

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Amilal Motising Chaudhary &
Shri. Rajeshkumar Motising Choudhary,
Shri. Harphoolsing Devkaransing Chaudhary,
Shri. Harising Devkaransing Chaudhary.**

Residential Land and Building on Plot No. 21+22, Ground + First + Second Floor, Survey No. 397/ 1A/ 1A/
2+399/ 1A/ 2A, Behind Kashi Mali Mangal Karyalaya, Near M.S.E.B Substation, Tigraniya Road, Dwarka,
Village – Nashik, Taluka & District – Nashik, Pin Code – 422 011, State - Maharashtra, Country – India.

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Longitude Latitude: 19°59'53.7"N 73°48'16.0"E

Valuation Done for:

Bank of Baroda

Dwarka Circle Branch

Time Square Building, Dwarka Circle,
Nashik, PIN – 422 011, State - Maharashtra, Country - India.




Nashik : 4, 1st 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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 **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/01/2024/6452/2304596

19/10-298-RYRJ

Date: 19.01.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Building on Plot No. 21+22, Ground + First + Second Floor, Survey No. 397/ 1A/ 1A/ 2+399/ 1A/ 2A, Behind Kashi Mali Mangal Karyalaya, Near M.S.E.B Substation, Tigraniya Road, Dwarka, Village – Nashik, Taluka & District – Nashik, Pin Code – 422 011, State - Maharashtra, Country – India. belongs **Name of Owner: Shri. Amilal Motisingh Chaudhary & Shri. Rajeshkumar Motisingh Choudhary, Shri. Harphoolsingh Devkaransingh Chaudhary, Shri. Harisingh Devkaransingh Chaudhary.**

Boundaries of the property.

| | | |
|-------|---|-------------------------|
| North | : | 7.50 M. Colony Road |
| South | : | Adj. Survey No. 397/ 1A |
| East | : | 9.00 M. Wide Road |
| West | : | Plot No. 21 |

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 Fair Market Value for this particular purpose at **₹ 4,72,35,265.00 (Rupees Four Crore Seventy-Two Lakh Thirty-Five Thousand Two Hundred Sixty-Five Only)**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
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: 2024.01.20 10:19:03 +05'30'

Auth. Sign.



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East : 9.00 M. Wide Road
West : Plot No. 21

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Digitally signed by Manoj Chalikwar
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email=manoj@vastukala.org, c=IN
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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

Dwarka Circle Branch

Time Square Building, Dwarka Circle, Nashik,

PIN – 422 011, State - Maharashtra, Country - India.

2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

| I | | General | |
|----|--|---------|---|
| 1. | Purpose for which the valuation is made | : | As per the request from Bank of Baroda, Regional Office Branch to assess Fair market value of the property for banking purpose |
| 2. | a) Date of inspection | : | 15.01.2024 |
| | b) Date on which the valuation is made | : | 19.01.2024 |
| 3. | List of documents produced for perusal | | |
| | 1. Copy of Agreement for Sale Vide No. 973/ 2017 Dated.14.02.2017 – For Plot No. 21 | | |
| | 2. Copy of Agreement for Sale Vide No. 9027/ 2015 Dated.13.11.2015 – For Plot No. 22 | | |
| | 3. Copy of Commencement Certificate No. LND/ BP/ A4/ RBP/ 246/ 2022 dated.03.11.2022 issued by Nashik Municipal Corporation, Nashik. | | |
| | 4. Copy of Approved Building Plan Accompanying Occupancy Certificate No. A4/ OC/ 30884/ 2022 dated.13.12.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. | | |
| | 5. Copy of Occupancy Certificate Javak No. NNRV / 30884/ 2022 dated.13.12.2022 issued by Nashik Municipal Corporation, Nashik. | | |
| | 6. Copy of Layout Plan No. LND/WS/238 dated.24.11.1997 issued by Nashik Municipal Corporation, Nashik. | | |
| 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) | : | <p>Name of Owner:</p> <p>Shri. Amilal Motisingh Chaudhary & Shri. Rajeshkumar Motisingh Choudhary, Shri. Harphoolsingh Devkaransingh Chaudhary, Shri. Harisingh Devkaransingh Chaudhary.</p> <p>Address: Residential Land and Building on Plot No. 21+22, Ground + First + Second Floor, Survey No. 397/ 1A/ 1A/ 2+399/ 1A/ 2A, Behind Kashi Mali Mangal Karyalaya, Near M.S.E.B Substation, Tigraniya Road, Dwarka, Village – Nashik, Taluka & District – Nashik, Pin Code – 422 011, State - Maharashtra, Country – India.</p> <p>Contact Person: Shri. Rajeshkumar Motisingh Choudhary (Owner) Mb. No.: +91 7083283145.</p> |
| 5. | Brief description of the property (Including Freehold / freehold etc.): | | |



