

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Dinesh Laxman Atravalkar.**

Name of Owner: **Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik through Mr. Sanjay Baburao Kale**

Residential Flat No. 09, 3rd Floor, D-Type Building, " **Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik** ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India.

Latitude Longitude: 19°56'52.5"N 73°45'38.7"E

Valuation Prepared for:

Bank of Baroda

Regional Office Nashik Road Branch

BSNL Building, Datta Mandir Road, Nashik Road,
Nashik -422 101, 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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 09, 3rd Floor, D-Type Building, " Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Dinesh Laxman Atravalkar. Name of Owner: Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik through Mr. Sanjay Baburao Kale**

Boundaries of the property.

Boundaries	Building	Flat
North	S. No. 297/ 2 & Plot No. 22 to 27	Side Margin
South	12.00 M. Wide Colony Road	Flat No. 10
East	S. No. 314	Side Margin
West	S. No. 297 Part	Staircase & Flat No. 12

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 28,16,700.00 (Rupees Twenty-Eight Lakh Sixteen Thousand Seven Hundred 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

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 17:42:01 +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,

The Chief Manager,**Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

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

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 31.01.2024
	b) Date on which the valuation is made	: 31.01.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Notarized Allotment Agreement for Sale Dated January.2024 between Shri. Dinesh Laxman Atravalkar. (Proposed Purchaser) & Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik. through Mr. Sanjay Baburao Kale (Owner). ii. Copy of Part Occupancy Certificate Building Proposal No. 216111 dated 23.11.2023 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ 99/ 2023 dated 28.06.2023 issued by Executive Engineer Town Planning 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)	: Name of Proposed Purchaser: Shri. Dinesh Laxman Atravalkar. Name of Owner: Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik through Mr. Sanjay Baburao Kale Address: Residential Flat No. 09, 3 rd Floor, D-Type Building, " Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India. Contact Person: Mr. Siddhant Pawar (Site Supervisor) Contact No. +91 8329492001 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 09 is located on 3 rd Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Kitchen + WC + Bath + Passage + Balcony (i.e., 2BHK). The property is at 11.1 Km. distance from nearest



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	East	:	S. No. 314	S. No. 314
	West	:	S. No. 297 Part	S. No. 297 Part
13.1	Flat		As per Actual Site	As per the Deed
	North		Side Margin	Side Margin
	South		Flat No. 10	Flat No. 10
	East		Side Margin	Side Margin
	West		Staircase & Flat No. 12	Staircase & Flat No. 12
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°56'52.5"N 73°45'38.7"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 482.00 Balcony Area in Sq. Ft. = 49.00 (Area as per site Measurement) Built up in Sq. Ft. = 687.00 (Area as per Notarized Allotment Agreement)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up in Sq. Ft. = 687.00 (Area as per Notarized Allotment Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Pathardi Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 09, 3 rd Floor, D Type Building, " Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik ", Survey No. 297/ 2/ 2 Part, CTS No. 6245 PT, Near Radisson Blu Hotel, Prashant Nagar, Damodar Nagar Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2023 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground (Parking) + 4 th Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4Flat on 3 rd Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		



	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	3 rd Floor
2	Door No. of the Flat	:	Residential Flat No. 09
3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: Shri. Dinesh Laxman Atravalkar. Name of Owner: Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik through Mr. Sanjay Baburao Kale
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up in Sq. Ft. = 687.00 (Area as per Notarized Allotment Agreement)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 482.00 Balcony Area in Sq. Ft. = 49.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 6,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances,	:	₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Built Up Area

	what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 4,100.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 2,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	: ₹ 36,000.00 per Sq. M. ₹ 3,344.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	: N.A.
5	Registered Value (if available)	: --
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: N.A. as the age of the property is below 5 years
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 01 Years
	Life of the building estimated	: 60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 2,100.00 per Sq. Ft.
	Total Composite Rate	: ₹ 4,100.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	687.00 Sq. Ft.	4,100.00	28,16,700.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			



