

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Vaibhav Namdev Gholap &
Kumari.Jayashri Namdev Gholap**

Residential **Row House No.C**, Ground + First Floor “ **Sai Siddhi Row Houses** ”,
Survey No.298/1, Plot No.53 to 58/E to H /1/2/C, Near Water Tank, Damodar Nagar,
Pathardi Road, Pathardi Phata, Village - Pathardi, Taluka & District - Nashik,
PIN Code – 422 010, State – Maharashtra, Country – India.

Latitude Longitude: 19°56'46.4"N 73°45'34.7"E

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Valuation Done for:

Bank of Baroda

Regional Office

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



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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



Vastu/Nashik/01/2024/006290/2304474
11/23-176-CCBS
Date: 11.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential **Row House No.C**, Ground + First Floor " **Sai Siddhi Row Houses** ", Survey No.298/1, Plot No.53 to 58/E to H /1/2/C, Near Water Tank, DamodarNagar, Pathardi Road, Pathardi Phata, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India. belongs to **Shri.Vaibhav Namdev Gholap & Kumari.Jayashri Namdev Gholap**

Boundaries of the property.

Boundaries	Row House	Plot
North	Row House No.D	9.00 Meter Colony Road
South	Row House No.E	Plot No.53+58F
East	Front Side Margin & Colony Road	7.50 Meter Colony Road
West	Back Side Margin Compound Wall	Plot No.59+60A, 59+60B

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 **₹ 34,38,000.00 (Rupees Thirty-Four Lakh Thirty-Eight Thousand 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: 2024.01.11 17:57:08 +05'30'

Auth. Sign.



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

To,

The Chief Manager,**Bank of Baroda****Regional Office**

3SNL Building, Datta Mandir Road, Nashik Road,

Nashik, PIN – 422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF ROW HOUSE)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.®
2.	a) Date of inspection	: 11.01.2024
	b) Date on which the valuation is made	: 11.01.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Saledeed Vide No.11012/2021 Dated.29.12.2021 ii. Copy of Commencement Certificate Vide No.LND/BP/CD/518 Dated. 16.08.2019, issued by Nashik Municipal Corporation iii. Copy of Building Occupancy Certificate No.B2/OC/CD/295 dated 30.11.2021 issued by Nashik Municipal Corporation iv. Copy of Approved Building Plan Accompanying Occupancy Certificate No.B2/OC/CD/295 dated 30.11.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation 	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Shri.Vaibhav Namdev Gholap & Kumari.Jayashri Namdev Gholap Address: Residential Row House No.C, Ground + First Floor “ Sai Siddhi Row Houses ”,Survey No.298/1, Plot No.53 to 58/E to H /1/2/C, Near Water Tank, Damodar Nagar,Pathardi Road, Pathardi Phata, Village - Pathardi, Taluka & District - Nashik,PIN Code – 422 010, State – Maharashtra, Country – India Contact Person: Kumari.Jayashri Namdev Gholap (Owner) Contact No. +91 9579735127 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential Row House No.C is Situated on Ground + First Floor As per Approved Plan , The composition of Row House is: Ground Floor – Hall + Kitchen + WC + Bath + Passage+ Staircase+ Open Space.+ Porch



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			<p>First Floor – 2 Bedroom+ Bath + Passage+ Staircase (i.e.2BHK)</p> <p>The property is at 11.3 Km. travelling distance from nearest railway station Nashik Road.</p> <p>Landmark: Near Water Tank</p>
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.298/1, Plot No.53 to 58/E to H /1/2/C
	b) Door No.	:	Residential Row House No.C
	c) T.S. No. / Village	:	Village - Pathardi
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Occupancy Certificate No.B2/OC/CD/295 dated 30.11.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Row House No.C , Ground + First Floor “ Sai Siddhi Row Houses ”,Survey No.298/1, Plot No.53 to 58/E to H /1/2/C, Near Water Tank, Damodar Nagar,Pathardi Road, Pathardi Phata, Village - Pathardi, Taluka & District - Nashik,PIN Code – 422 010, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Pathardi Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No

