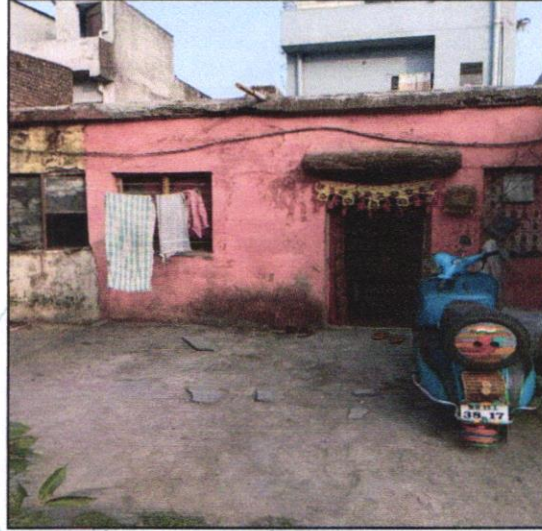


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Nandkishor Shankar Mandlik**

Residential Land and Proposed Additional Extension to Existing Building in  
**Tenement No. N-52/AD-1/20/04**, Proposed Ground + First Floor, Neighborhood Ashadha,  
Housing Scheme No. 5<sup>th</sup>, Near Marchant Co. Op. Bank, Rajratna Nagar, at CIDCO,  
Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India

Latitude Longitude: 19°58'18.2"N 73°45'26.3"E

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### Valuation Done for:

**Punjab National Bank  
Canada Corner Branch**

Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner  
Nashik – 422 005, State – Maharashtra, Country – India.



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

#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  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](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

The property bearing Residential Land and Proposed Additional Extension to Existing Building in **Tenement No. N-52/AD-1/20/04**, Proposed Ground + First Floor, Neighborhood Ashadha, Housing Scheme No. 5<sup>th</sup>, Near Marchant Co. Op. Bank, Rajratna Nagar, at CIDCO, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India belongs to **Mr. Nandkishor Shankar Mandlik**

Boundaries of the property

North : Tenement No. N-52/AD-1/20/05  
South : Tenement No. N-52/AD-1/20/03  
East : Tenement No. N-52/AD-1/20/01  
West : Colony Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 20,54,085/- (Rupees Twenty Lakh Fifty-Four Thousand Eighty-Five Only)**. As per Site Inspection **Work Yet Not Started** on Site

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

Hence certified

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

**Sharadkumar**

**B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.,

ou=CMD, email=cmd@vastukala.org, c=IN

Date: 2024.01.19 12:00:22 +05'30'

Auth. Sign.



[www.vastukala.org](http://www.vastukala.org)

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

### Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Raipur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

- Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
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## VALUATION OPINION REPORT

The property bearing Residential Land and Proposed Additional Extension to Existing Building in **Tenement No. N-52/AD-1/20/04**, Proposed Ground + First Floor, Neighborhood Ashadha, Housing Scheme No. 5<sup>th</sup>, Near Marchant Co. Op. Bank, Rajratna Nagar, at CIDCO, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India belongs to **Mr. Nandkishor Shankar Mandlik**

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DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org,  
Date: 2024.01.19 12:00:22 +05'30'

Auth. Sign.



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

# Vastukala Consultants (I) Pvt. Ltd.

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

To  
**Branch Manager,**  
**Punjab National Bank**  
**Canada Corner Branch**  
 Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner  
 Nashik – 422 005, State – Maharashtra, Country – India.

## Valuation Report of Immovable Property

I	Introduction							
1	Name of Valuer	Vastukala Consultants (I) Pvt. Ltd.						
2	Date of Inspection	12.01.2024						
	Date of Valuation	18.01.2024						
3	Purpose of Valuation	As per the request from Punjab National Bank, Canada Corner Branch to assess fair market value of the property for Housing purpose						
4	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	<p><b>Mr.Nandkishor Shankar Mandlik</b></p> <p><b>Address</b> – Residential Land and Proposed Additional Extension to Existing Building in <b>Tenement No. N-52/AD-1/20/04</b>, Proposed Ground + First Floor, Neighborhood Ashadha, Housing Scheme No. 5<sup>th</sup>, Near Marchant Co. Op. Bank, Rajratna Nagar, at CIDCO, Taluka &amp; District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India</p> <p><u>Contact Details</u>            Mr.Nandkishor Shankar Mandlik            (Owner)            Contact No.+91 9860001348            Sole Ownership</p>						
<p><b>At the time of inspection, the property was under construction. Extent of completion are as under:</b></p> <table border="1"> <thead> <tr> <th>Work Yet Not Started</th> <th>Total</th> <th>00% work completed</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Work Yet Not Started	Total	00% work completed			
Work Yet Not Started	Total	00% work completed						
5	Name of Bank/FI as applicable	Punjab National Bank						
6	Name of the Developer of Property (in case of developer-built properties)	Self - Developed						
7	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied						
II	<b>Physical Characteristics of the Asset</b>							
1	Location of the Property	Residential Land and Proposed Additional Extension to Existing Building in <b>Tenement No. N-52/AD-1/20/04</b> , Proposed Ground + First Floor, Neighborhood Ashadha,						