Actual site photographs



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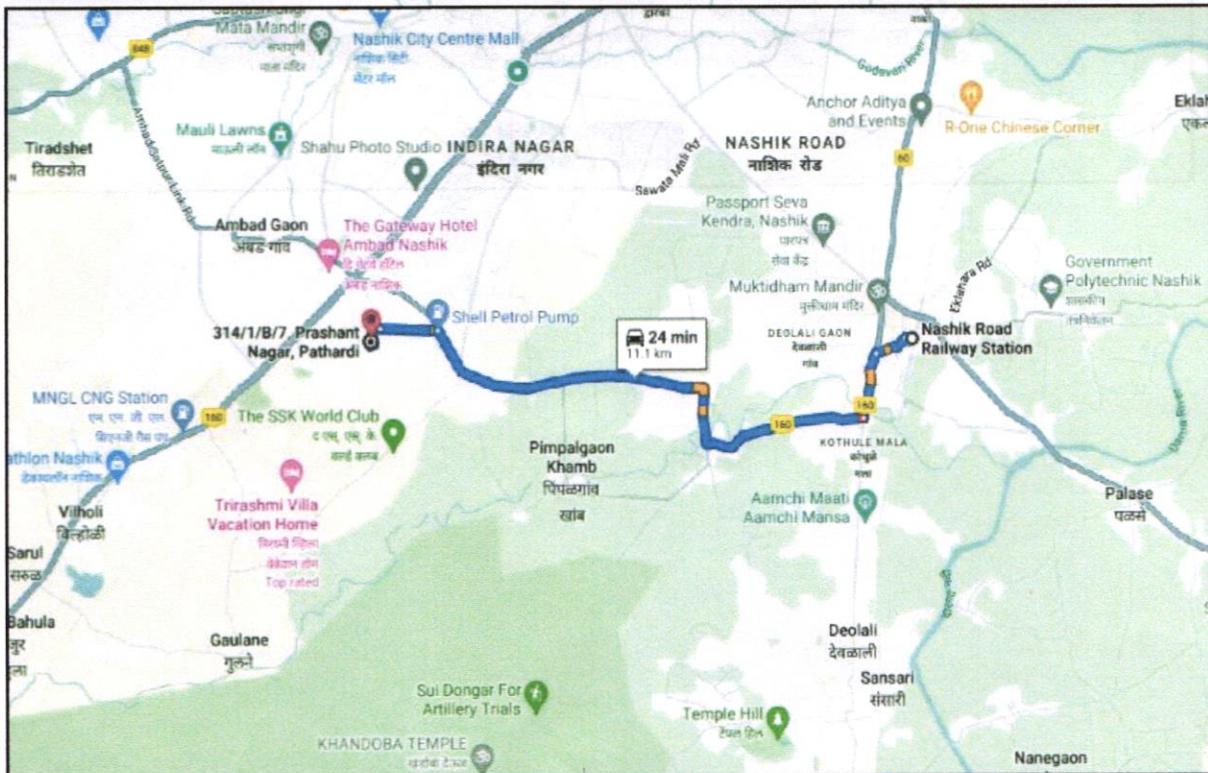
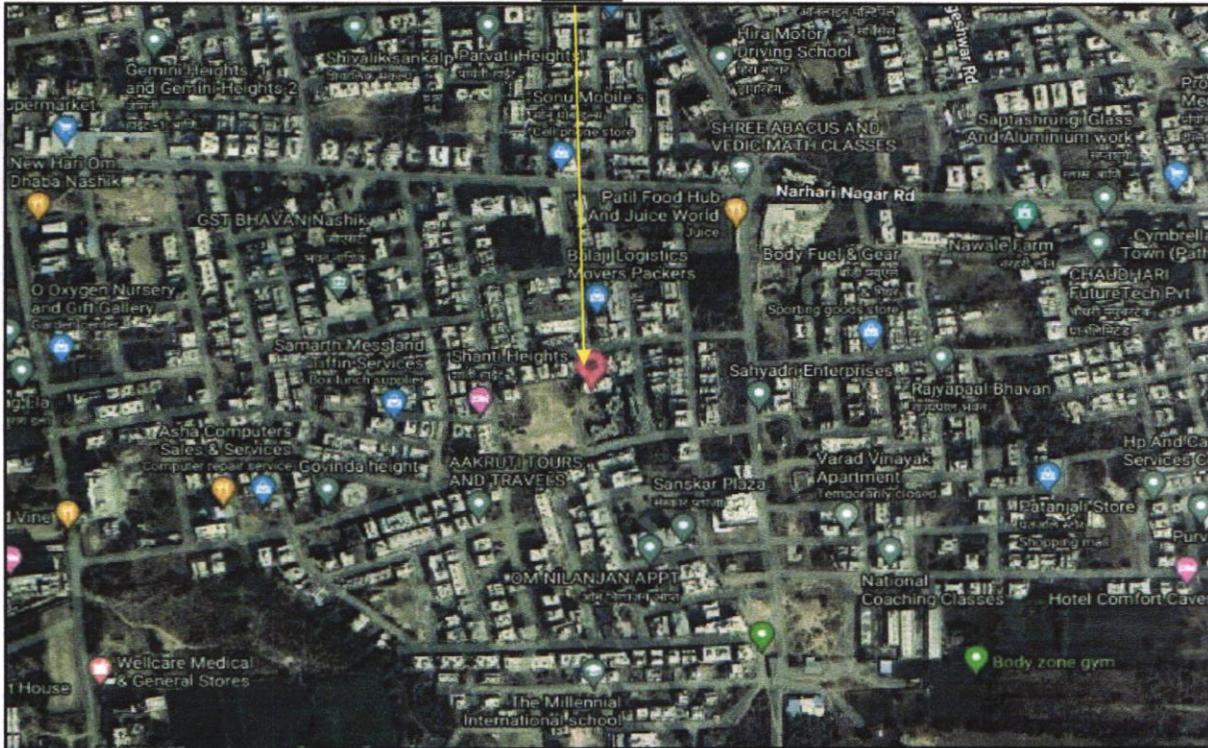
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Route Map of the property

