

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri.Pandurang Vitthal Mulmule**

Name of Owner: **Shri.Ajay Umakant Sonar**

Residential Land and **Tenement No.N-8/M/E-2/44/03**, Ground Floor, Neighborhood Ashwin Sector, Second Scheme, Near Shree Siddeshwar Mandir, Shri Ram Colony , At- Cidco, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India

Latitude Longitude: 19°58'16.7"N 73°46'01.1"E

Valuation Done for:

Punjab National Bank Canada Corner Branch

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



Nashik : 4, 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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- | | | | |
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|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

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



VALUATION OPINION REPORT

The property bearing Residential Land and Tenement No.N-8/M/E-2/44/03,Ground Floor, Neighborhood Ashwin Sector, Second Scheme, Near Shree Siddeshwar Mandir, Shri Ram Colony, At- Cidco, Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country – India belongs to **Shri.Ajay Umakant Sonar**.

Name of Proposed Purchaser: **Shri.Pandurang Vitthal Mulmule**

Boundaries of the property

North : Road
South : Tenement
East : Road
West : Tenement

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹22,77,373/- (Rupees Twenty-Two Lakh Seventy-Seven Thousand Three Hundred Seventy-Three Only)**.

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

Hence certified

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

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.

Digitally signed by Sharadkumar B.

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

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

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

Date: 2024.01.29 17:12:46 +05'30'

Auth. Sign.



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Vastukala Consultants (I) Pvt. Ltd.

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

To

**Branch Manager,
Punjab National Bank
Canada Corner Branch**

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

Valuation Report of Immovable Property

I	Introduction	
1	Name of Valuer	Vastukala Consultants (I) Pvt. Ltd.
2	Date of Inspection	23.01.2024
	Date of Valuation	29.01.2024
3	Purpose of Valuation	As per the request from Punjab National Bank, Canada Corner Branch to assess fair market value of the property for Banking purpose
4	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	<p><u>Name of Proposed Purchaser:</u> Shri.Pandurang Vitthal Mulmule</p> <p><u>Name of Owner:</u> Shri.Ajay Umakant Sonar</p> <p><u>Address</u> – Residential Land and Tenement No.N-8/M/E-2/44/03,Ground Floor, Neighborhood Ashwin Sector, Second Scheme, Near Shree Siddeshwar Mandir, Shri Ram Colony , At- Cidco,Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India</p> <p><u>Contact Details</u> Shri.Ajay Umakant Sonar (Seller) Contact No.+91 9890666860 Sole Ownership</p>
5	Name of Bank/FI as applicable	Punjab National Bank
6	Name of the Developer of Property (in case of developer-built properties)	Self - Developed
7	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Tenant Occupied- Mr.Yogesh Jadhav
II	Physical Characteristics of the Asset	
1	Location of the Property	Residential Land and Tenement No.N-8/M/E-2/44/03 ,Ground Floor, Neighborhood Ashwin Sector, Second Scheme, Near Shree Siddeshwar Mandir, Shri Ram Colony , At- Cidco,Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India



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	CTS No	Neighborhood Ashwin Sector, Second Scheme										
	Door No.	Residential Land and Tenement No.N-8/M/E-2/44/03										
	C. T.S. No. / At	At- Cidco										
	Ward / Taluka	Nashik										
	Mandal / District	Nashik										
	Brief description of the property	---										
	<p>Property - The property is Residential Land and Tenement No.N-8/M/E-2/44/03,Ground Floor, Neighborhood Ashwin Sector, Second Scheme, Near Shree Siddeshwar Mandir, Shri Ram Colony , At- Cidco,Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India. It is well connected by road and train. It is located at about 10.5 KM. travelling distance from Nashik Railway Station.</p> <p>As per Notarized Agreement and Approved Plan, the land area is 39.06 Sq. M. considered for valuation.</p> <p>Structures – per Site Inspection composition of residential Tenement are as under:</p> <table border="1" data-bbox="260 898 724 1048"> <thead> <tr> <th colspan="2">Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>: Living + Kitchen + WC + Bath Passage.</td> </tr> </tbody> </table> <p>As per Notarized Agreement and Approved Plan, the Structure area is 22.83 Sq. M., Which is considered for the valuation.</p> <table border="1" data-bbox="260 1155 724 1261"> <thead> <tr> <th>Floor</th> <th>In Sq. M.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>22.83</td> </tr> <tr> <td>Total Built Up Area</td> <td>22.83</td> </tr> </tbody> </table>		Composition		Ground Floor	: Living + Kitchen + WC + Bath Passage.	Floor	In Sq. M.	Ground Floor	22.83	Total Built Up Area	22.83
Composition												
Ground Floor	: Living + Kitchen + WC + Bath Passage.											
Floor	In Sq. M.											
Ground Floor	22.83											
Total Built Up Area	22.83											
	Nearby landmark	Neighborhood Ashwin Sector, Second Scheme										
2.	CTS No	---										
3.	At	At- Cidco										
	Residential area	Yes										
	Commercial area	No										
	Industrial area	No										
4.	Classification of the area											
	i) High / Middle / Poor	Middle Class										
	ii) Urban / Semi Urban / Rural	Urban										
5.	Coming under Corporation limit / At Panchayat / Municipality	CIDCO										
6.	Postal address of the property	Residential Land and Tenement No.N-8/M/E-2/44/03 ,Ground Floor, Neighborhood Ashwin Sector, Second Scheme, Near Shree Siddeshwar Mandir, Shri Ram Colony , At- Cidco,Taluka & District - Nashik, PIN Code – 422 010, State - Maharashtra, Country - India										
7.	Latitude, Longitude and Coordinates of the site	19°58'16.7"N 73°46'01.1"E										