		Housing Scheme No. 5 <sup>th</sup> , Near Marchant Co. Op. Bank, Rajratna Nagar, at CIDCO, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India			
	CTS No	Neighborhood Ashadha, Housing Scheme No. 5 <sup>th</sup>			
	Door No.	Residential Land and <b>Tenement No. N-52/AD-1/20/04</b>			
	C. T.S. No. / Village	At CIDCO			
	Ward / Taluka	Nashik			
	Mandal / District	Nashik			
	Brief description of the property	---			
	<p><b>Property -</b> The property is Residential Land and Proposed Additional Extension to Existing Building in <b>Tenement No. N-52/AD-1/20/04</b>, Proposed Ground + First Floor, Neighborhood Ashadha, Housing Scheme No. 5<sup>th</sup>, Near Marchant Co.Op.Bank, Rajratna Nagar, at CIDCO, Taluka &amp; District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India. It is well connected by road and train. It is located at about 14 KM. travelling distance from Nashik Railway Station.</p> <p><b>As per Approved Plan, the land area is 30.03 Sq. M. considered for valuation.</b></p> <p><b>Structures –</b> per Approved Plan Proposed composition of residential Tenement are as under:</p> <table border="1"> <thead> <tr> <th>Proposed Composition (as per Approved Plan)</th> </tr> </thead> <tbody> <tr> <td><b>Proposed Ground Floor:</b> Room + Kitchen+ Toilet +Passage + Staircase</td> </tr> <tr> <td><b>Proposed First Floor:</b> Room + Open Terrace +Passage + Staircase</td> </tr> </tbody> </table> <p><b>As per Approved Plan, the Proposed Structure area is 34.29 Sq. M., Which is considered for the valuation.</b></p>		Proposed Composition (as per Approved Plan)	<b>Proposed Ground Floor:</b> Room + Kitchen+ Toilet +Passage + Staircase	<b>Proposed First Floor:</b> Room + Open Terrace +Passage + Staircase
Proposed Composition (as per Approved Plan)					
<b>Proposed Ground Floor:</b> Room + Kitchen+ Toilet +Passage + Staircase					
<b>Proposed First Floor:</b> Room + Open Terrace +Passage + Staircase					
	Nearby landmark	Neighborhood Ashadha, Housing Scheme No. 5 <sup>th</sup>			
2.	CTS No	---			
3.	Village	At CIDCO			
	Residential area	Yes			
	Commercial area	No			
	Industrial area	No			
4.	Classification of the area				
	i) High / Middle / Poor	Middle Class			
	ii) Urban / Semi Urban / Rural	Urban			
5.	Coming under Corporation limit / Village Panchayat / Municipality	CIDCO			
6.	Postal address of the property	Residential Land and Proposed Additional Extension to Existing Building in <b>Tenement No. N-52/AD-1/20/04</b> , Proposed Ground + First Floor, Neighborhood Ashadha, Housing Scheme No. 5 <sup>th</sup> , Near Marchant Co.Op.Bank,			