Site u/r



Latitude Longitude: 19°56'52.5"N 73°45'38.7"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 11.1 Km.)

Ready Reckoner Rate

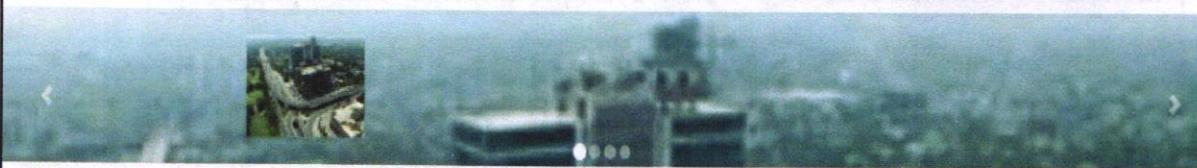


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Government Of Maharashtra

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Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Nashik Help on Division

District Name	नाशिक	Taluka Name	नाशिक
Village/Zone Name		मौजे पाथडी	
Attribute	सद्वे नंबर	297	SubZone Name
Mahapalika Area		Nashik Muncipal Corj	

Open Land	Residence	Office	Shop	Industry	Unit
13300	36000	41400	45000	0	Square Meter

Next

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Price Indicators

POPULAR PROJECTS

- 22.51 L - 39.15 L** Popular
Sai Park
By Sai Developers
Vinhayn, Nashik
Configurations: 1, 2 BHK Apartments
Interested →
- 25.49 L - 38.29 L** Popular
Vadut Apartment
By Sai Developers
Patwardi Phata, Nashik
Configurations: 1, 2 BHK Apartments
Interested →

Home / Nashik / Patwardi Phata / Apartment for Sale in Patwardi Phata / 1 BHK Flat