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| | | | |
|-----|--|---|---|
| | <p>The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Residential land and structures thereof It is located at about 8.1 km. travelling distance from Nashik Road Railway Station.</p> <p>Plot: The plot under valuation is Freehold residential plot. As per Sale Deed and Approved Plan Plot area is 737.60 Sq. M, which is considered for valuation.</p> <p>Structure: As per Approved Plan Built Up area is 824.71 Sq. M., which is considered for valuation.</p> | | |
| 5a | Total Lease Period & remaining period (if Freehold) | : | N.A., the land is Freehold |
| 6. | Location of property | : | |
| | a) Plot No. / Survey No. | : | Survey No. 397/ 1A/ 1A/ 2+399/ 1A/ 2A, Plot No. 21+22 |
| | b) Door No. | : | Residential Land and Building on Plot No. 21+22 |
| | c) C.T.S. No. / Village | : | Village – Nashik |
| | d) Ward / Taluka | : | Taluka – Nashik |
| | e) Mandal / District | : | District – Nashik |
| 7. | Postal address of the property | : | Residential Land and Building on Plot No. 21+22, Ground + First + Second Floor, Survey No. 397/ 1A/ 1A/ 2+399/ 1A/ 2A, Behind Kashi Mali Mangal Karyalaya, Near M.S.E.B Substation, Tigraniya Road, Dwarka, Village – Nashik, Taluka & District – Nashik, Pin Code – 422 011, State - Maharashtra, Country – India. |
| 8. | City / Town | : | Village – Nashik |
| | Residential area | : | Yes |
| | Commercial area | : | No |
| | Industrial area | : | No |
| 9. | Classification of the area | : | |
| | i) High / Middle / Poor | : | High Class |
| | ii) Urban / Semi Urban / Rural | : | Urban |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Village – Nashik Nashik Municipal Corporation. |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No |
| 12. | In Case it is Agricultural land, any conversion to house site plots is contemplated | : | N.A. |
| 13. | Dimensions / Boundaries of the property | | |
| | | | A |
| | | | B |
| | | | Actuals |
| | | | As per Plan |
| | North | | 7.50 M. Colony Road |
| | South | | Adj. Survey No. 397/ 1A |
| | East | | 9.00 M. Wide Road |

| | West | Plot No. 21 | Plot No. 21 |
|---------------------------------------|---|-------------|--|
| 13.2 | Latitude, Longitude & Co-ordinates of the site | : | 19°59'53.7"N 73°48'16.0"E |
| 14. | Extent of the site | : | Plot Area = 737.60 |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | (As per Sale Approved Building Plan) Structure Area = As per table Attached (As per Approved Building Plan) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied |
| II CHARACTERISTICS OF THE SITE | | | |
| 1. | Classification of locality | : | Good |
| 2. | Development of surrounding areas | : | Developing |
| 3. | Possibility of frequent flooding/ submerging | : | No |
| 4. | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. | : | All available near by |
| 5. | Level of land with topographical conditions | : | Plain |
| 6. | Shape of land | : | Square |
| 7. | Type of use to which it can be put | : | For Residential purpose |
| 8. | Any usage restriction | : | Residential |
| 9. | Is plot in town planning approved layout? | : | N.A. |
| 10. | Corner plot or intermittent plot? | : | Intermittent |
| 11. | Road facilities | : | Yes |
| 12. | Type of road available at present | : | B.T. Road |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | : | Above 20 Ft |
| 14. | Is it a Land – Locked land? | : | No |
| 15. | Water potentiality | : | Connected to Municipal Supply Line |
| 16. | Underground sewerage system | : | Connected to Septic Tank |
| 17. | Is Power supply is available in the site | : | Yes |
| 18. | Advantages of the site | : | Located in developing area |
| 19. | 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-cost / tidal level must be incorporated) | : | No |
| Part – A (Valuation of land) | | | |
| 1 | Size of plot | : | Plot Area = 763.10 (As per Sale Deed and Approved Plan) |
| | North & South | : | -- |
| | East & West | : | -- |
| 2 | Total extent of the plot | : | As per valuation table |
| 3 | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 35,000.00 to ₹ 45,000.00 per Sq. M. |
| 4 | Guideline rate obtained from the Registrar's Office | : | ₹ 40,000.00 per Sq. M |