	details, full details of specifications to be appended along with Tenement plans and elevations	
19.	Plinth Area, and saleable are to be mentioned separately and clarified	<b>Built up area – 34.29 Sq.M (As per Approved Plan)</b>
20.	Any other aspect	-
<b>III</b>	<b>Town Planning parameters</b>	
1.	Master plan provisions related to the property in terms of land use	Residential use
2.	Date of issue and validity of layout of approved map / plan	Copy Approved Building Plan by Accompanying Commencement Certificate No. CD/402 dated 28.12.2020 issued by Executive Engineer Town Planning Nashik Municipal Corporation
3.	Approved map / plan issuing authority	
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes
5.	Any other comments by our empaneled valuers on authentic of approved plan	No
6.	Planning area/zone	Residential Zone
7.	Development controls	City and Industrial Development Corporation of Maharashtra Limited.
8.	Zoning regulations	Residential Purpose
9.	FAR/FSI permitted and consumed	As per CIDCO Norms
10.	Ground coverage	-
11.	Transferability of development rights if any, Tenement bye- law provisions as applicable to the property viz. setbacks, height restrictions, etc.	No information provided.
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential
13.	Comment on unauthorized constructions if any	No
14.	Comment on demolition proceedings if any	No
15.	Comment on compounding/ regularization proceedings	No
16.	Comment on whether OC has been issued or not	Not Provided
17.	Any other aspect	-
<b>IV.</b>	<b>Legal Aspects</b>	
1.	Ownership Documents	
	1. Copy of Commencement Certificate No. LND/ BP/ CD/402 dated 28.12.2020 issued by Nashik Municipal Corporation	
	2. Copy Approved Building Plan by Accompanying Commencement Certificate No. CD/402 dated 28.12.2020 issued by Executive Engineer Town Planning Nashik Municipal Corporation	
	3. Copy of Electricity Bill vide Consumer No.049015511434 dated 23.11.2023 in the name of Mr.Nandkishor Shankar Mandlik issued by M.S.E.D.C.L.	



2.	TIR Verification	Not Applicable
3.	Name of the Owner/s	<b>Mr.Nandkishor Shankar Mandlik</b>
4.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any regarding immovable property.	Information not available
5.	Comment on whether the IP is independently accessible?	Yes.
6.	Title verification,	Not Applicable
7.	Details of leases if any,	Not Applicable
8.	Ordinary status of freehold or leasehold including restrictions on transfer	Not Applicable
9.	Agreement of easement if any	Not Applicable
10.	Notification of acquisition if any	Not Applicable
11.	Notification of road widening if any	Not Applicable
12.	Possibility of frequent flooding / submerging	No
13.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No
14.	Heritage restrictions if any, all legal documents, receipts related to electricity, water tax, property tax and any other Tenement taxes to be verified and copies as applicable to be enclosed with the report.	No
15.	Comment on transferability of the property ownership	Not Applicable
16.	Comment on existing mortgages / charges / encumbrances on the property, if any	Not Applicable
17.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Applicable
18.	Tenement plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Tenement Plan	Not Applicable
	Any other aspect	-
<b>V.</b>	<b>Economic Aspects</b>	
1.	Details of ground rent payable,	N.A.
2.	Details of monthly rents being received if any,	Owner Occupied



3.	Taxes and other outings	Details not provided
4.	Property Insurance	Details not provided
5.	Monthly maintenance charges	Self - Maintained
6.	Security charges	Details not provided
7.	Any other aspect	Nil
<b>VI.</b>	<b>Socio-cultural Aspects of the Property</b>	
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Residential area, Middle Class
<b>VII.</b>	<b>Functional and Utilitarian Aspects of the Property</b>	
1.	Description of the functionality and utility of the property in terms of:	
2.	Space allocation	Provided
3.	Storage Spaces	Provided
4.	Utility spaces provided within the Tenement	Provided
5.	Any other aspect	Nil
<b>VIII.</b>	<b>Infrastructure Availability</b>	
1.	Description of physical infrastructure availability in terms of	
	Water supply	Yes
	Sewerage / sanitation System	Yes
	Storm water drainage	Yes
2.	Description of other physical infrastructure facilities viz.	
	Solid waste management	No
	Electricity	Yes
	Road and public transport connectivity	Connected with public transport like Auto, bus, private vehicles, etc.
	Availability of other public utilities nearby	All available nearby
3.	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available nearby
<b>IX.</b>	<b>Marketability</b>	
1.	Analysis of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of Tenement, condition of the premises & Tenement, facilities provided and its prevailing market rate.
2.	Locational attributes	R Area