1 BHK Flat

By REPUTED BUILDER
Prashant Nagar, Patwardi Phata, Nashik

₹26.0 L EMI starts at 13,77 K
3.71 K/sq.ft

Contact Owner

700 sq.ft Build Up Area
3.71 K/sq.ft Avg. Price
1 BHK Configuration
15th Aug, 2023 Possession status
Lower of 18 floors
Unfurnished Furnishing

POPULAR PROJECTS

- 22.51 L - 39.15 L** Popular
Sai Park
By Sai Developers
Vinhayn, Nashik
Configurations: 1, 2 BHK Apartments
Interested →
- 28.66 L - 55.83 L** Popular
Shree Atharva Park 2
By Atharva Builders
Maharajpur, Nashik
Configurations: 1, 2 BHK Apartment, Villa
Interested →

Home / Nashik / Patwardi Phata / Apartment for Sale in Patwardi Phata / 1 BHK Flat

1 BHK Flat

By REPUTABLE BUILDER AND DEVELOPERS
Shivalaya Rudra Heights, Budaha Vihar, Patwardi Phata, Nashik

₹25.0 L EMI starts at 13,34 K
3.97 K/sq.ft

Contact Owner

630 sq.ft Build Up Area
3.97 K/sq.ft Avg. Price
4 Year Old Age of property
Ready to move Possession status
Higher of 4 floors
Unfurnished Furnishing

Price Indicators

HOUSING.COM Buy in Nashik

Patwardi, Nashik

VEDANT PROJECTS

25.49 L - 38.29 L Popular
Vedant Apartment
In Summer Court
Patwardi, Nashik
Configurations: 1, 2 BHK Apartments
Interested +

22.51 L - 39.15 L Popular
Sai Park
By Sai Developers
Whitagon, Nashik
Configurations: 1, 2 BHK Apartments
Interested +

Home / Nashik / Patwardi / Flats / Apartment for Sale in Patwardi / 1 BHK Flats

1BHK Flat ₹29.0 L EMI starts at 15.56 K
Krishna residency - Dhyaneshwar Nagar Patwardi, Nashik
4.33 K/sq.ft.
Free car parking Know More Contact Owner

670 sq.ft. Build Up Area
4.33 K/sq.ft. Avg. Price
5 Year Old Age of property
Ready to move Possession status
Middle of 4 floors
Fully Furnished Furnishing

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Patwardi

Posted on Jan 16, 2023 | Ready to move

₹65 Lac @ 4,861 per sq.ft. Estimated EMI ₹51,916
3BHK 3Baths
Residential Apartment for Sale
in Amit Eka, Patwardi, Nashik, Maharashtra

RERA STATUS REGISTERED Registration No: P51600006366 Website: https://maharera.t.mahaonline.gov.in

Overview Society Owner Details Price Trends Recommendations

Property (12) Society (26)

Area
Built Up area: 1337 sq.ft. (124.21 sq.m.)

Price
₹ 65 Lac @ 4,861 per sq.ft. (Negotiable)