| | | | |
|---|--|---|--|
| | In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. | : | It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ. |
| 5 | Assessed / adopted rate of valuation | : | ₹ 40,000.00 per Sq. M. |
| 6 | Estimated value of land | : | ₹ 2,95,04,000.00 |
| Part – B (Valuation of Building) | | | |
| 1 | Technical details of the building | : | |
| | a) Type of Building (Residential / Commercial / Residential) | : | Residential |
| | b) Type of construction (Load bearing / RCC / Steel Framed) | : | As per Brief Description |
| | c) Year of construction | : | 2022 (As per Occupancy Certificate) |
| | d) Age of the building | : | 02 Years |
| | e) Life of the building estimated | : | 58Years (Subject to proper, preventive periodic maintenance & structural repairs.) |
| | f) Number of floors and height of each floor including basement, if any | : | As per Brief Description |
| | g) Plinth area floor-wise | : | As per valuation table |
| | h) Condition of the building | : | |
| | i) Exterior – Excellent, Good, Normal, Poor | : | Excellent |
| | ii) Interior – Excellent, Good, Normal, Poor | : | Excellent |
| | i) Date of issue and validity of layout of approved map | : | Copy of Approved Building Plan Accompanying Occupancy Certificate No. A4/ OC/ 30884/ 2022 dated.13.12.2022 |
| | j) Approved map / plan issuing authority | : | issued by Executive Engineer Town Planning Nashik |
| | k) Whether genuineness or authenticity of approved map / plan is verified | : | Municipal Corporation, Nashik. Yes |
| | l) Any other comments by our empanelled valuers on authentic of approved plan | : | No |

Specifications of construction (floor-wise) in respect of

| Sr. No. | Description | : | |
|---------|---|---|---|
| 1. | Foundation | : | As per Brief Description |
| 2. | Basement | : | No |
| 3. | Superstructure | : | |
| 4. | Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber | : | Aluminum Sliding windows, Teak Wood door framed with flush doors, |
| 5. | | : | |
| 6. | | : | |
| 7. | | : | |
| 8. | RCC Works | : | RCC Framed Structure |
| 9. | Plastering | : | Cement Plastering |
| 10. | Flooring, Skirting, dado | : | Ceramic Tiles Flooring |
| 11. | Special finish as marble, granite, wooden paneling, grills etc. | : | Granite |
| 12. | | : | |
| 13. | Roofing including weatherproof course | : | As per Brief Description |



| | | | |
|-----|--|---|--|
| 14. | Drainage | : | Connected to Municipal Sewerage System |
| 15. | Compound Wall | : | |
| | Height | : | Not Applicable |
| | Length | : | |
| | Type of construction | : | |
| 16. | Electrical installation | : | |
| | Type of wiring | : | C.P. fittings. Electrical wiring with concealed |
| | Class of fittings (superior / ordinary / poor) | : | Ordinary |
| | Number of light points | : | Provided as per requirement |
| | Fan points | : | Provided as per requirement |
| | Spare plug points | : | Provided as per requirement |
| | Any other item | : | Provided as per requirement |
| 17. | Plumbing installation | : | |
| | a) No. of water closets and their type | : | Provided as per requirement |
| | b) No. of wash basins | : | Provided as per requirement |
| | c) No. of urinals | : | Provided as per requirement |
| | d) No. of bath tubs | : | Provided as per requirement |
| | e) Water meters, taps etc. | : | Provided as per requirement |
| | f) Any other fixtures | : | Provided as per requirement |

Details of Valuation: -

| Items | Area in Sq. M. | Year of Const. | Total Life of Structure | Full Rate | Age of Build. | Depreciated Rate to be considered | Depreciated Value to be considered | Value / Full Value |
|----------------------|----------------|----------------|-------------------------|-----------|---------------|-----------------------------------|------------------------------------|-----------------------|
| Ground + First Floor | 824.71 | 2022 | 60 | 21,500.00 | 60 | 21,500.00 | 1,77,31,265.00 | 1,77,31,265.00 |
| | | | | | | TOTAL | 1,77,31,265.00 | 1,77,31,265.00 |