8.	Area of the plot/land (supported by a plan)	Land Area – 39.06 Sq. M. (As per Notarized Agreement and Approved Plan)	
9.	Layout plan of the area in which the property is located	Not Provided	
10.	Development of surrounding areas	Developed	
11.	Details of Roads abutting the property	Above than 20 ft. Concrete. Road	
12.	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.	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A., Residential Land [®]	
14.	Boundaries of the Property	As per Site	As per Document
	North	Road	As per Cidco Record
	South	Tenement	As per Cidco Record
	East	Parking	As per Cidco Record
	West	Tenement	As per Cidco Record
	Extent of the site considered for valuation (least of 14 A & 14 B)	Land Area – 39.06 Sq. M. (As per Notarized Agreement and Approved Plan) Ground Floor Built up area – 22.83 Sq.M (As per Notarized Agreement and Approved Plan)	
15.	Description of Adjoining properties	Residential properties	
	North		
	South		
	East		
	West		
16.	Survey no. if any	-	
17.	Type of Tenement (Residential/ Commercial/ Industrial)	Residential	
18.	Details of the Tenement/Tenements and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with Tenement plans and elevations	Land Area – 39.06 Sq. M. (As per Notarized Agreement and Approved Plan) Year of Construction – 2012 (As per Site Information)	
19.	Plinth Area, and saleable area to be mentioned separately and clarified	Ground Floor Built up area – 22.83 Sq.M (As per Notarized Agreement and Approved Plan)	
20.	Any other aspect	-	
III	Town Planning parameters		
1.	Master plan provisions related to the	Residential use	

	property in terms of land use	
2.	Date of issue and validity of layout of approved map / plan	Copy of Approved as Amended in Red Subject to the Conditions mentioned in this office Letter No.BP/NT/NSK/ADM/783 dated 14.01.2011 issued by City and Industrial Development Corporation of Maharashtra Limited.
3.	Approved map / plan issuing authority	
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes
5.	Any other comments by our empaneled valuers on authentic of approved plan	Yes- As per Site Information only Ground Floor is Constructed on Site , hence the Above mention Valuation is Consider only for Ground Floor.
6.	Planning area/zone	Residential Zone
7.	Development controls	City and Industrial Development Corporation of Maharashtra Limited.
8.	Zoning regulations	Residential Purpose
9.	FAR/FSI permitted and consumed	As per Cidco Norms
10.	Ground coverage	-
11.	Transferability of development rights if any, Tenement bye- law provisions as applicable to the property viz. setbacks, height restrictions, etc.	No information provided.
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential
13.	Comment on unauthorized constructions if any	No
14.	Comment on demolition proceedings if any	No
15.	Comment on compounding/ regularization proceedings	No
16.	Comment on whether OC has been issued or not	Not Provided
17.	Any other aspect	-
IV.	Legal Aspects	
1.	Ownership Documents	
	1. Copy of Notarized Agreement Between Shri.Ajay Umakant Sonar (the Seller) and Shri.Pandurang Vitthal Mulmule (Proposed Purchaser)	
	2. Copy of Tenement Transfer Order Letter No.CIDCO/ADMN/NSK/NO.13 dated 17.01.2014 issued by City and Industrial Development Corporation of Maharashtra Limited.	
	3. Copy of Approved as Amended in Red Subject to the Conditions mentioned in this office Letter No.BP/NT/NSK/ADM/783 dated 14.01.2011 issued by City and Industrial Development Corporation of Maharashtra Limited.	
	4. Copy of Electricity Bill vide Consumer No.049014118399 dated 07.01.2024 in the name of Shri.Ajay Umakant Sonar (Seller) issued by M.S.E.D.C.L.	
2.	TIR Verification	Not Applicable
3.	Name of the Owner/s	Name of Proposed Purchaser: Shri.Pandurang Vitthal Mulmule