13.	Dimensions / Boundaries of the Property / Row House / Plot		Actual	As per Agreement
	North	:	9.00 Meter Colony Road	9.00 Meter Colony Road
	South	:	Plot No.53+58F	Plot No.53+58F
	East	:	7.50 Meter Colony Road	7.50 Meter Colony Road
	West	:	Plot No.59+60A, 59+60B	Plot No.59+60A, 59+60B
13.1	Dimensions / Boundaries of the property		Actual	As per Agreement
	North		Row House No.D	Row House No.D
	South		Row House No.E	Row House No.E
	East		Front Side Margin & Colony Road	Front Side Margin & Colony Road
	West		Back Side Margin Compound Wall	Back Side Margin Compound Wall
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°56'46.4"N 73°45'34.7"E	
13.3	Whether Boundaries Matching with Actual		Yes	
14.	Extent of the site	:	Carpet Area in Sq.Ft = 709.00 (Area as per Site Measurement) Built Up Area in Sq. Ft. = 764.00 (Area as per Sale deed)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 764.00 (Area as per Sale 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.298/1, Plot No.53 to 58/E to H /1/2/C	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Pathardi Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Row House No.C , Ground + First Floor " Sai Siddhi Row Houses ",Survey No.298/1, Plot No.53 to 58/E to H /1/2/C, Near Water Tank, Damodar Nagar,Pathardi Road, Pathardi Phata, Village - Pathardi, Taluka & District - Nashik,PIN Code - 422 010, State - Maharashtra, Country - India	

3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2021 (As per Building Occupancy Certificate)
5.	Number of Floors	:	Ground + First Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	8 Row Houses
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	N.A
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	ROW House		
1	The floor in which the Row House is situated	:	Ground + First Floor
2	Door No. of the Row House	:	Residential Row House No.C
3	Specifications of the Row House	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing, Concealed C.P.Fitting Wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details Not Available
	Tax paid in the name of:	:	Details Not Available
	Tax amount:	:	Details Not Available
5	Electricity Service connection No.:	:	Details Not Available
	Meter Card is in the name of:	:	Details Not Available
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	Shri.Vaibhav Namdev Gholap & Kumari.Jayashri Namdev Gholap
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	Built Up Area in Sq. Ft. = 764.00 (Area as per Sale deed)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row House?	:	Carpet Area in Sq.Ft = 709.00 (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?	:	₹ 7,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House 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 (an evidence thereof to be enclosed)	:	₹ 32,200.00 per Sq. M. ₹ 2,991.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	Purchase Value-₹30,20,000.00 Vide No.11012/2021 Dated.29.12.2021
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 4,500.00 per Sq. Ft.
	Remark: -	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	764.00 Sq. Ft.	4,500.00	34,38,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	As per current stage of work completion the value of the Row House (if Row House is under construction)			
12	After 100% completion final value of Row House			
	Total Value of the property			34,38,000.00

Value of Row House

Fair Market Value of the property	34,38,000.00
Realizable value of the property	32,66,100.00
Distress Value of the property	27,50,400.00
Insurable value of the property (764.00 Sq. Ft. X ₹ 2,000.00)	15,28,000.00
Guideline value of the property (764.00 Sq. Ft. X ₹ 2,991.00)	22,85,124.00

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Justification for price / rate

