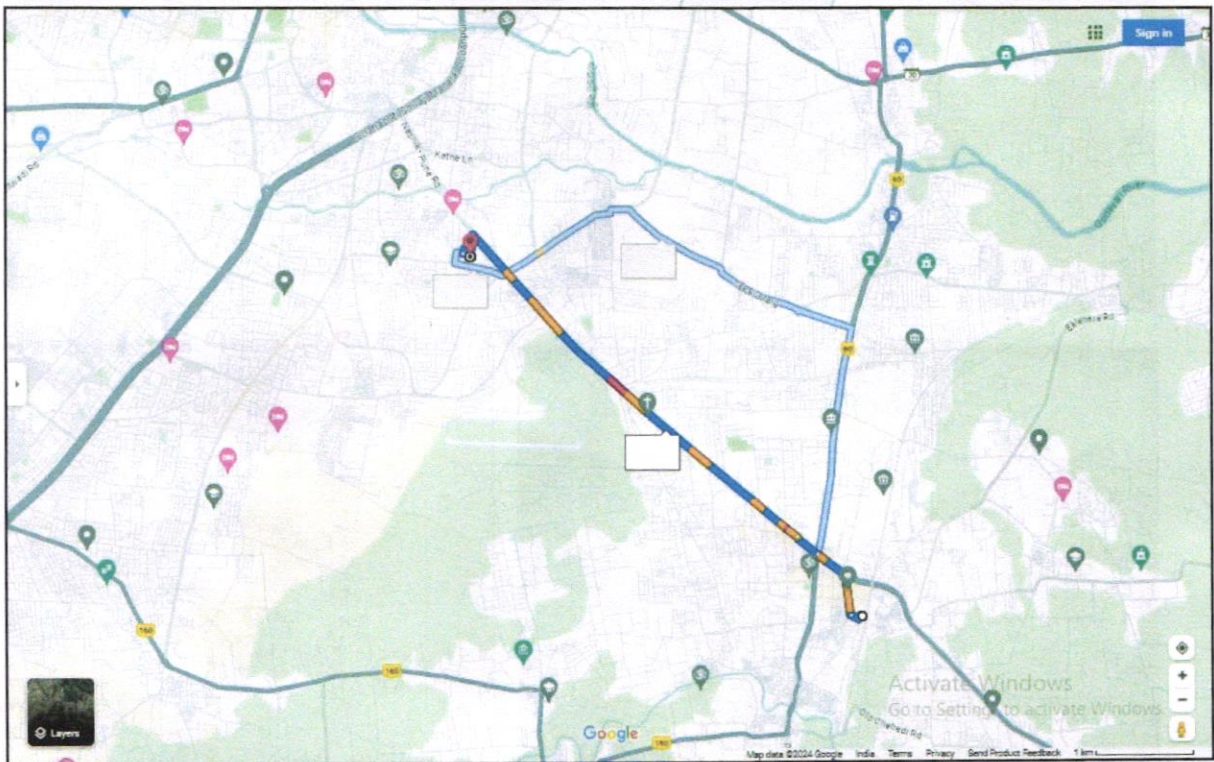
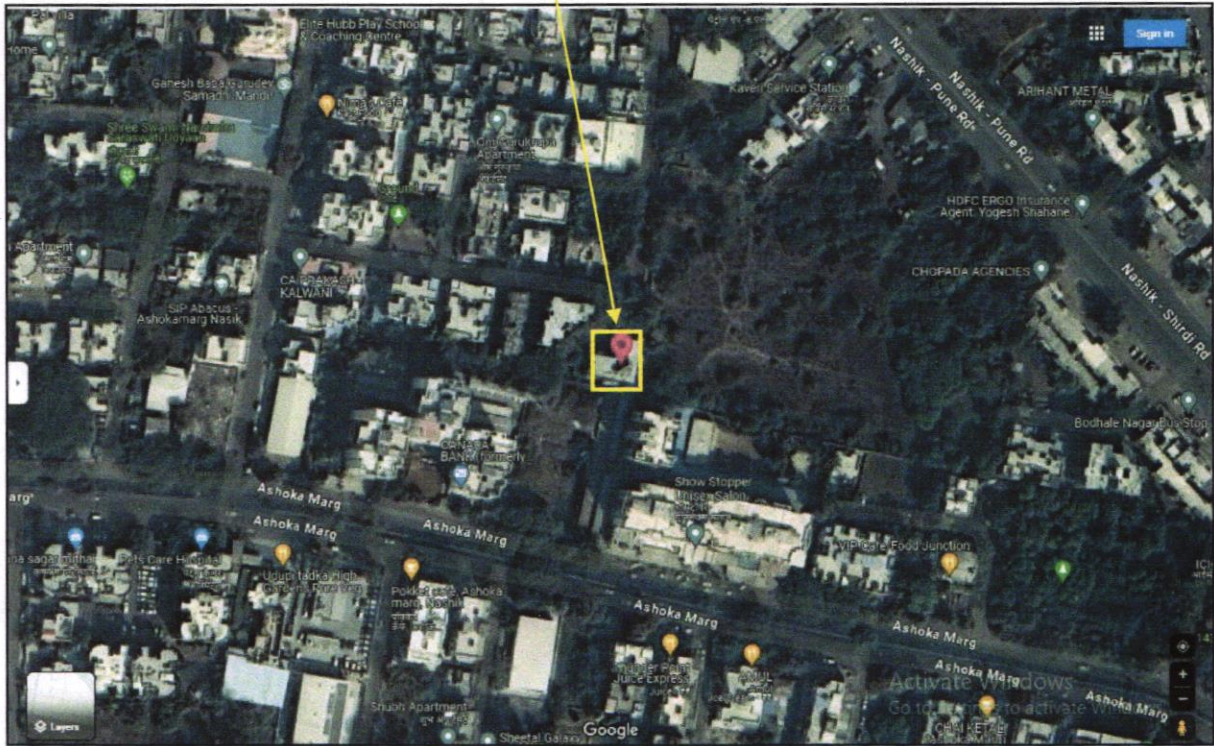
Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°58'51.3"N 73°48'14.1"E


Note: The Blue line shows the route to site from nearest Railway Station(Nashik – 6 KM.)

