

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Sunita Kautik Patil Alias  
Sau.Sunita Ravindra Patil &  
Shri.Ravindra Yadavrao Patil**

Residential Flat No.7, Seventh Floor, "**Mansion**", Survey No.233/D/91+92, Plot No.91 & 92,  
Near Kala Nagar Garden, Kala Nagar, Village – Mhasrul, Taluka- Nashik, District - Nashik,  
PIN Code – 422 004, State – Maharashtra, Country – India.

Latitude Longitude: 20°02'15.0"N 73°48'25.1"E

### Valuation Prepared for:

**Bank of Baroda**  
**Regional Office Nashik**  
BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 422 101, 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

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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

This is to certify that the property bearing Residential Flat No.7, Seventh Floor, "Mansion", Survey No.233/D/91+92, Plot No.91 & 92, Near Kala Nagar Garden, Kala Nagar, Village – Mhasrul, Taluka- Nashik, District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India belongs to **Sunita Kautik Patil Alias Sau. Sunita Ravindra Patil & Shri. Ravindra Yadavrao Patil.**

Boundaries of the pr

Boundaries	Plot No.91	Plot No.92	Flat
North	Plot No.92	Plot No.93	Marginal Space
South	Road	Plot No.91	Marginal Space
East	Survey No.217	Survey No.217	Staircase, Lift & Building Marginal Space
West	Road	Road	Marginal Space

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 ₹ **82,43,400.00 (Rupees Eighty-Two Lakh Forty-Three Thousand Four Hundred Only)**. As per Site Inspection **20%** Construction Work is Completed.

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.23 16:58:55 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

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



**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, Tel. : +91 253 4068262 / 9890380564

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

To,

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

BSNL Building, Datta Mandir Road, Nashik Road,

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

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for Which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 16.01.2024
	b) Date on Which the valuation is made	: 23.01.2024
3.	List of documents produced for perusal: 1) Copy of Agreement Vide No.11750 /2023 dated 15.12.2023 2) Copy Approved Building Plan by Accompanying Commencement Certificate No. C2/ 206 / 2023 dated 18.09.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Commencement Certificate No. LND/ BP/ C2/ 206 / 2023 dated 18.09.2023 issued by Nashik Municipal Corporation.	
4.	Name of the owner(s) and his / their address (es) With Phone no. (details of share of each owner in case of joint ownership)	: <b>Sunita Kautik Patil</b> <b>Alias Sau. Sunita Ravindra Patil &amp; Shri. Ravindra Yadavrao Patil</b>  <b>Address:</b> Residential Flat No.7, Seventh Floor, "Mansion", Survey No.233/D/91+92, Plot No.91 & 92, Near Kala Nagar Garden, Kala Nagar, Village – Mhasrul, Taluka- Nashik, District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Aniket Patil (Owner Representative) Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.7 is located on Seventh Floor.  As per Plan composition of flat is Living + Kitchen/ Dining + 4 Bedrooms + Pooja + 3 Toilets + Passage + 5 Balcony. (i.e. 4BHKD).  The property is at 12.9 Km. distance from nearest Railway Station, Nashik.  <b>Landmark:</b> Near Kala Nagar Garden



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		At the time of inspection, the property Was under construction. Extent of completion are as under:	
		Foundation	Completed
		RCC	2 <sup>nd</sup> Slab Completed
		RCC Plinth	Completed
		Total	20% work completed
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.233/D/91+92, Plot No.91 & 92
b)	Door No.	:	Residential Flat No.7
c)	T.S. No. / Village	:	Village – Mhasrul
d)	Ward / Taluka	:	Taluka – Nashik
e)	Mandal / District	:	District – Nashik
f)	Date of issue and validity of layout of approved map / plan	:	Copy Approved Building Plan by Accompanying Commencement Certificate No. C2/ 206 / 2023 dated 18.09.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation
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.7, Seventh Floor, "Mansion", Survey No.233/D/91+92, Plot No.91 & 92, Near Kala Nagar Garden, Kala Nagar, Village – Mhasrul, Taluka- Nashik, District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India
8.	City / ToWn	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Mhasrul 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 / ( Plot No.91 )		As per Actual Plan
	North	:	Plot No.92
	South	:	Road
			As per the Deed
			Plot No.92
			Road