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

2.	Details of monthly rents being received if any,	Tenant Occupied-Mr.Yogesh Jadhav ₹ 5000.00
3.	Taxes and other outings	Details not provided
4.	Property Insurance	Details not provided
5.	Monthly maintenance charges	Self - Maintained
6.	Security charges	Details not provided
7.	Any other aspect	Nil
VI. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Residential area, Middle Class
VII. Functional and Utilitarian Aspects of the Property		
1.	Description of the functionality and utility of the property in terms of:	
2.	Space allocation	Provided
3.	Storage Spaces	Provided
4.	Utility spaces provided within the Tenement	Provided
5.	Any other aspect	Nil
VIII. Infrastructure Availability		
1.	Description of physical infrastructure availability in terms of	
	Water supply	Yes
	Sewerage / sanitation System	Yes
	Storm water drainage	Yes
2.	Description of other physical infrastructure facilities viz.	
	Solid waste management	No
	Electricity	Yes
	Road and public transport connectivity	Connected with public transport like Auto, bus, private vehicles, etc.
	Availability of other public utilities nearby	All available nearby
3.	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available nearby
IX. Marketability		
1.	Analysis of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of Tenement, condition of the premises & Tenement,

		facilities provided and its prevailing market rate.
2.	Locational attributes	R Area
3.	Scarcity	Average
	Demand and supply of the kind of subject property	Good
4.	Comparable sale prices in the locality	Price Indicators attached
X.	Engineering and Technology Aspects of the Property	
1.	Type of construction	As per Brief Description
2.	Material & technology used	B Grade
3.	Specifications	Standard
4.	Maintenance issues	No (R)
5.	Age of the Tenement	12 years
6.	Total life of the Tenement	48 years
7.	Extent of deterioration	60 years Subject to proper, preventive periodic Maintenance & structural repairs.
8.	Structural safety	Good
9.	Protection against natural disaster viz. earthquakes,	Good
10.	Visible damage in the Tenement	Nil
11.	System of air-conditioning	No
12.	Provision for firefighting,	Not Provided
13.	Copies of the plan and elevation of the Tenement to be included	Not Provided
XI.	Environmental Factors	
1.	Use of environment friendly Tenement materials, Green Tenement techniques if any	No
2.	Provision of rain water harvesting	Information not available
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII.	Architectural and aesthetic quality of the Property	
1.	Descriptive account on whether the Tenement is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	old fashioned
XIII.	In case of valuation of industrial property	
1.	Proximity to residential areas	Nearby
2.	Availability of public transport facilities	All public transport facilities are available.
XIV.	Valuation	
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state	Land and Tenement Method is used for this valuation report.

	explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.		
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz. magickbricks.com, 99acres.com, makaan.com etc. if available		₹ 40,000/- to ₹ 50,000/- per Sq. M. Considering the rate with attached report, current market conditions, demand and supply position, Residential land size, Tenement area, location, upswing in real estate prices, sustained demand for residential land, all round development of industrial application in the locality etc. We estimate ₹ 48,000/- per Sq. M. for land including land development.
	Guideline Rate		Rate in ₹
	Land		₹ 6,400/- per Sq. M.
	Tenement		As per valuation table
c)	Summary of Valuation		
	i. Guideline Value		Area in Sq. M. Rate in ₹ Value in ₹
	Land		39.06 ₹ 6,400/- 2,49,984/-
	Tenement		As per below chart 4,02,493/-
	Total		6,52,477/-
	ii. Fair Market Value		
	A) Land		Area in Sq. M. Rate in ₹ Fair Market Value in ₹
			39.06 ₹ 48,000/- 18,74,880/-
	B) Tenement		
	Particulars	Built up Area	Estimated replacement rate
		(Sq. M.)	(₹)
	Tenement	22.83	21,500.00
	Total		17,630.00
			4,02,493/-
			4,90,845/-
			4,02,493/-
			4,90,845/-
	Total Value = A + B		22,77,373/-

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **₹22,77,373/- (Rupees Twenty-Two Lakh Seventy-Seven Thousand Three Hundred Seventy-Three Only).**

i. Date of purchase of immovable property	:	----
ii. Purchase Price of immovable property	:	₹ 21,50,000/-
iii. Book value of immovable property	:	₹ 21,50,000/-
iv. Fair Market Value of immovable property (A + B)	:	₹ 22,77,373/-