| Part – C (Extra Items) | | : | Amount in ₹ |
|-------------------------------|--------------------------------------|---|--------------------------------------|
| 1. | Portico | : | Included in the Cost of Construction |
| 2. | Ornamental front door | : | |
| 3. | Sit out / Verandah with steel grills | : | |
| 4. | Overhead water tank | : | |
| 5. | Extra steel / collapsible gates | : | |
| | Total | | |
| Part – D (Amenities) | | : | Amount in ₹ |
| 1. | Wardrobes | : | Included in the Cost of Construction |
| 2. | Glazed tiles | : | |
| 3. | Extra sinks and bathtub | : | |
| 4. | Marble / ceramic tiles flooring | : | |
| 5. | Interior decorations | : | |
| 6. | Architectural elevation works | : | |
| 7. | Paneling works | : | |
| 8. | Aluminum works | : | |
| 9. | Aluminum handrails | : | |



| | | | |
|---------------------------------|------------------------------|---|--------------------------------------|
| 10. | False ceiling | | |
| | Total | | |
| Part – E (Miscellaneous) | | : | Amount in ₹ |
| 1. | Separate toilet room | : | Included in the Cost of Construction |
| 2. | Separate lumber room | : | |
| 3. | Separate water tank / sump | : | |
| 4. | Trees, gardening | : | |
| | Total | | |
| Part – F (Services) | | : | Amount in ₹ |
| 1. | Water supply arrangements | : | Included in the Cost of Construction |
| 2. | Drainage arrangements | : | |
| 3. | Compound wall | : | |
| 4. | C.B. deposits, fittings etc. | : | |
| 5. | Pavement | : | |
| | Total | | |

Government Value

| Particulars | Area in Sq. M. | Rate in ₹ | Value in ₹ |
|--------------|------------------------|-----------|-----------------------|
| Land | 737.60 | 11,550.00 | 85,19,280.00 |
| Structure | As per valuation table | | 1,77,31,265.00 |
| Total | | | 2,62,50,545.00 |

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

| | | | |
|-----------------|---------------|---|-------------------------|
| Part – A | Land | : | ₹ 2,95,04,000.00 |
| Part – B | Building | : | ₹1,77,31,265.00 |
| Part – C | Extra Items | : | |
| Part – D | Amenities | : | |
| Part – E | Miscellaneous | : | |
| Part – F | Services | : | |
| | Total | : | ₹ 4,72,35,265.00 |

| | | |
|---|---|------------------|
| Fair Market Value | : | ₹ 4,72,35,265.00 |
| Realizable Value | : | ₹ 4,48,73,502.00 |
| Distress Value | : | ₹ 3,77,88,212.00 |
| Value as per Circle Rate | : | ₹ 2,62,50,545.00 |
| Insurable value (Full Replacement Cost – Subsoil Structure cost (15%)) | : | ₹ 1,50,71,575.00 |

Remark:

1) For the purpose of valuation, we have considered the land and Built Up Area as per Approved Building Plan

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 cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

As the property is a Residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 35,000.00 to ₹ 45,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 40,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

| | | |
|------|---------------------------------------|------|
| i) | Sale ability | Good |
| ii) | Likely rental values in future in and | - |
| iii) | Any likely income it may generate | - |

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4. ACTUAL SITE PHOTOGRAPHS



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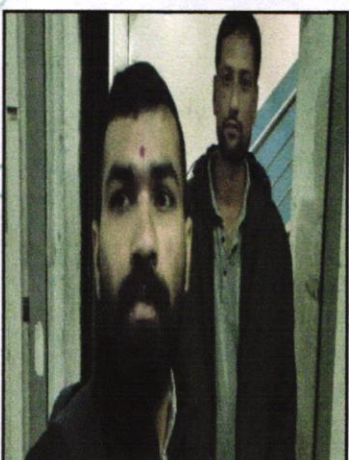
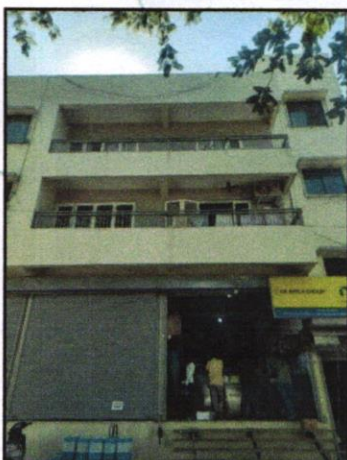
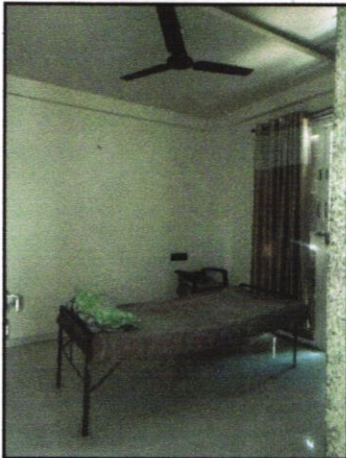
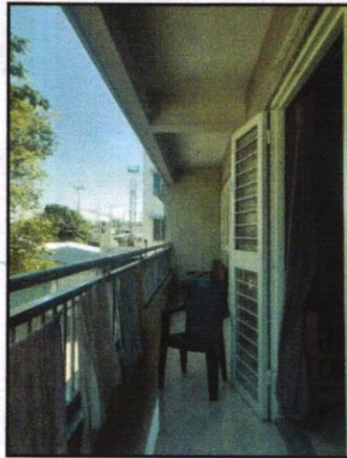
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ACTUAL SITE PHOTOGRAPHS