	East	:	Survey No.217	Survey No.217
	West	:	Road	Road
	Dimensions / Boundaries of the Property / ( Plot No.92 )		<b>As per Actual Plan</b>	<b>As per the Deed</b>
	North		Plot No.93	Plot No.93
	South		Plot No.91	Plot No.91
	East		Survey No.217	Survey No.217
	West		Road	Road
	Dimensions / Boundaries of the Property / Flat		Marginal Space	Marginal Space
	North		Marginal Space	Marginal Space
	South		Marginal Space	Marginal Space
	East		Staircase, Lift & Building Marginal Space	Staircase, Lift & Building Marginal Space
	West		Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°02'15.0"N 73°48'25.1"E	
14.	Extent of the site	:	<b>Carpet Area in Sq. Ft. = 1184.00</b> <b>Balcony Area in Sq. Ft. =287.00</b> <b>Total Carpet Area in Sq. Ft. = 1471.00</b> <b>(Area as per Agreement)</b>  Built Up Area in Sq. Ft. =1765.00 (Carpet Area as per Agreement + 20%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 1184.00</b> <b>Balcony Area in Sq. Ft. =287.00</b> <b>Total Carpet Area in Sq. Ft. = 1471.00</b> <b>(Area as per Agreement)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is Under Construction	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.233/D/91+92, Plot No.91 & 92	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Mhasrul Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No.7, Seventh Floor, "Mansion", Survey No.233/D/91+92, Plot No.91 & 92, Near Kala Nagar Garden, Kala Nagar, Village – Mhasrul,	



		Taluka- Nashik, District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Building is Under Construction
5.	Number of Floors	: Ground (Parking) + 7 <sup>th</sup> Upper Floors.
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 1 Flat on Each Floor
8.	Quality of Construction	: Building is Under Construction
9.	Appearance of the Building	: Building is Under Construction
10.	Maintenance of the Building	: Building is Under Construction
11.	Facilities Available	:
	Lift	: Proposed 1 Lift
s	Protected Water Supply	: Proposed Municipal Water supply
	Underground SeWerage	: Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Proposed Covered Car Parking
	Is Compound Wall existing?	: Proposed –Yes
	Is pavement laid around the building	: Proposed –Yes
<b>III</b>	<b>FLAT</b>	
1	The floor in Which the Flat is situated	: Seventh Floor
2	Door No. of the Flat	: Residential Flat No.7
3	Specifications of the Flat	: 4BHKD
	Roof	: Proposed R.C.C. Slab
	Flooring	: Proposed Vitrified tile Flooring
	Doors	: Proposed Teak Wood door framed With flush doors
	Windows	: Proposed Aluminum sliding Window with M.S. Grills
	Fittings	: Proposed Concealed Plumbing, Concealed Electrical Wiring
	Finishing	: Proposed Cement Plastering
	Paint	: Proposed Lustre Paint
4	House Tax	:
	Assessment No.	: Building is Under Construction
	Tax paid in the name of:	: Building is Under Construction
	Tax amount:	: Building is Under Construction
5	Electricity Service connection No.:	: Building is Under Construction
	Meter Card is in the name of:	: Building is Under Construction
6	HoW is the maintenance of the Flat?	: Building is Under Construction
7	Sale Deed executed in the name of	: <b>Sunita Kautik Patil</b> <b>Alias Sau. Sunita Ravindra Patil &amp; Shri. Ravindra Yadavrao Patil</b>
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. =1765.00 (Carpet Area as per Agreement + 20%)
10	What is the floor space index (app.)	: As per MMC norms
11	What is the Carpet Area of the Flat?	: <b>Carpet Area in Sq. Ft. = 1184.00</b> <b>Balcony Area in Sq. Ft. =287.00</b> <b>Total Carpet Area in Sq. Ft. = 1471.00</b> <b>(Area as per Agreement)</b>