Floor Number
7th of 12 Floors

Overlooking
Park/Garden

Configuration
3 Bedrooms, 3 Bathrooms, 2 Balconies

Address
Amit Eka
Patwardi, Nashik

Facing
East

Property Age
1 to 5 Year Old

Notarized Allotment Agreement

<p style="text-align: center;">~ 1 ~</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">गोंजे</td> <td style="width: 10%;">:-</td> <td style="width: 70%;">पाथडी - 2</td> </tr> <tr> <td>विभाग क्र.</td> <td>:-</td> <td>1.9.5</td> </tr> <tr> <td>प्लॉटचे बांधीव क्षेत्र</td> <td>:-</td> <td>63.85 चौ.मी.</td> </tr> <tr> <td>जमीन दर प्रती चौ.मी.</td> <td>:-</td> <td>₹.13,300/-</td> </tr> <tr> <td>बांधीव दर प्रती चौ.मी.</td> <td>:-</td> <td>₹.36,000/-</td> </tr> <tr> <td>सर्वकारी गुल्यांकन</td> <td>:-</td> <td>₹.23,00,000/-</td> </tr> <tr> <td>व्यवहार गुल्या</td> <td>:-</td> <td>₹.23,00,000/-</td> </tr> <tr> <td>गुद्रांक शुल्क</td> <td>:-</td> <td>₹.1,38,000/-</td> </tr> <tr> <td>नोंदणी फी</td> <td>:-</td> <td>₹.23,000/-</td> </tr> </table> <p style="text-align: center;">॥ श्री ॥ ॥ अॅलॉटमेंट डिड ॥</p> <p>अॅलॉटमेंट डिड आज तारीख ते दिवशी नाशिक गुवकागी... माहे जानेवारी रान 2024</p> <p>श्री.दिनेश लक्ष्मण अट्टावलकर उ.व.41, घंटा- व्यासाय PAN:- AMBPA 0427 C आधार नंबर:- 7668 9974 4024 स.</p> <p>राशासद भारतरत्न डॉ.बाबासाहेब आंबेडकर मानसवर्गीय को-ऑप. डॉ. सोसा. लि. नाशिक</p> <p style="text-align: right;">... सांशी ...</p> <p>भारतरत्न डॉ. बाबासाहेब आंबेडकर मानसवर्गीय को-ऑप. डॉ. सोसा. लि. नाशिक. (PAN No.AAEAB6448C) महाराष्ट्र सरकारची संरक्षित अधिनियम 1960 मधील रान 1961 वा महाराष्ट्र अधिनियम</p>	गोंजे	:-	पाथडी - 2	विभाग क्र.	:-	1.9.5	प्लॉटचे बांधीव क्षेत्र	:-	63.85 चौ.मी.	जमीन दर प्रती चौ.मी.	:-	₹.13,300/-	बांधीव दर प्रती चौ.मी.	:-	₹.36,000/-	सर्वकारी गुल्यांकन	:-	₹.23,00,000/-	व्यवहार गुल्या	:-	₹.23,00,000/-	गुद्रांक शुल्क	:-	₹.1,38,000/-	नोंदणी फी	:-	₹.23,000/-	<p style="text-align: center;">~ 2 ~</p> <p>क्र.24 घण्टा १) अन्वये नोंदण्यात आलेली मुदतमिगीन संस्था, संजि. नं. एमएलएन/एनएलएन/ए एलएलसी/टीसी/3304/1998 डे.09/03/1998, नोंद.कार्या: इतर: एल.के.वाकरवाणन वमळे चौक, गोंज राजवाडा, नाशिक- 422009. तर्फे मान्यमान चेअरमन.</p> <p>श्री. संजय वासुदेव वामळे उ.व.56, घंटा- शेती / व्यापार PAN:- CBXPK 5259 D आधार नंबर:- स. भारतरत्न डॉ. बाबासाहेब आंबेडकर मानसवर्गीय को-ऑप. डॉ. सोसा. लि. नाशिक, सुखदेव विद्यालय उद्यान कॉलनी, इंदिरा नगर, नाशिक- 422009</p> <p style="text-align: right;">सिद्दुन देणार</p> <p>कारणे अॅलॉटमेंट डिड वा दररा सिद्दुन देतो तो ऐसा जे की. (सदरच्या अॅलॉटमेंट डिड मध्ये सधिलेसाठी सिद्दुन देणार यांचा उल्लेख तुम्ही व सिद्दुन देणार भारतरत्न डॉ. बाबासाहेब आंबेडकर मानसवर्गीय को-ऑप. डॉ. सोसा. लि., नाशिक यांचा उल्लेख आम्ही अथवा सदर संस्था असे संबोधण्यात आलेले आहे).