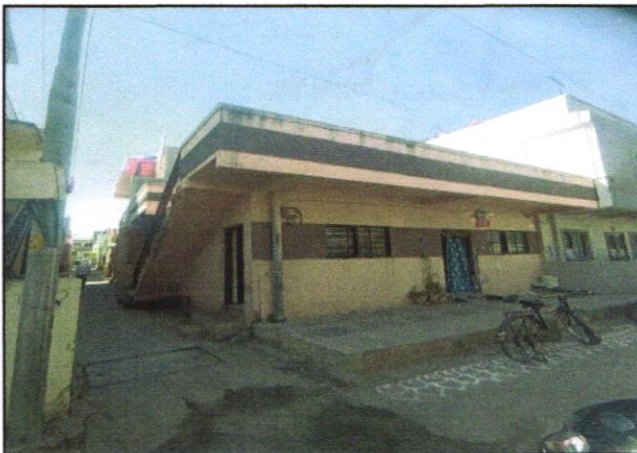
v. Cost of Extra Amenities		---
vi. Total Value		₹ 22,77,373/-
vii. Realizable Value of immovable property	:	₹ 21,63,504/-
viii. Distress Sale Value of immovable property	:	₹ 18,21,898/-
ix. Insurable Value of immovable property	:	₹ 3,42,119/-
x. Guideline Value	:	₹ 6,52,477/-
<i>Remark: - 1) The Above Mention Valuation is Given as per Unit Cost.</i>		
<i>2) As per Site Information only Ground Floor is Constructed on Site, hence the Above mention Valuation is Consider only for Ground Floor</i>		