12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14	Is it Owner-occupied or let out?	:	Building is Under Construction
15	If rented, what is the monthly rent?	:	₹ 15,000.00 Expected rental income per month after completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	HoW is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed Which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
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)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors With the Flat under comparison (give details).	:	₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 33,075.00 per Sq. M. ₹ 3,073.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	Purchase Value- ₹ 60,00,000.00 Document No. No.11750 /2023 Dated.15.12.2023
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat With Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	Building is Under Construction
	Life of the building estimated	:	60 Years after Completion 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	:	N.A. as the age of the property is below 5 years
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,400.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 5,400.00per Sq. Ft.</b>
	<b>Remarks: 1)</b>		



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1471.00 Sq. Ft.	5,400.00	79,43,400.00
2	Parking Cost	Lump Sump	Lump Sump	3,00,000.00
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill Works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of Work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>82,43,400.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>82,43,400.00</b>
<b>Realizable value</b>	<b>78,31,230.00</b>
<b>Distress Value</b>	<b>62,64,984.00</b>
<b>Insurable value of the property (1765.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>35,30,000.00</b>
<b>Guideline value of the property (As per Agreement)</b>	<b>54,20,000.00</b>

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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.

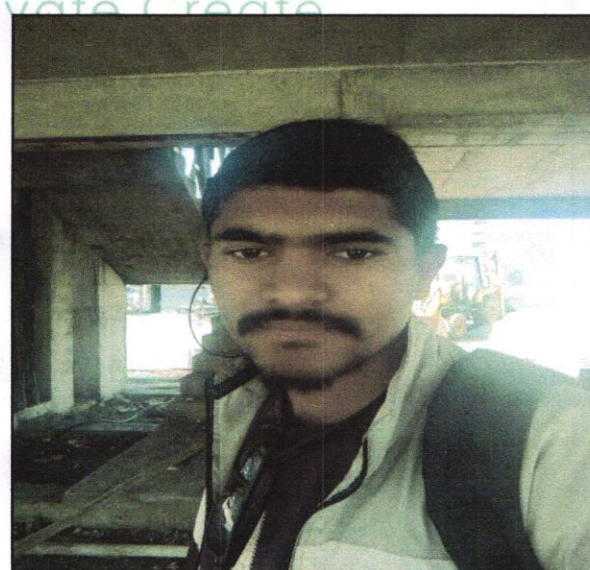
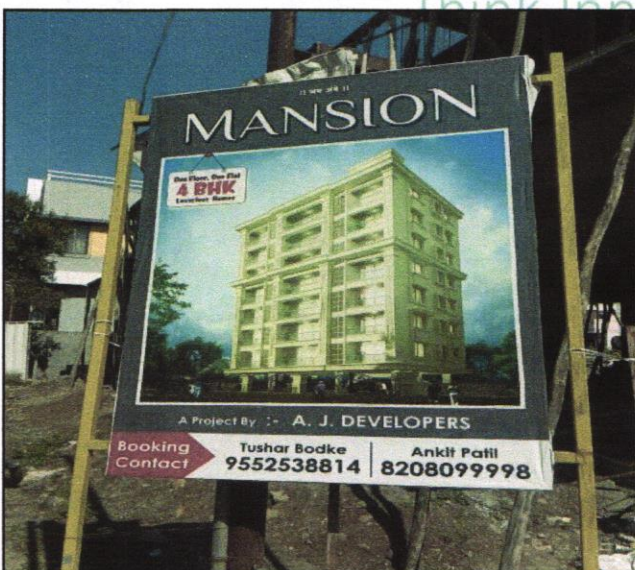
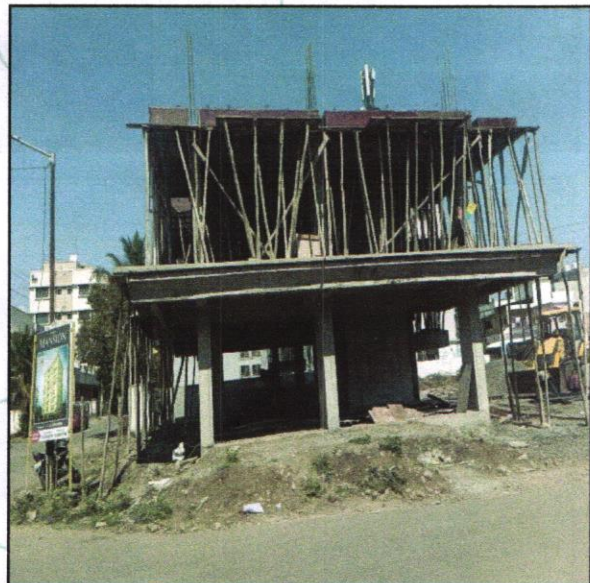
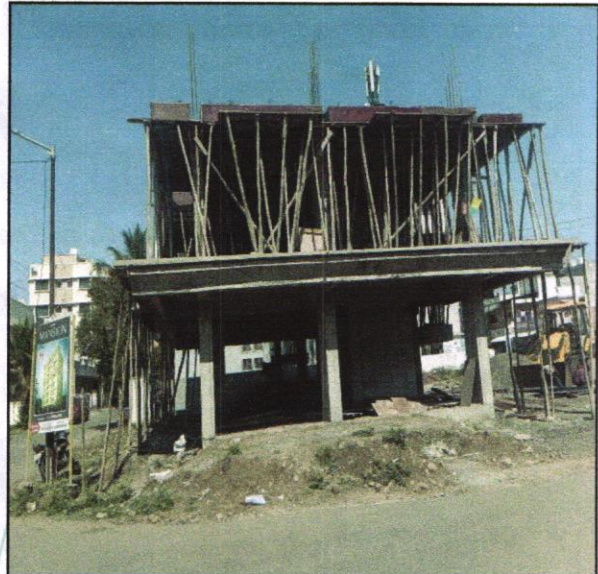
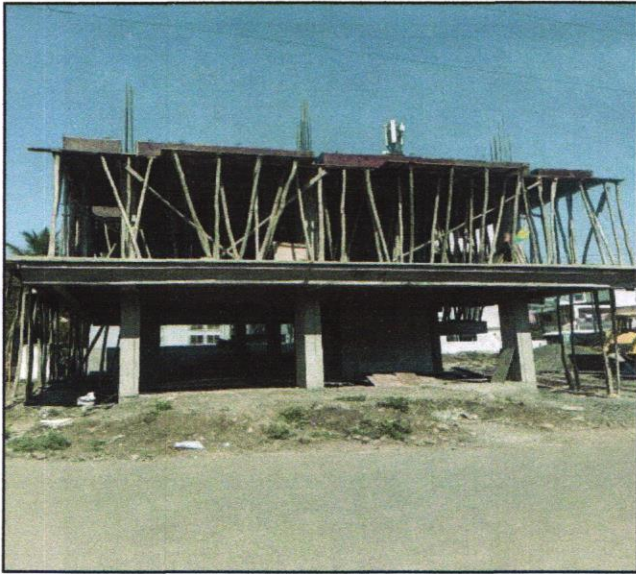
### Method of Valuation / Approach