3.	Scarcity	Average
	Demand and supply of the kind of subject property	Good
4.	Comparable sale prices in the locality	Price Indicators attached
<b>X.</b>	<b>Engineering and Technology Aspects of the Property</b>	
1.	Type of construction	As per Brief Description
2.	Material & technology used	B Grade
3.	Specifications	Standard
4.	Maintenance issues	No
5.	Age of the Tenement	Tenement is Under Construction
6.	Total life of the Tenement	Tenement is Under Construction
7.	Extent of deterioration	60 years after Completion Subject to proper, preventive periodic Maintenance & structural repairs.
8.	Structural safety	Tenement is Under Construction
9.	Protection against natural disaster viz. earthquakes,	Good
10.	Visible damage in the Tenement	Nil
11.	System of air-conditioning	No
12.	Provision for firefighting,	Not Provided
13.	Copies of the plan and elevation of the Tenement to be included	Not Provided
<b>XI.</b>	<b>Environmental Factors</b>	
1.	Use of environment friendly Tenement materials, Green Tenement techniques if any	No
2.	Provision of rain water harvesting	Information not available
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
<b>XII.</b>	<b>Architectural and aesthetic quality of the Property</b>	
1.	Descriptive account on whether the Tenement is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	old fashioned
<b>XIII.</b>	<b>In case of valuation of industrial property</b>	
1.	Proximity to residential areas	Nearby
2.	Availability of public transport facilities	All public transport facilities are available.
<b>XIV.</b>	<b>Valuation</b>	
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis	Land and Tenement Method is used for this valuation report.





	adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.					
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz. magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 35,000/- to ₹ 40,000/- per Sq. M. Considering the rate with attached report, current market conditions, demand and supply position, Residential land size, Tenement area, location, upswing in real estate prices, sustained demand for residential land, all round development of industrial application in the locality etc. <b>We estimate ₹ 37,000/- per Sq. M. for land including land development.</b>				
	Guideline Rate	Rate in ₹				
	Land	₹ 6,400/- per Sq. M.				
	Tenement	As per valuation table				
c)	Summary of Valuation					
	<b>i. Guideline Value</b>	<b>Area in Sq. M.</b>	<b>Rate in ₹</b>	<b>Value in ₹</b>		
	Land	30.03	₹ 6,400/-	1,92,192/-		
	Tenement	As per below chart			9,42,975/-	
	<b>Total</b>				<b>11,35,167/-</b>	
	<b>ii. Fair Market Value</b>					
	<b>A) Land</b>	<b>Area in Sq. M.</b>	<b>Rate in ₹</b>	<b>Fair Market Value in ₹</b>		
		30.03	37,000/-	11,11,110/-		
	<b>B) Tenement</b>					
	<b>Particulars</b>	<b>Built up Area</b>	<b>Estimated replacement rate</b>	<b>Replacement rate</b>	<b>Replacement value</b>	<b>Full Value / Insurable Value</b>
		<b>(Sq. M.)</b>	<b>(₹)</b>	<b>(₹)</b>	<b>(₹)</b>	<b>(₹)</b>
	Tenement	34.29	27,500.00	27,500.00	9,42,975/-	9,42,975/-
	<b>Total</b>				<b>9,42,975/-</b>	<b>9,42,975/-</b>
	<b>Total Value = A + B</b>				<b>9,42,975/-</b>	

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **₹ 20,54,085/- (Rupees Twenty Lakh Fifty-Four Thousand Eighty-Five Only).**

i. Date of purchase of immovable property	:	----
ii. Purchase Price of immovable property	:	----
iii. Book value of immovable property	:	----
iv. Fair Market Value of immovable property (A + B)	:	<b>₹ 20,54,085/-</b>
v. Cost of Extra Amenities	:	---
<b>vi. Total Value</b>	:	<b>₹ 20,54,085/-</b>
vii. Realizable Value of immovable property	:	<b>₹ 19,51,380/-</b>