5. READY RECKONER RATE



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guidline
LOGOUT

Valuation For Rural Area

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

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Nashik Help on Division

| | | | |
|-------------------|---|--|---|
| District Name | नाशिक | Taluka Name | नाशिक |
| Village/Zone Name | मीजे नाशिक . गावठाण , न | | |
| Attribute | सव्हे नंबर | 307 | SubZone Name |
| Mahapalika Area | | Nashik Muncipal Corp | |

| Open Land | Residence | Office | Shop | Industry | Unit |
|-----------|-----------|--------|-------|----------|--------------|
| 11550 | 33700 | 38750 | 42120 | 0 | Square Meter |

Next

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6. PRICE INDICATORS

magicbricks Buy Rent Sell Home Loans Login Post Property 2588

Posted on: Nov 15, 23 Property ID: 18374858

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

₹16.5 Lacs **₹15.2 Lac** 3000/sqft EMI-1.7k | Can I afford it? **Special Price by Owner**

Plot For Sale in **Dwarka-Nashik, Nashik** [View on map](#)

Cated Colony **ABAMNC Approved** **4 Floors allowed**

| | | |
|-------------------------------|------------------------------|----------------------------|
| Plot Area 550 sqft | Any Construction Done Yes | Boundary Wall Yes |
| Type Of Ownership Freehold | Overlooking Main Road | Transaction Type Resale |

Near Vishwas Co-Op Bank, opp Ananda Laundry

Contact Owner **Get Phone No.** **Last contact made 6 days ago**

Contact Owner **Get Phone No.**

HOUSING.COM Buy in Nashik Panchavati Add Download App List Property Prime Saved

Home / Nashik / Panchavati / Plot for Sale in Panchavati / Residential Plot Last updated: Jan 10, 2024

Residential Plot ₹48.1L EMI starts at 25.47 K 4.91 K/sq.ft

Panchavati, Nashik **OFFER** Zero brokerage Know More **Contact Owner**

Others **SHARE** **SAVE**

Others **Others** **+ 27 more**

| | | | |
|------------------------|----------------------------|--------------------------------|------------------------|
| 980 sq.ft Plot Area | 4.91 K/sq.ft Avg. Price | Immediate Possession status | North facing Facing |
|------------------------|----------------------------|--------------------------------|------------------------|

OVERVIEW PROMOTIONS PRICE TRENDS LOCALITY CALCULATOR

Agreement For Sale

| | | |
|-------------------------|---|-------------|
| कॅल्युलेशन नॉन नंबर | - | १.३.३१ |
| सरकारी कॅल्युलेशन रुपये | - | ३०,६४,४२५/- |
| खरेदीची किंमत रुपये | - | ३१,००,०००/- |
| स्टॅम्प ड्युटी रुपये | - | १,८६,०००/- |
| नोंदणी फी रुपये | - | ३०,०००/- |

श्री
कायमचे खरेदीखत
कायमचे खरेदीखत आज दिनांक ११ माहे फेब्रुवारी सन २०१७ ते दिवशी नाशिक मुक्कामी.

१. श्री. अमीलाल मोतीसिंह चौधरी
वय वर्ष २५, व्यवसाय - व्यापार
(PAN - APVPA6274 Q)

२. श्री. राजेशकुमार मोतीसिंह चौधरी
वय वर्ष ३०, व्यवसाय - व्यापार
(PAN - ATCPC8514 E)

३. श्री. हरफुलासिंह देवकरसिंह चौधरी
वय वर्ष २८, व्यवसाय - व्यापार
(PAN - ATCPC 8469 Q)

४. श्री. हरीसिंह देवकरसिंह चौधरी
वय वर्ष ३४, व्यवसाय - व्यापार
(PAN - AFRPC 6205 P)
सर्व रा. फ्लॉट नं. १०, प्रियतमा सोसायटी,
तपोवन रोड, पंचवटी, नाशिक. ४२२००३

लिहून घेणार

- यांसी -

आहेत. तथापि भविष्यात कोणीही वरील प्रमाणे झालेले आदेश, नोंद, लेख याबाबत वाद उपस्थित केल्यास त्याचे निवारण करण्याची सर्वस्वी जबाबदारी लिहून देणार यांचेवर आहे व राहिल.