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 comparable 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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate With attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. on Carpet Area 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	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 15,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income



## Actual site photographs



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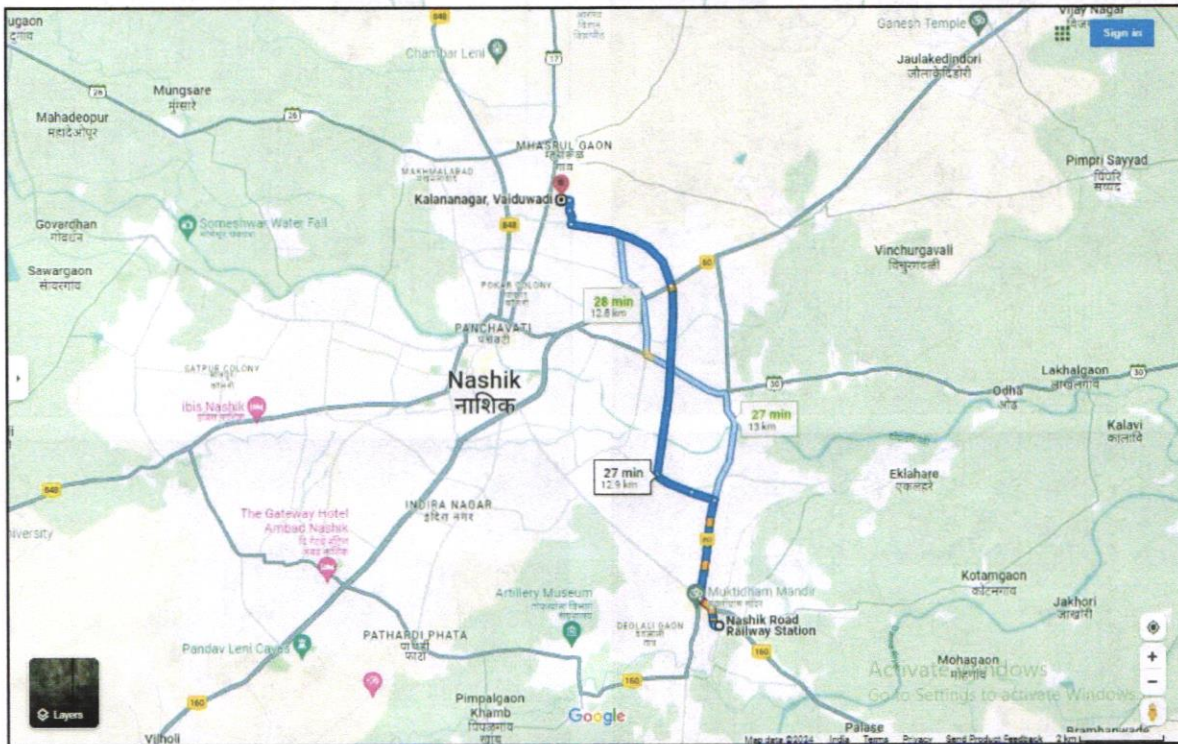
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## Route Map of the property

Site u/r




**Latitude Longitude: 20°02'15.0"N 73°48'25.1"E**

**Note: The Blue line shows the route to site from nearest Railway Station (Nashik – 12.9 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 Mhasarul (Nashik Mahanagar)

Search By:  Survey No.  Location

Enter Survey No: 233 Search

उपविभाग	खुली जमीन	निवासी इटनिका	शॉपीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
16.5-नाशिकच्या उत्तर शिबेपासून म्हसळ गावठाणापर्यंतच्या रहिवास विभागातील अंतर्गत मिळकती प्र. चौ.मी.	8000	31000	3462038750	0	चौ. मीटर	सर्वेक्षण नंबर

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## Price Indicators

Home / Nashik / Mhasrul Gaon / Apartment for Sale in Mhasrul Gaon / 2 BHK Flat

Last updated: Dec 19, 2023

### 2 BHK Flat

By REPUTED BUILDER

Mhasrul Gaon, Nashik

**₹35.0 L** EMI starts at ₹18.53 K

₹3.89 K/sq.ft

Contact Owner



900 sq.ft Built Up Area

₹3.89 K/sq.ft Avg. Price

Ready to move Possession status

Middle of 4 floors

Semi Furnished Furnishing

Home / Nashik / Mhasrul Gaon / Apartment for Sale in Mhasrul Gaon / 2 BHK Flat

Last updated: Dec 11, 2023

### 2 BHK Flat

Mhasrul Gaon, Nashik

**₹25.0 L** EMI starts at ₹13.24 K

₹3.31 K/sq.ft

Contact Owner



No Property Images Available

Request Photos

755 sq.ft Built Up Area

₹3.31 K/sq.ft Avg. Price

Ready to move Possession status

1st of 2 floors

Semi Furnished Furnishing

## Price Indicators

Home / Nashik / Mhasrul Gaon / Apartment for Sale in Mhasrul Gaon / 2 BHK Flat (\*\*\*)