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

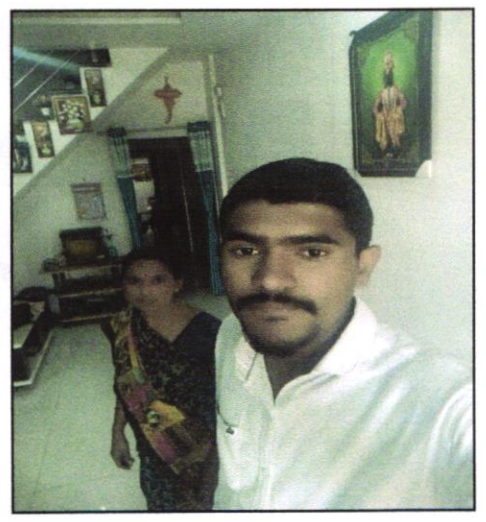
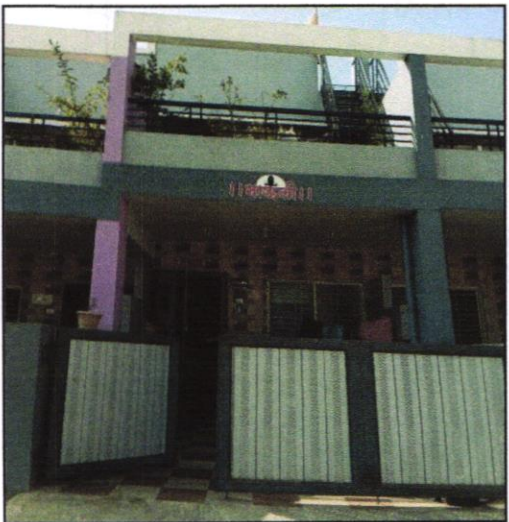
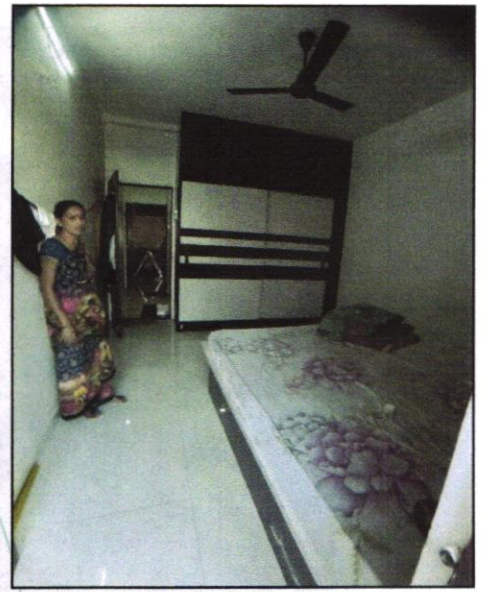
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,500.00 per Sq. Ft. 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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 7,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