याप्रमाणे खालील कलम २ यांत वर्णन केलेली मिळकत लिहून देणार यांचे मालकीची, कबजातील आहे व त्या मिळकतीचा पाहिजे तसा उपभोग घेणेचा अगर विक्री विल्हेवाट करणेचा लिहून देणार यांना संपूर्णपणे हक्क व अधिकार आहे. त्यानुसार लिहून देणार यांनी खालील कलम २ यात वर्णन केलेली मिळकत विक्री करण्याचे ठरविले. त्याची लिहून घेणार यांनी माहिती झाली व लिहून घेणार यांनी सदर खाली वर्णन केलेली मिळकत खरेदी घेण्याची ठरविले. त्याबाबत लिहून घेणार व लिहून घेणार व लिहून देणार यांचे दरम्यान चर्चा होवून व्यवहार निश्चित झाला. त्यानुसार प्रस्तुतचे खरेदीखत लिहून देणार यांनी लिहून घेणार यांचे लाभात लिहून दिले असून खालील कलम २ यात वर्णन केलेली मिळकत लिहून घेणार यांना कायमची खरेदी दिली आहे. आता लिहून घेणार हे खाली वर्णन केलेल्या प्लॉट मिळकतीचे पूर्णपणे मालक झाले आहेत.

(२) मिळकतीचे वर्णन :-
तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील शहर नाशिक येथील रहिवासी विभागात समाविष्ट असलेली स्थावर प्लॉट मिळकत यांसी सर्व्हे नंबर ३१७/१अ/१अ/२+३१९/१अ/२अ/२१, प्लॉट नंबर २१ यांसी क्षेत्र २११.८५ चौ.मी. यांसी बिनशेती आकार रुपये ३८६.०० पैसे, या प्लॉट मिळकतीस घतुःसिमा :-

| | | |
|----------|---|--------------------------|
| पूर्वेस | - | प्लॉट नं. २२ |
| पश्चिमेस | - | प्लॉट नंबर २० |
| दक्षिणेस | - | लागु सर्व्हे नंबर ३१७/१अ |
| उत्तरेस | - | ७.५० मी. कॉलनी रोड |



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Agreement For Sale

| | | |
|-------------------------|---|-------------|
| व्हॅल्युएशन झोन नंबर | — | १.३.३१ |
| सरकारी व्हॅल्युएशन रकमे | — | ४७,१२,५००/- |
| खरेदीची किंमत रकमे | — | ४८,५१,०००/- |
| स्टॅम्प ड्युटी रकमे | — | २,९१,१००/- |
| नोटणी फी रकमे | — | ३०,०००/- |

श्री
कायमचे खरेदीखत

कायमचे खरेदीखत आज दिनांक १३, माहे ऑक्टोबर, सन २०१५ ते दिवशी, नाशिक मुक्कामी.

- श्री. अम्मीलाल मोतीसिंह चौधरी,
वय वर्षे २५, व्यवसाय — व्यापार,
(PAN- APVPA 6274 Q)
- श्री. राजेशकुमार मोतीसिंह चौधरी
वय वर्षे ३०, व्यवसाय — व्यापार,
(PAN- ATCPC 8514 E)
- श्री. हरफुलसिंह देवकरणसिंह चौधरी
वय वर्षे २८, व्यवसाय — व्यापार,
(PAN- ATCPC 8169 Q)
- श्री. हर्षिसिंह देवकरणसिंह चौधरी,
वय वर्षे ३४, व्यवसाय — व्यापार,
(PAN- AFRPC 6205 P)
सर्व र. फ्लॉट नंबर १०, प्रिपतमा सोसायटी,
तपोवन रोड, पंचवटी, नाशिक— ४२२ ००३

लिहून
घेणार

| | |
|----------|--------------------------|
| पूर्वेस | १.०० मी. कडीचा रस्ता |
| पश्चिमेस | फ्लॉट नंबर २१ |
| दक्षिणेस | रामू सर्व्हे नंबर ३१७/१अ |
| उत्तरेस | ७.५० मी. कॉलनी रोड. |

येणेप्रमाणे चतुःसीमा पूर्वक फ्लॉटची मिळकत तदंगभूत वस्तुसह लेआउट मधील रस्ते व ओपन स्पेस सामाईकरित्या वापरण्याचे हक्कासह, जल, तर, वृण, काण्ट, पाषाण, निधी निक्षेपासह दरोबस्त.