Last updated: Nov 6, 2023

### 2 BHK Flat

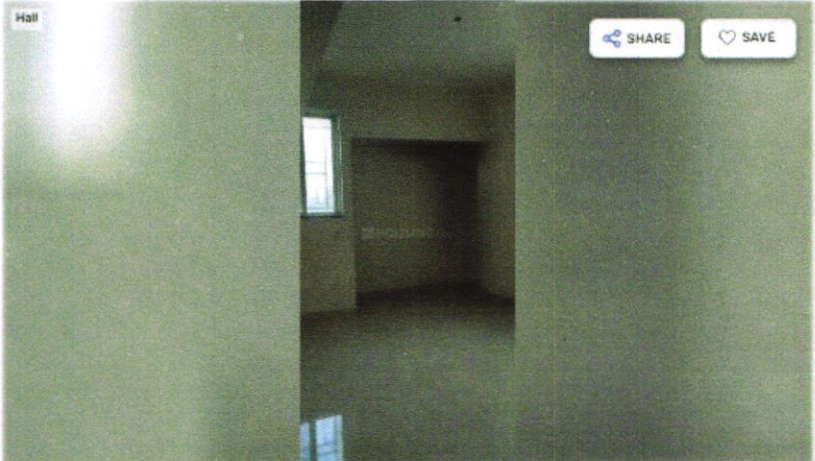
Sai anand plaza, Mhasrul Gaon, Nashik

₹25.0 L

EMI starts at ₹13.24 K



₹3.38 K/sq.ft

Contact Owner



SHARE

SAVE

+  
6 more

740 sq.ft  
Built Up Area

₹3.38 K/sq.ft  
Avg. Price

Ready to move  
Possession status

Unfurnished  
Furnishing

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property in Nashik » Mhasrul Gaon » Apartment in Mhasrul Gaon » 1 BHK » 420 Sq.ft

Get full support from Relationship Manager MB Prime

Shortlists Properties

Live Video Call

Join Prime @ 50% OFF

₹25.0 L


₹23 Lac

EMI - ₹11k

Get pre-approved loan


Special Price by Owner

420 Sq-ft 1 BHK Flat For Sale in **Mhasrul Gaon, Nashik**



1 Bed
1 Bath
1 Balcony
Unfurnished

Carpet Area 420 sqft - ₹5.95/sqft	Floor 1 (Out of 3 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Unfurnished	Age Of Construction New Construction



+4 Photos

Last contact made 3 days ago

Contact Owner

Ask Society Name





## Commencement Certificate

<b>NASHIK MUNICIPAL CORPORATION</b>	
NO.LND/EP/ CH 106/2013	
DATE :- 18.05.2023	
<b>SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE</b>	
TO: <b>A. J. Developers Partnership Firm Through Partner Mr. Tushar Sharad Bodke &amp; Mr. Ankit Ravindra Patil.</b>	
C/o. <b>Ar.Dhiraaj S. Patil &amp; Stru.Engg. Vilas M. Kankade Of Nashik.</b>	
Subj: <b>Sanction of Building Permission &amp; Commencement Certificate on Plot No. 91-92 of S.No.75.No. 22MD/17201 Wastrel Chowk, Nashik.</b>	
Ref:- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated: 29/12/2021 Inward No.C1/SP/1245.	
2) Final Layout No. LNDWS/75 G-14/10/2021.	
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/land building permission under section 263 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1945) to erect building for Residential Purpose as per plan duly mentioned in ..... subject to the following conditions.	
<b>CONDITIONS (1 to 48)</b>	
1) The land vacated in consequence of enforcement of the setback rule shall form part of Public Street.	
2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.	
3) The commencement certificate/ Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate/ a permit will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1945 will be taken against such defaulter which should please be clearly noted.	
4) This permission does not entitle you to develop the land which does not vest in you.	
5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.	
6) 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.]	
7) The balconies, veras & verandas 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, veras & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.	
8) 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 19 of the reservation of Tree Act, 1976.	
9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity. Invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self clearing velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of occupants, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.	