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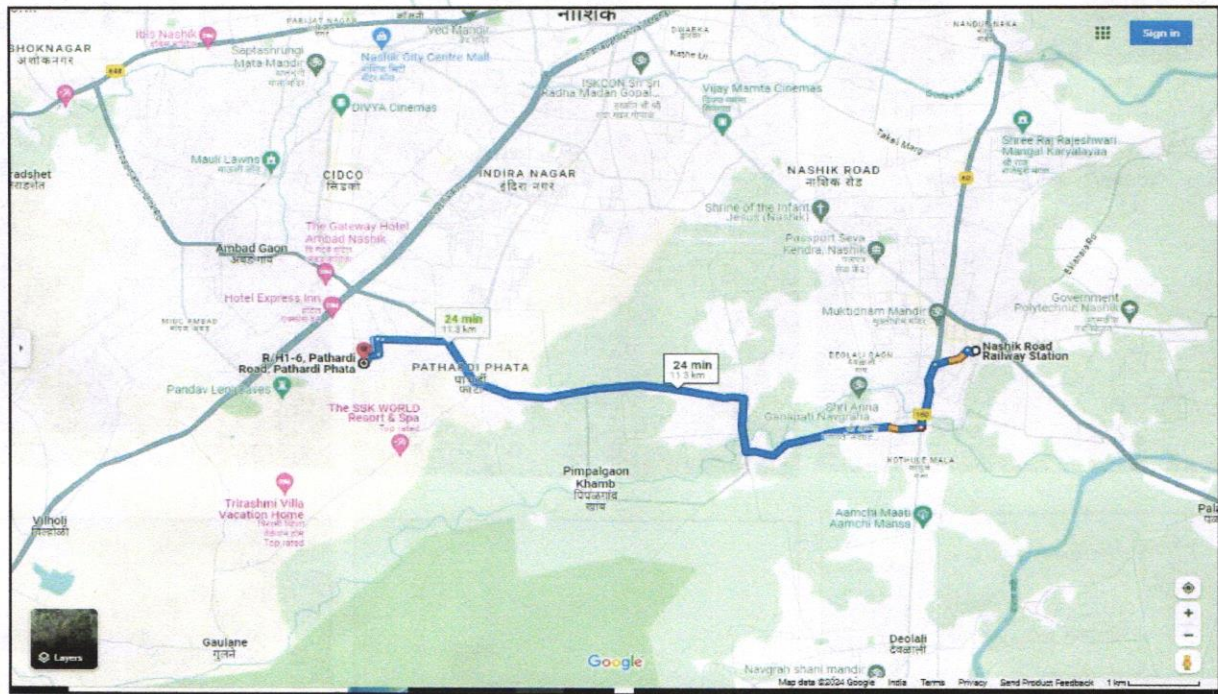
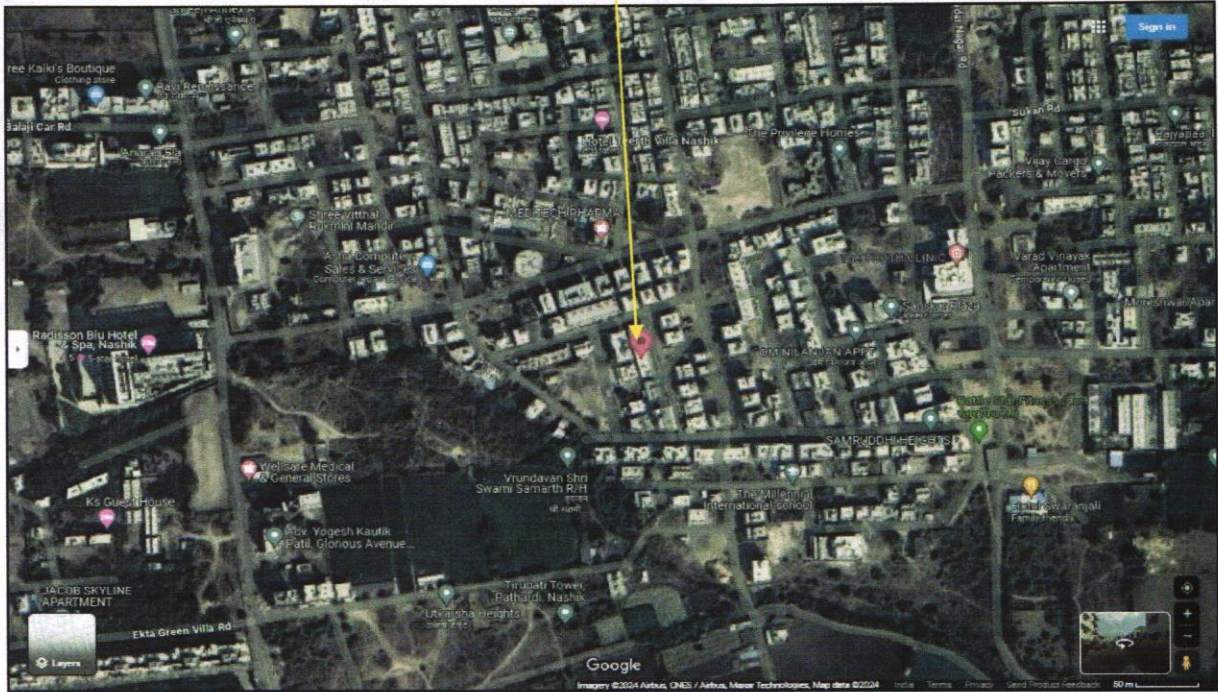
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Route Map of the property


Site u/r



Latitude Longitude: 19°56'46.4"N 73°45'34.7"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 11.3 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

🏠 Home
Valuation Guidelines | 📖 User Manual

Year 2023-2024

Language English

Selected District Nashik

Select Taluka Nashik

Select Village Mauje Pathardi (Nashik Mahanagar p...