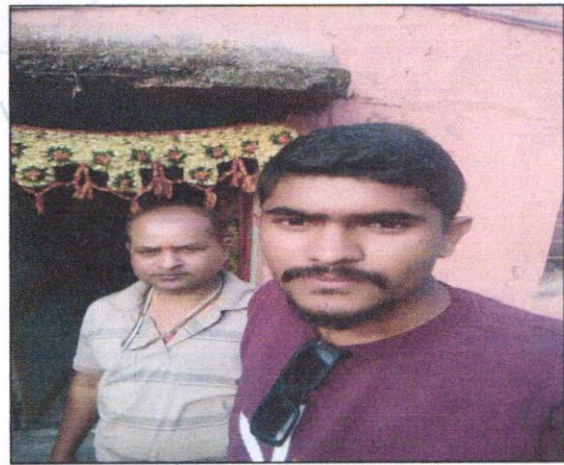
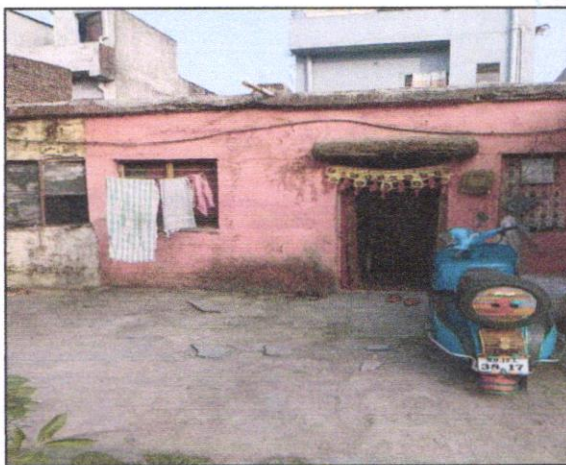
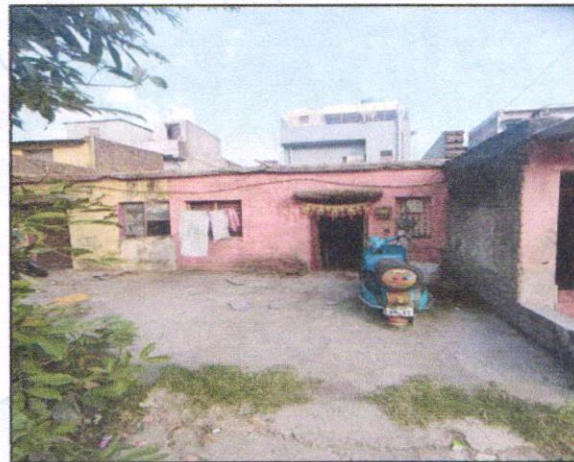
viii. Distress Sale Value of immovable property	:	₹ 16,43,268/-
ix. Insurable Value of immovable property	:	₹ 8,01,528/-
x. Guideline Value	:	₹ 11,35,167/-
<i>Remark: - The Above Mention Valuation is Given as per Unit Cost.</i>		

15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the Tenement
b)	Tenement Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc.	Available and attached in annexure
h)	Any other relevant documents/ extracts	No