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## Agreement

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">विभाग क्रमांक</td> <td style="width: 40%;">19.5</td> </tr> <tr> <td>मुद्रांतर</td> <td>21,000/- (२१ हजार ०००/-)</td> </tr> <tr> <td>वाजार मूल्यांकन</td> <td>54,20,000/-</td> </tr> <tr> <td>आपसवरील किंमत</td> <td>60,00,000/-</td> </tr> <tr> <td>गुंडांक/स्टॅम्प</td> <td>3,80,000/-</td> </tr> <tr> <td>नोंदणी शुल्क</td> <td>20,000/-</td> </tr> </table> <p style="text-align: center;"><b>प्लॉट विक्रीचा करारनामा</b></p> <p>प्लॉट विक्रीचा करारनामा अन्त किंमत 15 लाखे किंवापर 6 लाखे सात 2021 रोज गुंडाकर से विक्रीची नाशिक मुद्रावली...</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">                 1. मुनिता कॉलेजिअट प्राईव्हेट लिमिटेड                  लाभानंशधारे यात                  सौ. सुनिता रविंद्र पाटील                  उ. व. २७,                  PAN ACL PF 7291 D             </td> <td style="width: 40%; text-align: center;">शिहून देगार</td> </tr> <tr> <td>                 2. श्री. रविंद्र वासुदेव पाटील                  उ. व. 54,                  PAN ACL PF 7280 C                  पत्ता - नामपुर ग्रामिण हॉटेल्स सोसायटी,                  पातकास रोड, नामपुर, ता. लुका - वागलाण,                  जिल्हा - नाशिक-422204.             </td> <td style="text-align: center;">शिहून देगार</td> </tr> </table> <p>यांनी:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">                 ए. जे. टेकनलवर्क                  इन्फोस्टाफी संस्था                  PAN ACA FA 1111 A                  लॉक नं. ११११११११             </td> <td style="width: 40%; text-align: center;">शिहून देगार</td> </tr> <tr> <td>                 1. श्री. सुधाकर रविंद्र जोशी                  उ. व. ३७, धंदा - न्यायार,                  PAN GOM १९२४ J                  पत्ता: अजय अर्बो वागला, रावई नंबर-216,                  प्लॉट नंबर-३ व 4, धारका हॉटेल्स                  जावळ, पोतलार कॉलेजी, किंकोरी रोड,                  नाशिक-422094.             </td> <td style="text-align: center;">शिहून देगार</td> </tr> </table>	विभाग क्रमांक	19.5	मुद्रांतर	21,000/- (२१ हजार ०००/-)	वाजार मूल्यांकन	54,20,000/-	आपसवरील किंमत	60,00,000/-	गुंडांक/स्टॅम्प	3,80,000/-	नोंदणी शुल्क	20,000/-	1. मुनिता कॉलेजिअट प्राईव्हेट लिमिटेड लाभानंशधारे यात सौ. सुनिता रविंद्र पाटील उ. व. २७, PAN ACL PF 7291 D	शिहून देगार	2. श्री. रविंद्र वासुदेव पाटील उ. व. 54, PAN ACL PF 7280 C पत्ता - नामपुर ग्रामिण हॉटेल्स सोसायटी, पातकास रोड, नामपुर, ता. लुका - वागलाण, जिल्हा - नाशिक-422204.	