याप्रमाणे फ्लॉट नंबर २२, क्षेत्र ४७१.२५ चौ.मी. अशी मिळकत या खरेदीखताचा विषय असून सदर फ्लॉटचा उल्लेख या पुढे 'उपरोक्त मिळकत' अथवा 'सदरची मिळकत' असा केला आहे.

३) वरील कलम २ यात वर्णन केलेली मिळकत मी तुम्हास एकूण किंमत रक्कम रुपये ४८,५१,०००/- (अष्टवीस लाख एकवन्न हजार मात्र) ऐवजी कायम फरोक्त खरेदी दिली आहे. सदरची किंमत बाजारभावाने योग्य व बरोबर आहे. त्या बद्दल माझी तक्रार नाही. सदर किमतीचा भरणा तुम्ही मला या खरेदीखताचे अखेरचे कलमात नमूद केल्याप्रमाणे दिला आहे. तो भरणा मला पावला, तक्रार नाही. सदरचा भरणा तुम्ही माझे गावाने म्हणजे रिकव इंदरचंद दुगड या नावाने दिलेला आहे. माझे नाव महसुल रेकॉर्डला रिकव इंदरचंद जैन असे असून इतर ठिकाणी म्हणजे बँक खाते, आधार



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Approved Plan

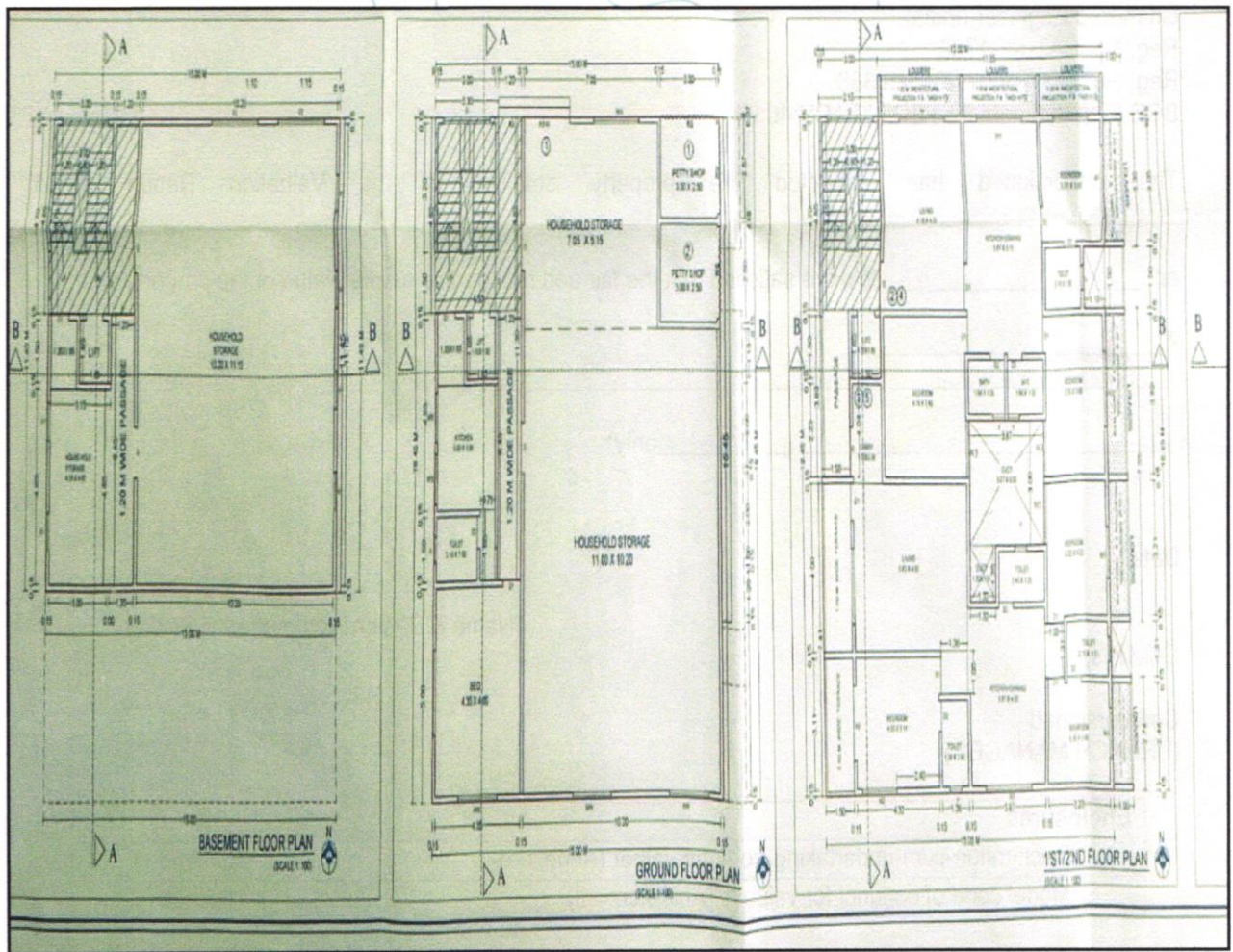
COMPLETION OF COMMERCIAL & RESIDENTIAL BUILDING ON NO.21-22,S.NO.397/A/1/3-399/A/2A,NASHIK 1/1 FOR STATUTORY APPROVAL