Ready Reckoner



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक एकक (Rs./)	Attribute
1.3.18-पुणे रस्त्यावरील मिळकती (नासईी नदीच्या दक्षिणेकडील)	20900	40500	46570/62900	0	चौ. मीटर सर्वेक्षण नंबर

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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Kathe Ln > 1 BHK Flats for Sale in Kathe Ln > 720 Sq.ft

₹37.0 Lac

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720 Sq-ft 1 BHK Flat For Sale in **Kathe Ln, Nashik**



1 Bed
1 Bath
1 Balcony
Unfurnished

Carpet Area 600 sqft - ₹6.167/sqft	Floor 3 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Unfurnished	Age Of Construction Less than 5 years

Contact Owner
Request Photos
Last contact made 3 days ago

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
R Hi

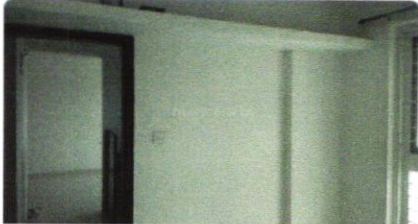
Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Dwarka-Nashik > 1 BHK Flats for Sale in Dwarka-Nashik > 780 Sq-ft

₹30.0 Lac

₹35.7 Lac

EMI - ₹17k | [How much loan can I get?](#)

780 Sq-ft 1 BHK Flat For Sale in **Dwarka-Nashik, Nashik**



1 Bed
1 Bath
Unfurnished

Super Built-Up Area 780 sqft - ₹4.87/sqft	Floor 3 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Facing North - East	Lift 1
Furnished Status Unfurnished	Car Parking 1 Open	Type Of Ownership Freehold

Contact Owner
Ask Society Name
Last contact made 3 days ago

Price Indicators

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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Ashoka Marg > 1 BHK Flats for Sale in Ashoka Marg > 765 Sq.ft

~~₹31.0 Lac~~ **₹28.5 Lac** EMI - ₹14k | Get pre-approved loan **Special Price by Owner**

1 BHK Flat For Sale in Shree Pride, Ashoka Marg, Nashik

1 Bed | 2 Baths | 2 Balconies | Unfurnished

Carpet Area: 612 sqft - ₹5,065/sqft. | Project: Shree Pride | Floor: 4 (Out of 4 Floors)

Transaction Type: Resale | Status: Ready to Move | Facing: North

Furnished Status: Unfurnished | Type Of Ownership: Freehold | Age Of Construction: Less than 5 years

Contact Owner | Check Availability

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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Dwarka-Nashik > 1 BHK Flats for Sale in Dwarka-Nashik > 551 Sq.ft

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

~~₹29.0 Lac~~ **₹26.4 Lac** EMI - ₹13k | Can I afford it? **Special Price by Owner**

1 BHK Flat For Sale in Nirman Dwarkapuram, Dwarka-Nashik, Nashik

1 Bed | 1 Bath | Unfurnished

Super Built-Up Area: 551 sqft - ₹5,263/sqft. | Developer: Nirman Group | Project: Nirman Dwarkapuram

Floor: 3 (Out of 7 Floors) | Transaction Type: Resale | Status: Ready to Move

Furnished Status: Unfurnished | Type Of Ownership: Co-operative Society

Contact Owner | Check Availability | Last contact made 1 day ago

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 19,30,500.00 (Rupees Nineteen Lakh Thirty Thousand Five Hundred Only).

Place: Nashik

Date: 10.01.2024

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: 2024.01.10 15:30:53 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

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 & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Shri.Satish Subhash Patil & Sau.Gayatri Satish Patil from Shri.Gulabrao Dadaji Sawant as per Transfer Deed Vide No.5126/2019 Dated.10.06.2019
2.	purpose of valuation and appointing authority	As per the request from Janata Sahakari Bank Ltd., Pune, Nashik Branch to assess Fair Market value of the property for Banking purpose
3.	identity of the valuer and any other	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager



	experts involved in the valuation;	Swapnil Wagh - Valuation 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 – 02.01.2024 Valuation Date – 10.01.2024 Date of Report – 10.01.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 02.01.2024
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 Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **10th January 2024** 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built Up Area in Sq. Ft = 550.00** in the name of Owner **Shri.Satish Subhash Patil & Sau.Gayatri Satish Patil** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri.Satish Subhash Patil & Sau.Gayatri Satish Patil**. 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 documents and site visit conducted, we understand that the Commercial Flat, admeasuring **Total Built Up Area in Sq. Ft = 550.00**

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

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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.

6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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.

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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.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.10 15:31:12 +05'30'

Auth. Sign



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