</p> <p>1) प्लॉट मिळकतीचे वर्णन:- परिशिष्ट अ) तुम्हादी विल्ला नाशिक, पोट तुम्हादी वातुका नाशिक चौकी, नाशिक महानगरपालिका हद्दीतील, गोंजे पाथडी वा शिवायतील नाशिक महानगरपालिका हद्दीतील, भारतरत्न डॉ.बाबासाहेब आंबेडकर मानसवर्गीय को- ऑप. डॉ. सोसा. लि., महाराष्ट्र शासन सरकारची मिळकत यांची सवळे नं. 297 / 2 / 2 यांची क्षेत्र 6294.00 चौ.मी. चौकी क्षेत्र 2600.00 चौ.मी. यांची वतु- सीमा येणेप्रमाणे:-</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">पुर्वेस</td> <td style="width: 10%;">:-</td> <td style="width: 60%;">सवळे नं.314</td> </tr> <tr> <td>पश्चिमेस</td> <td>:-</td> <td>सवळे नं.297 वा पार्स</td> </tr> <tr> <td>दक्षिणेस</td> <td>:-</td> <td>12.00 मी. रुंद कॉलनी रोड</td> </tr> </table>	पुर्वेस	:-	सवळे नं.314	पश्चिमेस	:-	सवळे नं.297 वा पार्स	दक्षिणेस	:-	12.00 मी. रुंद कॉलनी रोड
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<p style="text-align: center;">~ 3 ~</p> <p>उत्तरेस :- सवळे नं.297/2 चौकी प्लॉट नं.22 ते 27</p> <p>येणेप्रमाणे वतु-सीमेतील मिळकत, जल तऱू, वाफट, पावाम, विषी विधीपासत चढंगभूत वस्तुसह आरंभिकीस तऱेव मिळकतीमध्ये जाणे येण्याचे मान्यतीवालीस तऱेवतऱसत मिळकत दऱेवतऱस.</p> <p>2) प्लॉट मिळकतीचे वर्णन:- परिशिष्ट ब) वर घण्टा 1) वा प्लॉट मिळकतीवर मंजूर इगऱसत नवऱणऱणऱणे बायण्यात आलेल्या भारतरत्न डॉ.बाबासाहेब आंबेडकर मानसवर्गीय को- ऑप. डॉ. सोसा. लि., नाशिक मधील सुप हींजिन योजनेतील 'डी' टाईप विल्डींग मधील चौथा मजल्यावरील प्लॉट नं.09 यांची बांधीव क्षेत्र 63.85 चौ.मी. सर्व सोईनीयुक्त मिळकत यांची वतु-सीमायेणेप्रमाणे:-</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">पुर्वेस</td> <td style="width: 10%;">}</td> <td style="width: 60%;">मंजूर विल्डींग प्लॉट प्रमाणे...</td> </tr> <tr> <td>पश्चिमेस</td> <td rowspan="3">}</td> <td></td> </tr> <tr> <td>दक्षिणेस</td> <td></td> </tr> <tr> <td>उत्तरेस</td> <td></td> </tr> </table> <p>येणेप्रमाणे वतु-सीमेतील मिळकत जल, तऱू, काळपाषाण, विषी विधीप तऱंभभूत वस्तुसह जाणेयेण्याचे व मान्यतीवालीस हक्कऱसत तऱेव संस्थेने पुरविण्यात येणऱे रवतऱन पाण्याचे व इले. गऱटर कनेक्शन व टिपट व बॅंकी बँकअपसद तऱपऱण्याचे हक्कऱसत मिळकत दऱेवतऱस.</p>	पुर्वेस	}	मंजूर विल्डींग प्लॉट प्रमाणे...	पश्चिमेस	}		दक्षिणेस		उत्तरेस		<p style="text-align: right;">सिद्दुन देणार</p>																										
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Approved Plan