Search By Survey No. Location

Enter Survey No

Search

उपविभाग	खुली जमीन	निवासी सदनिका	श्रीफ्रीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
19.16. - पाथर्डी फाटव्यापासून पाथर्डी गावाकडे जाणा-या रस्त्याच्या अंतर्गत भागातील रहिवासी मिळकती व गावठाणातील मिळकती	8000	32200	3703040250	0	चौ. मीटर	सर्वेक्षण नंबर

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4 BHK For Sale in **Pathardi Phata, Nashik**

4 Beds
 3 Baths
 2 Balconies
 Semi-Furnished

Carpet Area 2000 sqft ± 8,500sqft	Transaction Type Resale	Status Ready to Move
Furnished Status Semi-Furnished	Age Of Construction 15 to 20 years	

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3 BHK For Sale in **Pathardi Phata, Nashik**

3 Beds
 2 Baths
 1 Balcony
 Semi-Furnished

Carpet Area 1000 sqft ± 6,000sqft	Transaction Type Resale	Status Ready to Move
Facing East	Furnished Status Semi-Furnished	Car Parking 1 Open
Type Of Ownership Freehold	Age Of Construction 10 to 15 years	

East Facing Property

Price Indicators

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4 BHK For Sale in [Pathardi Phata, Nashik](#)

4 Beds
 5 Baths
 Unfurnished

Super Built-Up Area	Transaction Type	Status
3100 sqft ▽	Resale	Ready to Move
₹ 6,129/sqft		

Furnished Status
Unfurnished

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3 BHK For Sale in [Pathardi Phata, Nashik](#)

3 Beds
 3 Baths
 Semi-Furnished

Super Built-Up Area	Transaction Type	Status
1680 sqft ▽	Resale	Ready to Move
₹ 7,440/sqft		

Furnished Status
Semi-Furnished

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Commencement Certificate & Building Occupancy Certificate

NASHIK MUNICIPAL CORPORATION
 NO UNDISP/CP/512
 DATE - 16/11/2019

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To: **Sau. Asmitaben Maheshbhai Ujreja,**
 C/o. Er. Ashok Jambhar & Srujanga Ashok Jambhar of Nashik.

Sub: Sanction of Building Permission & Commencement Certificate on Plot No.53 TO 69/ E TO HV1/GC of S. No. 288/1 of Patheradi Shwar.

Ref: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated:10/7/2019 Inward No.543P/266.
 2) Sub-Division Letter No. UNDISO/Pathandi/DCR/0264/2019 Dt:10/06/2019.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 59 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LXX of 1949) and building for Residential Purpose as per plan duly amended in R.O. subject to the following conditions:-

- The land vacated in connection with the above back rule shall form part of Public Street.
- No new building of part shall be occupied or permitted to be used by any person under section 253 of the Maharashtra Municipal Corporation Act.
- The commencement certificate shall remain valid for a period of one year commencing from the date of issue. It shall become invalid automatically unless other commencement certificate is granted. Construction work commenced after expiry of the commencement certificate is granted will be treated as unauthorized development. Section 45 as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act 1949 will be applied accordingly. Defaulter which should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**.
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work (viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1956).
- After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land Ceiling & Regulation Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
- The balconies, ottas & verandae should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandae are covered or merged into adjoining rooms the continuation shall be treated as unauthorized and action shall be taken.
- At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 13 of the reservation of Tree Act, 1975.

BUILDING OCCUPANCY CERTIFICATE
 (As per Rule Based)

No. 1 Occupancy Certificate Issued No. UNDISO/Pathandi/DCR/0264/2019, Date: 10/06/2019.
 2. Your Application for Occupancy Certificate Inward No. 520/GC/66 Dtd. 15/11/2021.
 3. Engineer Shri. Ashok H. Jambhar, Self Declaration attached dtd. 15/11/2021.