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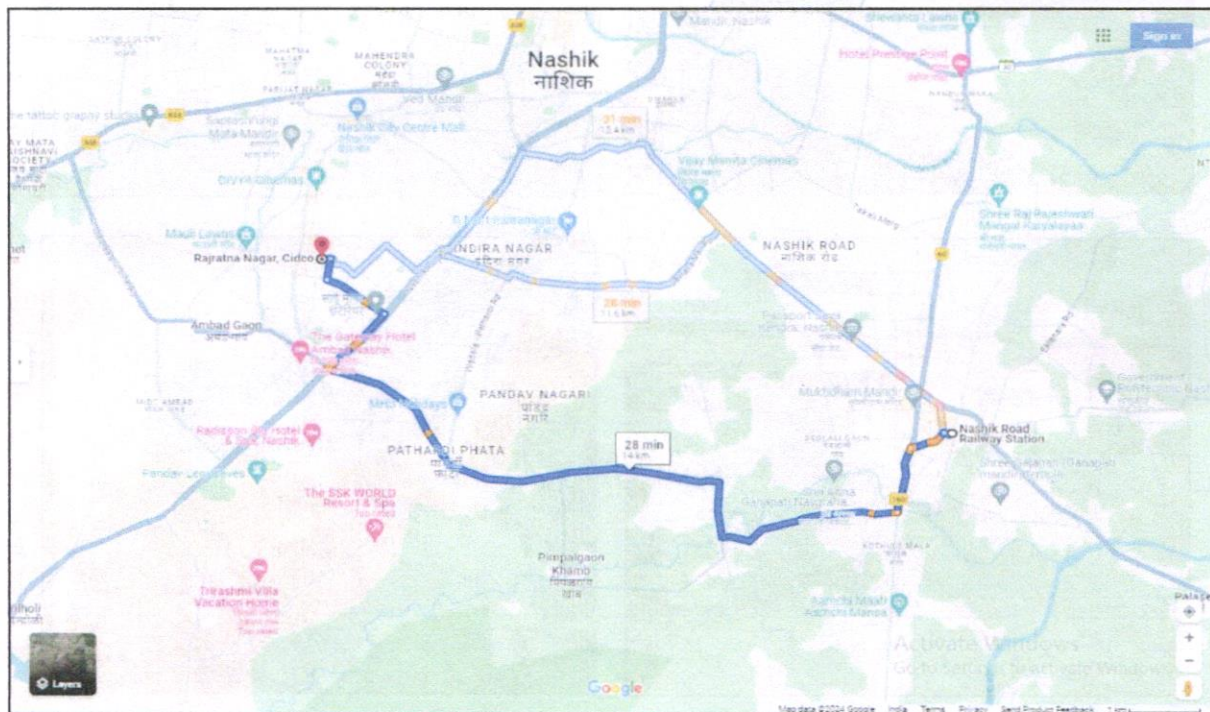
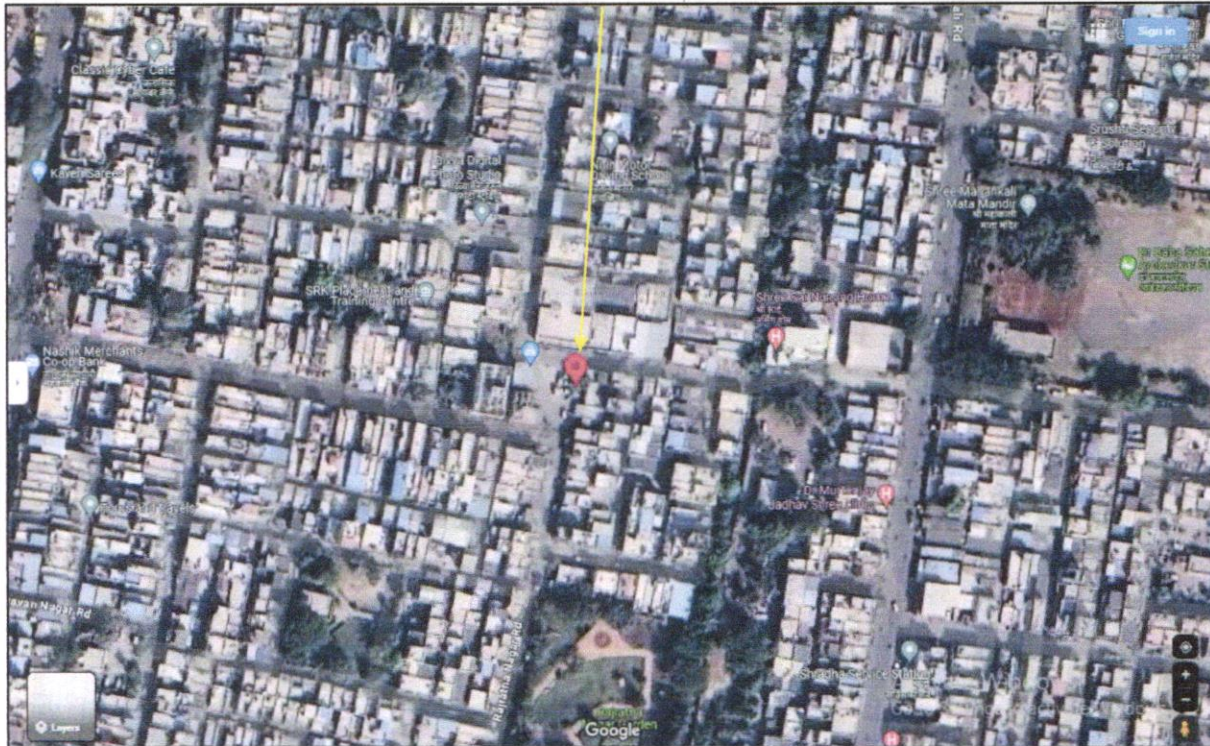


## Actual Site Photographs





## Route Map of the property Site u/r



**Latitude Longitude: 19°58'18.2"N 73°45'26.3"E**

**Note: The Blue line shows the route to site from nearest railway station ( Nashik– 14 KM )**



## Price Indicators

Home / Property in Nashik / House for Sale in Nashik / House for Sale in CIDCO

Posted on Nov 13, 2023 | Ready to Move

**₹3 Cr** @ 7,792 per sq.ft.

Estimated EMI ₹2,29,611

**6Bedrooms 5Baths**

Independent House/Villa for Sale

in CIDCO, Nashik, Maharashtra

Contact

REERA STATUS: NOT AVAILABLE | Website: https://mahareg.nrt.mha.apline.gov.in/

Overview

Owner Details

Locality Reviews

Recommendations

**Property (12)**

Photos (1/12)

**Area**

Plot area 3850 sq.ft. (23748 sq.mt.)