शिहून देगार	ए. जे. टेकनलवर्क इन्फोस्टाफी संस्था PAN ACA FA 1111 A लॉक नं. ११११११११	शिहून देगार	1. श्री. सुधाकर रविंद्र जोशी उ. व. ३७, धंदा - न्यायार, PAN GOM १९२४ J पत्ता: अजय अर्बो वागला, रावई नंबर-216, प्लॉट नंबर-३ व 4, धारका हॉटेल्स जावळ, पोतलार कॉलेजी, किंकोरी रोड, नाशिक-422094.	शिहून देगार	<p>2. श्री. अश्विनी रविंद्र पाटील                  उ. व. 27, धंदा - न्यायार,                  PAN CHC PF 3864 F                  पत्ता : नामपुर सोसायटी राणे,                  मुक्ताम-पोस्ट : नामपुर, ता. लुका - वागलाण,                  जिल्हा : नाशिक-422204.</p> <p>कारणे वापरनामा शिहून देतात ऐसा जे वरी.</p> <p>या दस्तावेज वगुंडे शिहून देणार यांचा उल्लेख 'सुम्ही/सुमजे/सुमजल्या शिहून देणार' असा केलेला असून शिहून देणार यांचा उल्लेख 'आम्ही/आमचे आम्हाला व शिहून देणार' या संज्ञेत केलेला आहे. या सर्व संज्ञांमध्ये शिहून देणार व शिहून घेणार यांचे संबंधारत्त, उत्तराधिकारी, मुखाधार, बंधनदार, अभिहस्तकारी (असायनीक), कार्यपालक (एक्झीक्यूटर्स), कायदेशिर प्रतिनीधी या सर्वांचा समावेश आहे. तसेच सदरचा दस्त येथे व्यामधील संपूर्ण मजदुर हा शिहून देणार व शिहून घेणार यांचेवर तसेच सर्व भूभागे वळीयारत्त, संयारत्त, उत्तराधिकारी, मुखाधार, बंधनदार, अभिहस्तकारी (असायनीक), कार्यपालक (एक्झीक्यूटर्स), कायदेशिर प्रतिनीधी या सर्वांवर बंधन कारक आहे व राहिल.</p> <p>1] मिळकतीचे वर्णन : तुकडी जिल्हा नाशिक प्लॉट तुकडी ता. लुका नाशिक पैकी शहर नाशिक येथील नाशिक महानगर पालिका हवेलीतील मौजे - म्हंरसद या गावचे शिवारधील प्लॉट मिळकतीचे वर्णन पुढील प्रमाणे :</p> <p>अ. सर्व्हे नंबर- 233/5/91 यातील प्लॉट नंबर- 91 यासी क्षेत्र 188.00 चौ. मी. पैकी क्षेत्र 164.59 चौ. मी. हि मिळकत वारी चा. सिमा पुढील प्रमाणे.                  पूर्वेस : सर्व्हे नंबर-217 पैकी मिळकत.                  पश्चिमेस : रस्ता.                  दक्षिणेस : रस्ता.                  उत्तरेस : प्लॉट क्रमांक-92.</p> <p>ब. सर्व्हे नंबर- 233/5/92 यातील प्लॉट नंबर- 92 यासी क्षेत्र 179.10 चौ. मी. पैकी क्षेत्र 162.23 चौ. मी. हि मिळकत वारी चा. सिमा पुढील प्रमाणे.                  पूर्वेस : सर्व्हे नंबर-217 पैकी मिळकत.                  पश्चिमेस : रस्ता.</p>
विभाग क्रमांक	19.5																				
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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 ₹ **82,43,400.00 (Rupees Eighty-Two Lakh Forty-Three Thousand Four Hundred Only)**. The **Realizable Value** of the above property ₹ **78,31,230.00 (Rupees Seventy-Eight Lakh Thirty-One Thousand Two Hundred Thirty Only)** and the **Distress Value** ₹ **62,64,984.00 (Rupees Sixty-Two Lakh Sixty-Four Thousand Nine Hundred Eighty-Four Only)**.