As per the Rule Based Occupancy Certificate

A. Name of the Owner/Developer: **Sau. Asmitaben Maheshbhai Ujreja**

B. Location of the proposed plot:
 1. Plot No. **53 TO 69/ E TO HV1/GC** 2. Survey No. **0/No.** **188/1**
 3. Village **Pathandi** 4. Town/ City **Nashik**
 Engineer: **Er. Ashok Jambhar** Structural En. **Ashok Jambhar**

C. Details of Building:
 1. Building Permission No. **UNDISO/Pathandi/DCR/0264/2019** 2. Building Permission Date: **10/06/2019**

The Er. Ashok Jambhar have given the Building Completion along with declaration certificate. The building has been completed as per the sanctioned plan and it is declared that the building conforms to all respects to the requirement of the building regulations. This is to certify that the building has been inspected by Er. Ashok Jambhar and is complete according to the approved Drawings and is fit for occupation.

D. Building Data:

1. Number of Floors	3	Ground + One Floor
2. As per Sanctioned Plan	0	Ground + One Floor
3. Use of the Building		Ground + One Floor
4. As per Sanctioned Plan		Residential
5. As per Completed Building		Residential
6. Floor Area (sqm)		
7. As per Sanctioned Plan	71.81 Sqm.	
8. As per Completed Building	70.41 Sqm.	
9. Carpet Area		
10. As per Sanctioned Plan	67.89 Sqm.	
11. As per Completed Building	67.89 Sqm.	
12. Height (m)		
13. As per Sanctioned Plan	7.00	
14. As per Completed Building	6.48	6.48
15. As per Sanctioned Plan	4.48	4.48
16. As per Completed Building	4.48	4.48
17. As per Sanctioned Plan	0.11/0.09	0.11

Date of Issue: **16/11/2019**

Sl. No.	Amount	Receipt No.	Date
1. Building Fee	1000/-	1000	10/06/2019
2. Occupancy Fee	1000/-	1000	15/11/2021
3. Other Charges	1000/-	1000	15/11/2021

As per the Rule Based Occupancy Certificate No. UNDISO/CP/512 Date: 16/11/2021

Er. Ashok Jambhar
 R.No - PSLR/113
 Lic. No - 134199

919 9575 6844
 माहामय माहामाया अभियंता

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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 ₹ **34,38,000.00 (Rupees Thirty-Four Lakh Thirty-Eight Thousand Only)**. The **Realizable Value** of the above property ₹ **32,66,100.00 (Rupees Thirty-Two Lakh Sixty-Six Thousand One Hundred Only)** and the **Distress value** ₹ **27,50,400.00 (Rupees Twenty-Seven Lakh Fifty Thousand Four Hundred Only)**.

Place: Nashik

Date: 11.01.2024

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

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=cmd@vastukala.org, c=IN
Date: 2024.01.11 17:57:26 +05'30'

®

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

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).

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Date

Signature
(Name Branch Official with seal)

(Annexure – III)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 11.01.2024 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 11.01.2024. 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 under consideration is Purchased by Shri.Vaibhav Namdev Gholap & Kumari.Jayashri Namdev Gholap from Sau.Asmitaben Maheshbhai Unjija as per Vide Saledeed Dated.29.12.2021
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager 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 – 11.01.2024 Valuation Date - 11.01.2024 Date of Report - 11.01.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 11.01.2024
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **11th 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 Client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **764.00 Sq. Ft. Built Up Area** owned by **Shri.Vaibhav Namdev Gholap & Kumari.Jayashri Namdev Gholap**. 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.Vaibhav Namdev Gholap & Kumari.Jayashri Namdev Gholap** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Row House, admeasuring **764.00 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 Purchasers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Row House and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **764.00 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