**Price**

₹ 3 Crore+ Govt Charges & Tax @ 7,792 per sq.ft.

**Total Floors**

2 Floors

**Configuration**

6 Bedrooms 5 Bathrooms 2 Balconies

**Address**

CIDCO, Nashik

**Property Age**

5 to 10 Year Old

Why should you consider this property?

Home / Nashik / Kalpataru Nagar / Plot for Sale in Kalpataru Nagar / Residential Plot

Last updated: Aug 7, 2023

**Residential Plot**

Ravi Shankar marg, Kalpataru Nagar, Nashik

**₹51.0 L** EMI starts at ₹27,01 K

₹43.22 K/sq.mt

Contact Seller

No Photos Images Available

Request Photos

118 sq.mt

Plot Area

₹43.22 K/sq.mt

Avg. Price

10 Year Old

Age of property


Immediate

Possession status

South-East facing


Facing

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik No.1 Ashad Sector (Na

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.40.1 - सिम्बाँसिस कडून त्रिमुर्ती चौकाकडे जाणारा रस्ता (1.41.1 सा जोडणारा)	6400	28500	3237035620	0	चौ. मीटर
SurveyNo	1.40.2 - मोरवाडी कडून एम.व्ही.पी कॉलेजकडे येणारा रस्ता (अंबड पोलीस स्टेशन कडून येणारा रस्ता ) (1.41.3 सा जोडणारा)	6400	28500	3277035620	0	चौ. मीटर
SurveyNo	1.40.3 - मोरवाडीकडून भिवाडी चौकाकडे जाणारा रस्ता (1.48.1 सा जोडणारा रस्ता )	6400	28500	3237035620	0	चौ. मीटर
SurveyNo	1.40.4 - एम.व्ही.पी कॉलेजकडून (उत्तमनगर ) पवननगर कडे जाणारा रस्ता.	6400	28500	3237035620	0	चौ. मीटर
SurveyNo	1.40.5 - मोरवाडी कडून सिव्हेन डिस्ट्रिक्ट ऑफिसकडे जाणारा रस्ता.	5800	27750	3162034680	0	चौ. मीटर
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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.

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**APPENDIX IV****DECLARATION FROM VALUERS**

I hereby declare that-

- The information furnished in my valuation report dated 18.01.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I/ my authorized representative has personally visited the property on 12.01.2024. The work is not sub- contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- 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" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- 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.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	As per Approved Building Plan owner is Mr. Nandkishor Shankar Mandlik
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Canada Corner Branch, to assess fair market value of the property for Housing purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Rashmi Jadhav – Technical Manager Sachin Raundal - Site Engineer 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 – 12.01.2024 Valuation Date – 18.01.2024 Date of Report – 18.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.01.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> <li>Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For Tenement construction) Comparative Sales Method / Market Approach (For Land component)
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 land and Tenement size, location, upswing in real estate prices, sustained demand for Residential land and Tenement, all round development of residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

**APPENDIX V****MODEL CODE OF CONDUCT FOR VALUERS****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

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

**Integrity and Fairness**

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

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are in compatible 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation, - For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**DECLARATION-CUM-UNDERTAKING**

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- I am a citizen of India.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I am not an undischarged insolvent.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- My PAN Card number as applicable is AEAPC0117Q
- I have read and understood the 'Handbook on Policy, Standards and Procedures for real Estate Valuation by Banks and HFI in India 2010' of the IBA and fulfil all the conditions of criteria for Empanelment as listed therein.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services





## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Banking purpose** as on dated **18<sup>th</sup> January 2024**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this Banking purpose at **₹ 20,54,085/- (Rupees Twenty Lakh Fifty-Four Thousand Eighty-Five Only)**.

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

**Sharadkumar**

**B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO: SAMD:1138

Digitally signed by Sharadkumar B.

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt.Ltd,

ou=CMD, email=cmd@vastukala.org

Date: 2024.01.19 12:01:06 +05'30'

**Auth. Sign.**