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

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Actual Site Photographs



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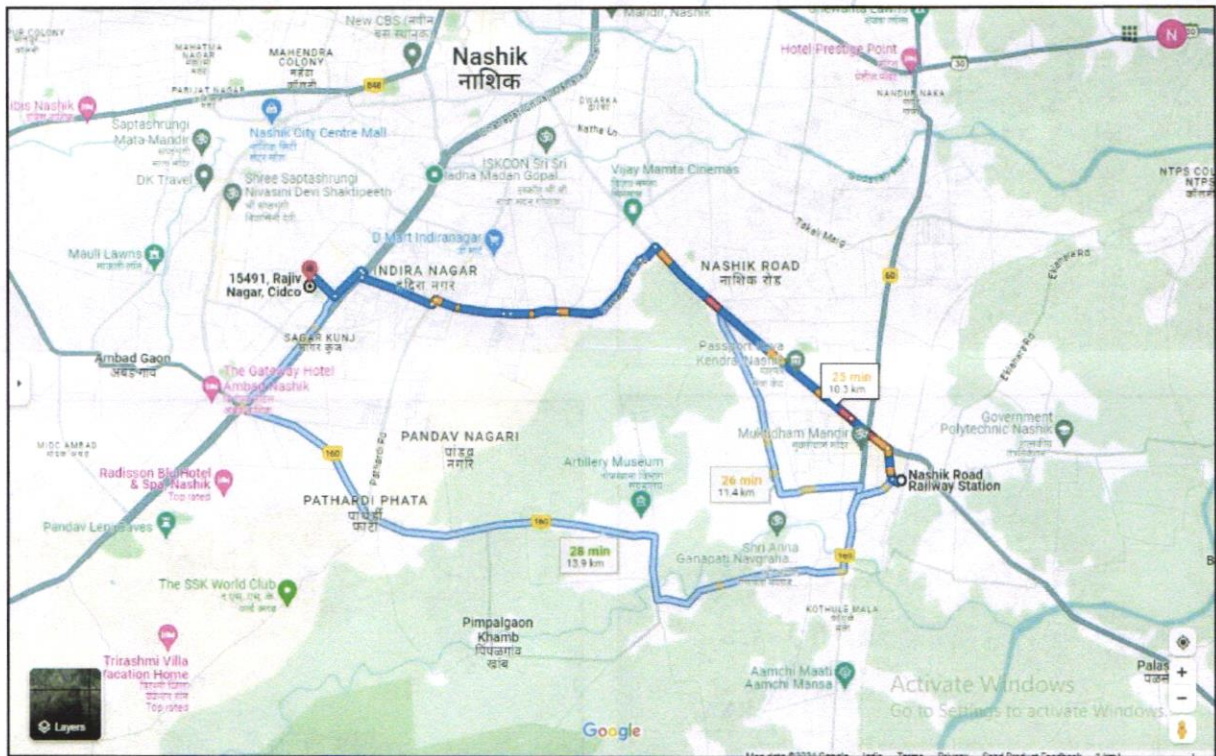
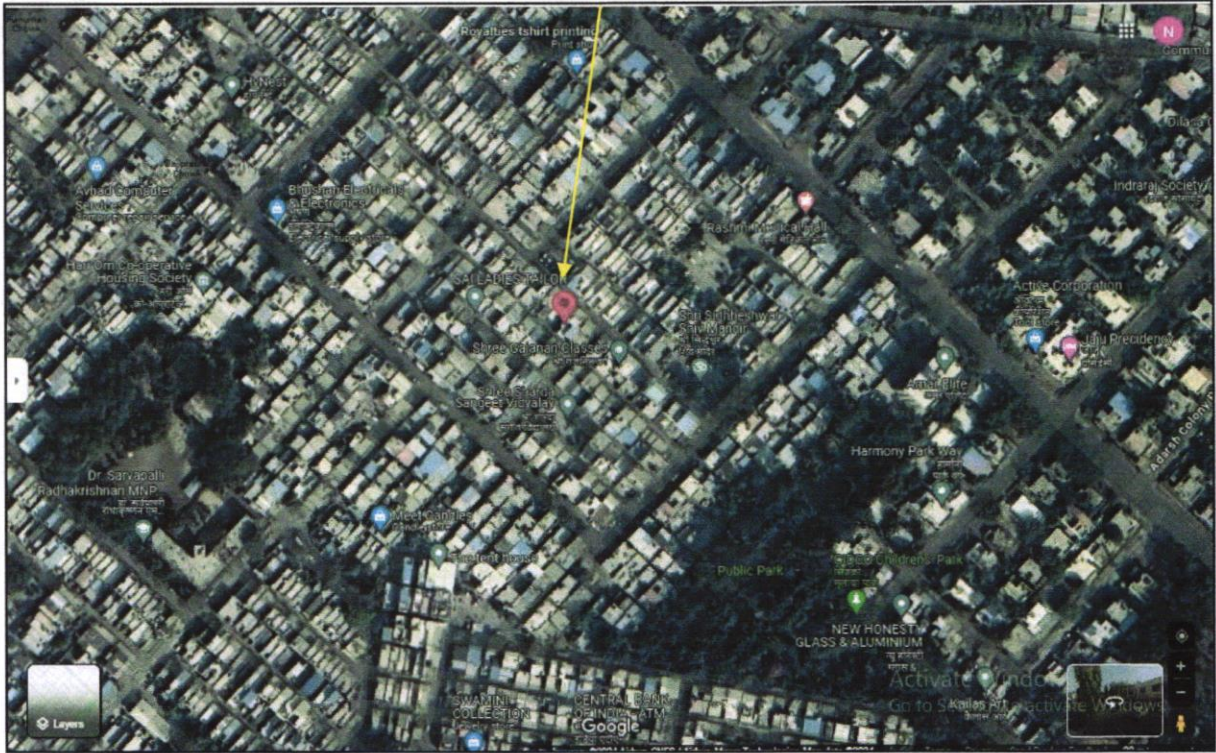
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Route Map of the property Site u/r



Latitude Longitude: 19°58'16.7"N 73°46'01.1"E

Note: The Blue line shows the route to site from nearest railway station (Nashik– 10.3 KM)

Price Indicators

Home > Property in Nashik > House for sale in Nashik > House for sale in CIDCO

Posted on Nov 15, 2023 | Ready to move

₹3 Cr @ 7,792 per sq.ft.
Estimated EMI ₹ 2,39,611

6Bedrooms 5Baths
Independent House/Villa for Sale
in CIDCO, Nashik, Maharashtra

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) [Owner Details](#) [Locality Reviews](#) [Recommendations](#)

Area
Plot area 3850 sq.ft. (357.88 sq.m.)

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

Total Floors
2 Floors

Configuration
6 Bedrooms , 5 Bathrooms, 2 Balconies

Address
CIDCO, Nashik

Property Age
5 to 10 Year Old

Property (12)

Photos (1/12)

Contact

Why should you consider this property?