APPROVED
As per the accompanying occupancy Certificate
No. Nashik/ 44/OC/30224/2022
Date 18.12.2022

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

Approval (Demarcated final) LAYOUT NO
Letter no. LND/MS/538 Date - 24/7/1997
Approval(Sanction & Commencement Certificate)
Letter no. LND/SP/A/RSP/245/2022 Date - 03.11.2022

| AREA STATEMENT | SQ. M |
|--|---------|
| 1. AREA OF THE PLOT | |
| 2. Minimum area of 6.50 (containing) | 763.100 |
| 3. As per sanctioned plan (27% SITE EXTRACT) | 763.100 |
| 4. As per site | 763.100 |
| 5. As per approved plan | 763.100 |
| 6. As per approved plan | 763.100 |



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is ₹ **4,72,35,265.00 (Rupees Four Crore Seventy Two Lakh Thirty Five Thousand Two Hundred Sixty Five Only)**. The Realizable Value ₹ **4,48,73,502.00 (Rupees Four Crore Forty Eight Lakh Seventy Three Thousand Five Hundred Two Only)** and the Distress value ₹ **3,77,88,212.00 (Rupees Three Crore Seventy Seven Lakh Eighty Eight Thousand Two Hundred Twelve Only)**.

Place: Nashik

Date: 19.01.2024

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants
(I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.
org, c=IN
Date: 2024.01.20 10:19:24 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer


Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Auth. Sign.



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).

Think.Innovate.Create

Date

Signature

(Name & Designation of the Inspecting

Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure – I)

1. DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 19.01.2024 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 15.01.2024. 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

| | Particulars | Valuer comment |
|-----|--|---|
| 1. | Background information of the asset being valued; | The property was purchased by Shri. Amilal Motisingh Chaudhary & Shri. Rajeshkumar Motisingh Choudhary, Shri. Harphoolsingh Devkaransingh Chaudhary, Shri. Harisingh Devkaransingh Chaudhary From Rikab Indechand Jain Sale Vide No. 973/ 2017 dated.14.02.2017. |
| 2. | Purpose of valuation and appointing authority | As per the request from Bank of Baroda, Dwarka Circle Branch 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 Swapnil - Valuation 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 – 15.01.2024 Valuation Date – 19.01.2024 Date of Report – 19.01.2024 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 15.01.2024 |
| 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; | Cost Approach (For building construction) Comparative Sales Method (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 size, location, sustained demand for Residential land, 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 | Attached |



| |
|--|
| purpose of limiting his responsibility for the valuation report. |
|--|

2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th January 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as 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 visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **737.60 Sq. M.** and structures thereof. The property is owned by **Shri. Amilal Motisingh Chaudhary & Shri. Rajeshkumar Motisingh Choudhary, Shri. Harphoolsingh Devkaransingh Chaudhary, Shri. Harisingh Devkaransingh Chaudhary.** 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 property is owned by Name of Owner: **Shri. Amilal Motisingh Chaudhary & Shri. Rajeshkumar Motisingh Choudhary, Shri. Harphoolsingh Devkaransingh Chaudhary, Shri. Harisingh Devkaransingh Chaudhary.** 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **737.60 Sq. M.** and structure thereof.

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 Highest and Best Use model is used for analysing development potential.

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 land 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 currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **763.10 Sq. M.** and structure thereof.

3. **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

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(Annexure – II)

4. **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 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: 19.01.2024

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

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
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Think. Innovate. Create

Auth. Sign.


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