2/3

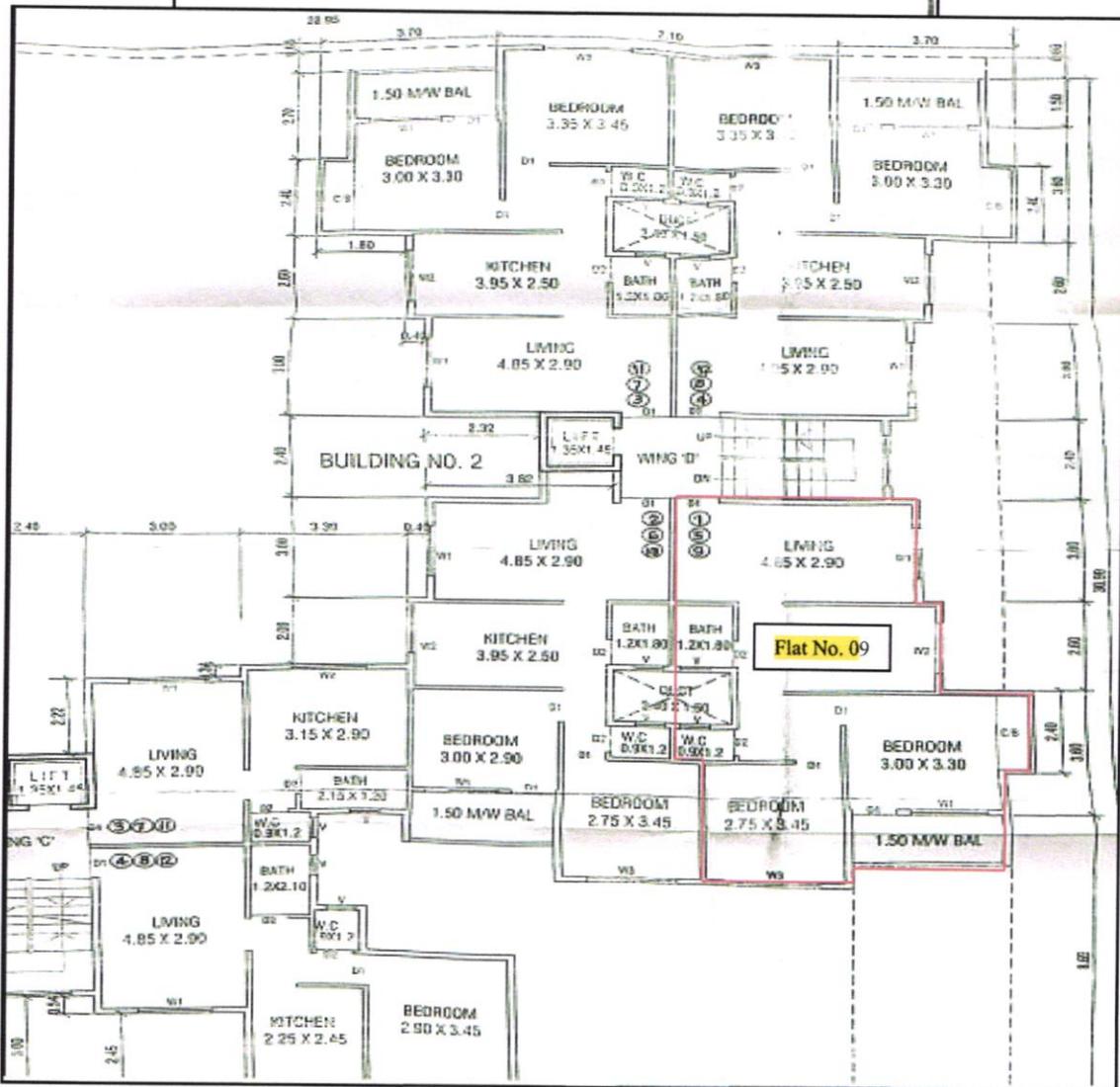
Yogesh Dipali Sonawane

REVISED RESIDENTIAL BUILDING
IN S. NO. 297/2/2 PART. (CTS NO. 6245 PT.). AT PATHARDI SHIWAR, NASHIK.
FOR CHAIRMAN, BHARATRATNA Dr. BABASAHEB AMBEDKAR
(BACKWARD CLASSES) SAHAKARI GHRUHANIRMAN SANSTHA, PATHARDI, NASHIK.