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

Last updated: Aug 7, 2023

Residential Plot

Ravi shankar marg , Kalpataru Nagar, Nashik

₹51.0 L

EMI starts at ₹27.01 K

₹43.22 K/sq.mt

Contact Seller

No Property Images Available

Request Photos

118 sq.mt
Plot Area


₹43.22 K/sq.mt
Avg. Price

10 Year Old
Age of property

Immediate
Possession status


South-East facing
Facing

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(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 Nashik No.1 Ashwin Sector (N:

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.43.1 - महामार्गसगतच्या रस्त्यावरील मिळकती	7600	29900	3400037370	0	चौ. मीटर
SurveyNo	1.43.2 - हायवेकडून अंबड पोलीस स्टेशनकडे जाणारा रस्ता (1.45.3 समोरचा रस्ता)	6400	28500	3277035620	0	चौ. मीटर
SurveyNo	1.43.3 - महामार्गास समांतर अंबड पोलीस स्टेशन कडून स्टेडियम लागतचा ताज हॉटेल कडे जाणारा रस्ता.	6400	28500	3237035620	0	चौ. मीटर
SurveyNo	1.43.4 - हायवेपासून (शिवाजी पुतळ्यापासून) आत जाणारा रस्ता.	6400	28500	3237035620	0	चौ. मीटर
SurveyNo	1.43.5 - महामार्गास समांतर महिंद्रा व महिंद्रा तसेच एक्सार्ईज व फायर स्टेशन समोरील रस्ता.	6400	28500	3237035620	0	चौ. मीटर

12

Activate

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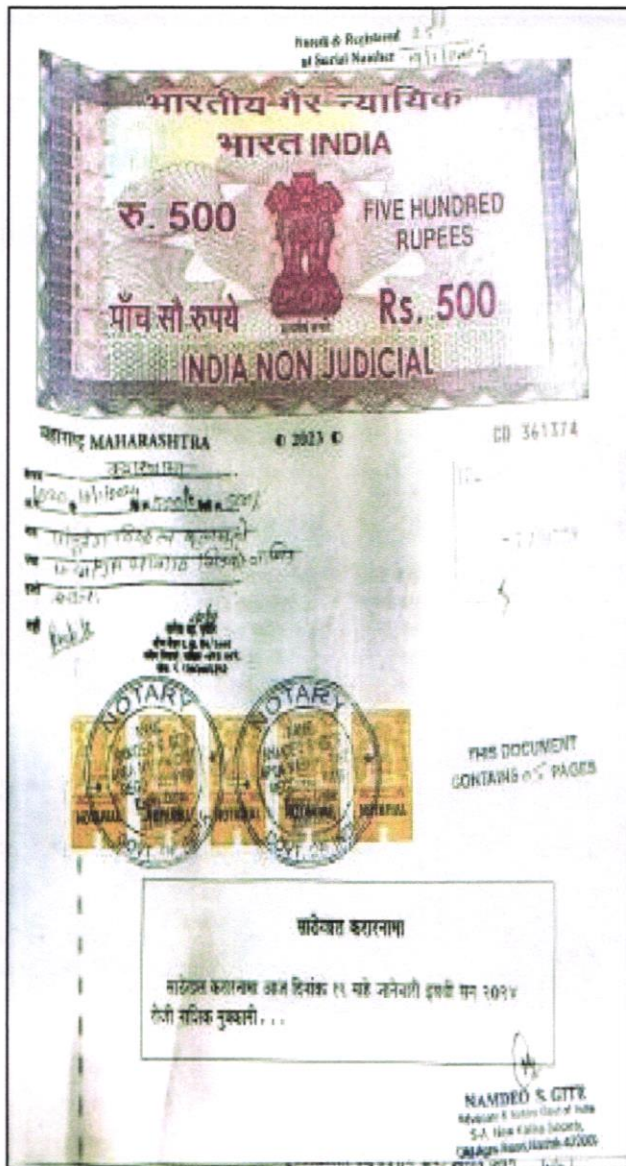
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Notarized Agreement



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श्री. चंद्रगुण विठ्ठल मुलमुले
 वय. १० वर्ष, मंड - वावरा,
 पं नं. CGDFPMS12A
 अकाउण्ट नं. ६५५५ ८८८ ४५४५
 सोबोरी रा. ए - २१/३/१० - २/११/१०,
 मुळगा राण, तिळको, नविक.
 फोन नं. ९०६०५४३५५८

} शिष्ट देवा

श्री. अमर उषकांत देवा
 वय. १९ वर्ष, मंड - वावरा,
 पं नं. BAGO56508R
 अकाउण्ट नं. -
 रा. ए - १०/१९ - १/०१/१३,
 तिळको, नविक.
 फोन नं.