Place: Nashik

Date: 23.01.2024

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

**Manoj  
Chalikwar  
Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.23 16:59:21 +05'30'

Auth. Sign.

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official With seal)



**(Annexure – I)**

**DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 23.01.2024 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 16.01.2024. 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 was purchased by Sunita Kautik Patil Alias Sau. Sunita Ravindra Patil & Shri.Ravindra Yadavrao Patil from M/s.A.J Developers vide Agreement for Sale Dated 15.12.2023
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 fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Rashmi Jadhav – 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 – 16.01.2024 Valuation Date - 23.01.2024 Date of Report - 23.01.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 16.01.2024
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;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to Whom it is addressed and for no other purpose. No responsibility is accepted to any third party Who may use or rely on the Whole or any part of this valuation. The valuer has no pecuniary interest that Would conflict with the proper valuation of the property.
10.	major factors that Were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that Were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, Which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached





## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **23<sup>rd</sup> 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 Flat, admeasuring **1471.00 Sq. Ft. Carpet Area** Owned by **Sunita Kautik Patil Alias Sau.Sunita Ravindra Patil & Shri. Ravindra Yadavrao 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 being Owned by **Sunita Kautik Patil Alias Sau. Sunita Ravindra Patil & Shri. Ravindra Yadavrao 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 Client, We understand that the Residential Flat, admeasuring **1471.00 Sq. Ft. Carpet Area**

**Condition & Repair**

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

**Valuation Methodology**

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

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

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity





to Whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, We understand that the subject property is Residential Flat, admeasuring **1471.00 Sq. Ft. Carpet 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, straight forward, 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.





26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person With a view to obtain or retain Work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration Which is charged in a transparent manner, is a reasonable reflection of the Work necessarily and properly undertaken, and is not inconsistent With the applicable rules.
28. A valuer shall not accept any fees or charges other than those Which are disclosed in a Written contract With the person to Whom he Would be rendering service.

### Occupation, employability and restrictions.

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

Place: Nashik  
Date: 23 .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: 2024.01.23 16:59:36 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

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

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