APPROVED

The Plans amended in
As per the conditions mentioned in
the accompanying commencement
Certificate No. 82199 dated 28/06/2023
2023

[Signature]
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



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Occupancy Certificate



Nashik Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : NMCB/PO/2023/APL/00094
Proposal Code : NMCB-23-ENTRY-85106

Building Proposal Number - 216111
Date : 23/11/2023

Building Name :	BUILDING 2(Residential)	Floor :	GROUND FLOOR - 0F(18.27 Sq mt),FIRST FLOOR - 1F(458.37 Sq mt),SECOND FLOOR - 2F(458.37 Sq mt),THIRD FLOOR - 3F(458.37 Sq mt),FOURTH FLOOR - 4F(458.37 Sq mt)
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To,

- i) Chairman Bharatratna Dr Babasaheb Ambedkar Backward Class Shakari Ghrunirman Sanstha Pathardi Nashik, S. NO. 297/2/2 (PT), DAMODAR NAGAR, B/H EXPRESS INN HOTEL, PATHARDI, NASHIK.
- ii) Madhukar Bhagat (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name BUILDING 2(GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR) Plot No -, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 297/2/2 PT., Village Name/Mouje PATHARDI, Sector No. , completed under the supervision of Architect, License No CA/1981/06109 as per approved plan vide Permission No. B2/99 Date 28/06/2023 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No B2/99 Date 28/06/2023

Validity unknown

Digitally signed by MADHUKAR BHAGAT
Date: 2023.11.23 13:09:53
Reason: Approved Certificate
Location: Nashik Municipal Corporation
Project Code : NMCB-23-ENTRY-85106
Application Number : NMCB/PO/2023/APL/00094
Proposal Number : 216111
Certificate Number : NMCB/PO/2023/APL/00094



Yours faithfully,
Executive Engineer.
Nashik Municipal Corporation,

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 28,16,700.00 (Rupees Twenty-Eight Lakh Sixteen Thousand Seven Hundred Only)**. The **Realizable Value** of the above property **₹ 26,75,865.00 (Rupees Twenty-Six Lakh Seventy-Five Thousand Eight Hundred Sixty-Five Only)**, and the **Distress Value** ₹ 22,53,360.00 (Rupees Twenty-Two Lakh Fifty-Three Thousand Three Hundred Sixty Only).

Place: Nashik

Date: 31.01.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.****Manoj
Chalikwar****Director****Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 17:42:21 +05'30'

Auth. Sign.

Enclosures

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

_____ only).

Date

Signature
(Name Branch Official with seal)



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(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 31.01.2024 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 31.01.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr.No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Dinesh Laxman Atravalkar from Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. through Mr. Sanjay Baburao Kale Nashik Bonde vide Notarized Allotment Agreement Vide dated. January. 2023.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Rashmi Jadhav – Technical Manager Rishidatt Yadav – 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 – 31.01.2024 Valuation Date - 31.01.2024 Date of Report - 31.01.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 31.01.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any 4th party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st January 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are as necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built Up Area = 687.00 Sq. Ft.** in the Name of Proposed Purchaser: **Shri. Dinesh Laxman Atravalkar**. Name of Owner: **Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik through Mr. Sanjay Baburao Kale**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal



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Property Title

Based on our discussion with the Client, we understand that the subject property is being Purchased by Name of Proposed Purchaser: **Shri. Dinesh Laxman Atravalkar**. Name of Owner: **Bharatratna Dr. Babasaheb Ambedkar Magasvargiya Co-Op. Housing Society Ltd. Nashik through Mr. Sanjay Baburao Kale**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Total Built Up Area = 687.00 Sq. Ft.**

Condition & Repair

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

Valuation Methodology

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

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

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not

independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built Up Area = 687.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever as 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 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 as necessary 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: 31.01.2024

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

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 17:42:33 +05'30'

Auth. Sign.

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

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