} शिष्ट देवा

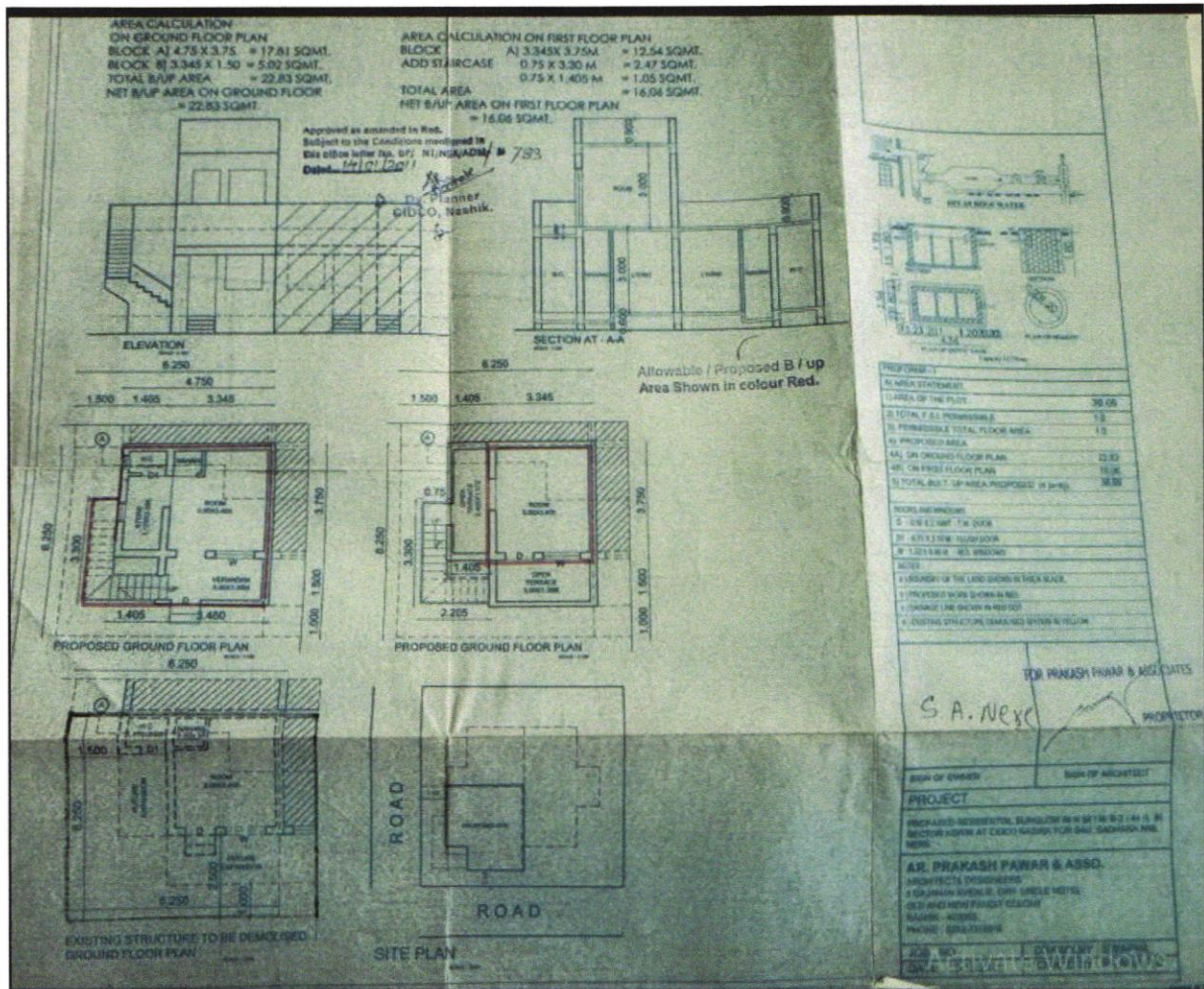
उभारो वारोका करारनामा शिष्ट देवे ली देवा मे वी,
 १. तिळकोची वॉरन ४ मुळठी जिळा नविक पेंडुळकी तालुका नविक चेरी नविक
 पारागावतिका हरिनेल नविक अकाउण्ट व तिळी अंश इश्टीयत वेळानवेर
 शॉपील अंश वारावद नि. (उत्तरे वार संश्लेषण उमेर शिळको) अंश
 संश्लेषणची वेळना असे.) वाच्य अधिमावलीत व तिळको वारी मंडु वेळानव
 वेळानवर वेळानवेर दुस-या शिळ नवीन मनीसिर् वेळार वॉरन वेळानवेर वाच्य वार
 शिळको वेळार क. ए - ८/१९/११ - २/१४/०३, वाच्य वेळानवेर वेळ १९.०९
 वी. वी. व वाच्य वेळार वेळ २२.८३ वी. वी. वाच्य शिळकोचा मंडु वॉरन
 वॉरन :
 वेळानवेर वॉरनवेळार वार शिळको, वॉरन, वॉरन, वॉरन, वॉरन, वॉरन वेळानवेर
 वॉरन वेळानवेर वॉरनवेळार, वॉरन वेळानवेर, वॉरन, वॉरन वेळानवेर, वॉरनवेळार व
 अकाउण्ट वॉरन वेळानवेर वॉरन वेळानवेर वॉरन वेळानवेर वॉरनवेळार वॉरनवेळार
 वॉरनवेळार व वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार

२. वार वॉरन १ वॉरन वॉरन वेळानवेर वार शिळको वी वॉरन वेळानवेर अमर वार
 शिळको वार शिळको वॉरनवेळार वॉरनवेळार वॉरनवेळार अमर वॉरनवेळार वेळानवेर वॉरनवेळार
 वॉरनवेळार व वॉरनवेळार/ वॉरनवेळार/ व. १३, दि. १०.०१.२०१४ अकाउण्ट वेळानवेर
 असे. वाच्य वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार
 वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार
 वॉरनवेळार व वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार वॉरनवेळार

NANDOO S. GITE
 Notary & Attorney at Law
 S-1, Near Kalia Society,
 Chhatrapati Shivaji Maharaj 420001



Building Plan



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Tenement Transfer Order

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED**

Office of the Administrator
CIDCO, Nashik

CIDCO / ADMN / NSK / NO. 13 Date: 17.01.2014

TENEMENT TRANSFER ORDER

Shri/Smt. Sau. Sachin Anil Nare was allowed / transferred to the House No. NI-B/ME-2/44/03 in Second fls. at New Nashik Under Letter No. CIDCO/ADMN/NSK/NO. 4.14 Dated 20/07/2013. The Transfer Agreement / Agreement was also executed on 20/07/13. The cost of the house was fixed at Rs. 13,450/- (Rs. Thirteen thousand three hundred fifty only) and accordingly the entire amount has been paid by Shri/Smt. Sau. Sachin Anil Nare. Now after the payment of the cost of the house Shri/Smt. Sau. Sachin Anil Nare has Applied on 29/11/2013 for the transfer of the House to Shri / Smt. Ajay Umakant Sonar and in view of the direction the transfer is permitted on payment of Fixed Transfer charges and the Price paid by all parties. Thus the amount of Rs. 4000/- (Rs. Four thousand only) is recovered from Shri/Smt. Ajay Umakant Sonar as Transfer Charges of the House No. NI-B/ME-2/44/03 vide Receipt No. 16841 Dated 20/11/2013. The Allotment/Transfer House No. NI-B/ME-2/44/03 in Second fls. at New Nashik made to Shri/Smt. Sau. Sachin Anil Nare is cancelled and it is now transferred to Shri / Smt. Ajay Umakant Sonar. He / She shall be liable to pay from January 2014 the Water / Service / Insurance and all other charges as noted in the agreement and breach of condition will be taken serious notice for action in the court of Law. The Agreement should be issued accordingly to, Shri/Smt. Sau. Sachin Anil Nare.  ADMINISTRATOR CIDCO, NASHIK Shri / Smt. Ajay U. Sonar copy to A. A. O. (NSK)

Justification for price /rate

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

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

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APPENDIX IV

DECLARATION FROM VALUERS

I hereby declare that-

- The information furnished in my valuation report dated 29.01.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I/ my authorized representative has personally visited the property on 23.01.2024. The work is not sub- contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.

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An ISO 9001:2015 Certified Company

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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Shri.Pandurang Vitthal Mulmule from Shri.Ajay Umakant Sonar as per Vide Notarized Agreement
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Canada Corner Branch, to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Binu Surendran – Technical Manager Sachin Raundal - Site Engineer Chintamani Chaudhari – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 23.01.2024 Valuation Date – 29.01.2024 Date of Report – 29.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.01.2024
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 Tenement construction) Comparative Sales Method / Market Approach (For Land component)
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential land and Tenement size, location, upswing in real estate prices, sustained demand for Residential land and Tenement, all round development of residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

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

Integrity and Fairness

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

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are in compatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes



- aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
 18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
 19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

Remuneration and Costs.

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

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

Occupation, employability and restrictions.

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

DECLARATION-CUM-UNDERTAKING

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

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Banking purpose** as on dated **29th January 2024**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this Banking purpose at **₹22,77,373/- (Rupees Twenty-Two Lakh Seventy-Seven Thousand Three Hundred Seventy-Three Only)**.

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

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.01.29 17:13:23 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO: SAMD:1138



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