

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Mahesh Jankiram Yadav &
Mrs. Pallavi Mahesh Yadav (Alias),
Pallavi Deelip Pagare.**

Residential Flat No. 603, Sixth Floor, A - Wing, " **CPM ESTATE** ", Gat No. 305, Plot No. 13, Next to Shivkrupa Sweets, Near Rajhans Nisargopchare Homoeopathy, Konark Nagar, Jatra - Nandur Link Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.

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Latitude Longitude: 20°00'53.9"N 73°50'44.7"E

Valuation Done for: **State Bank of India Govind Nagar Branch**

Roongta Business Centre, Tidke Colony Link Road, Govind Nagar,
Nashik 422009,, 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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Mumbai - 400 072, (M.S.), INDIA

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, Sixth Floor, A - Wing, " CPM ESTATE ", Gat No. 305, Plot No. 13, Next to Shivkrupa Sweets, Near Rajhans Nisargopchare Homoeopathy, Konark Nagar, Jatra - Nandur Link Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India belongs to **Name of Owner: Mr. Mahesh Jankiram Yadav & Mrs. Pallavi Mahesh Yadav (Alias), Pallavi Deelip Pagare.**

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	By Flat No.602
South	Row House	Side Margin Space
East	B Wing & Open Plot	B - Wing
West	Road	Duct & Flat No. 604

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 **₹ 22,03,200.00 (Rupees Twenty-Two Lakh Three Thousand Two 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
SBI Empanelment No.: SME/TCC/2021-22/86/3
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: 2024.02.01 16:53:56 +05'30'

Auth. Sign.



Nashik : 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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📍 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
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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 Branch Manager,
State Bank of India
Govind Nagar Branch**Roongta Business Centre, Tidke Colony Link Road, Govind Nagar,
Nashik 422009,, 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	: 01.02.2024 (R)
	b) Date on which the valuation is made	: 01.02.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Deed of Apartment No. 2085/ 2022 dated 28.02.2022. ii. Copy of Commencement Certificate No. LND/ BP/ A2/ 397/ 17441 dated.08.03.2018 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. A2/ 397/ 17441 dated.08.03.2018 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. iv. Copy of Occupancy Certificate No. NNV/ C2/ 27709 dated.12.07.2021 issued by Nashik Municipal Corporation, Nashik. v. Copy of Electricity Bill vide Consumer No. 049158427710 dated.11.01.2024 in the name of Mr. Mahesh Jankiram Yadav issued by M.S.E.D.C.L vi. Copy of MAHA Rera Certificate No. P51600016294 Dated.09.09.2021 issued by Maharashtra Real Estate Regulatory Authority. 	
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 Owner: Mr. Mahesh Jankiram Yadav & Mrs. Pallavi Mahesh Yadav (Alias), Pallavi Deelip Pagare. Address: Residential Flat No. 603, Sixth Floor, A - Wing, " CPM ESTATE ", Gat No. 305, Plot No. 13, Next to Shivkrupa Sweets, Near Rajhans Nisargopchare Homoeopathy, Konark Nagar, Jatra - Nandur Link Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. Contact Person: Shri. Mahesh Yadav (Owner) Contact No. +91 9011133703 Joint Ownership .
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 603 is located on Sixth Floor, A - Wing, on Sixth Floor. As per Approved Building Plan , the composition of flat is Living Room + 1 Bedrooms + Kitchen + Bath + W.C. + + Passage + Balcony (i.e. 1BHK). The property is at 8.2 Km. distance from nearest railway station Nashik Road.



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			Landmark: Next to Shivkrupa Sweets, Near Rajhans Nisargopchare Homoeopathy.
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Gat No. 305, Plot No. 13
	b) Door No.	:	Residential Flat No. 603
	c) T.S. No. / Village	:	Village – Adgaon
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. A2/ 397/ 17441 dated.08.03.2018 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation.
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 603, Sixth Floor, A - Wing, " CPM ESTATE ", Gat No. 305, Plot No. 13, Next to Shivkrupa Sweets, Near Rajhans Nisargopchare Homoeopathy, Konark Nagar, Jatra - Nandur Link Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Adgaon Nashik Municipal Corporation.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Deed of Apartment
	North	:	Open Plot By Open Space
	South	:	Row House By Plot No. 14
	East	:	B Wing & Open Plot By Adjacent S. No. 304
	West	:	Road By 12.00 Mtr. Wide Road

13.1	Flat		As per Actual Site	As per the Deed of Apartment
	North		By Flat No.602	By Flat No.602
	South		Side Margin Space	By Side Margin Space
	East		B - Wing	By B - Wing
	West		Duct & Flat No. 604	By Duct & Flat No. 604
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'53.9"N 73°50'44.7"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 357.00 Balcony Area in Sq. Ft. = 64.00 (Area as per site Measurement)</p> <p>Carpet Area in Sq. Ft. = 353.00 Balcony Area in Sq. Ft. = 55.00 Total Carpet Area in Sq. Ft. = 408.00 (Area as per Deed of Apartment)</p> <p>Built up Area = 449.00 Sq. Ft. (Total Carpet Area as per Deed of Apartment + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Carpet Area in Sq. Ft. = 353.00 Balcony Area in Sq. Ft. = 55.00 Total Carpet Area in Sq. Ft. = 408.00 (Area as per Deed of Apartment)</p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Gat No. 305, Plot No. 13	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Adgaon Nashik Municipal Corporation.	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 603, Sixth Floor, A - Wing, " CPM ESTATE ", Gat No. 305, Plot No. 13, Next to Shivkrupa Sweets, Near Rajhans Nisargopchare Homoeopathy, Konark Nagar, Jatra - Nandur Link Road, Village – Adgaon, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground (Parking) + 7 TH Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	8 Flats on Sixth Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	Yes - 1
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered 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	:	Sixth Floor
2	Door No. of the Flat	:	Residential Flat No. 603
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tile Flooring
	Doors	:	Teak Wood 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	:	Details not provided
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	049158427710
	Meter Card is in the name of:	:	Mr. Mahesh Jankiram Yadav
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Mr. Mahesh Jankiram Yadav & Mrs. Pallavi Mahesh Yadav (Alias), Pallavi Deelip Pagare
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up Area = 449.00 Sq. Ft. (Total Carpet Area as per Deed of Apartment + 10%)
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. = 357.00 Balcony Area in Sq. Ft. = 64.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 353.00 Balcony Area in Sq. Ft. = 55.00 Total Carpet Area in Sq. Ft. = 408.00 (Area as per Deed of Apartment)
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?	:	Owner occupied
15	If rented, what is the monthly rent?	:	₹ 5,000.00 present 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 developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 33,180.00 per Sq. M. i.e. ₹ 3,082.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	-
5	Registered Value (if available)	:	Purchased value - 15,30,000 /- Register No.2085/ 2022 Dated. 28.02.2022
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	:	03 Years
	Life of the building estimated	:	57years 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	:	₹ 3,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,400.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (including parking)	408.00 Sq. Ft.	5,400.00	22,03,200.00
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			
	Total Value of the Property			22,03,200.00

Value of Flat

Fair Market Value	22,03,200.00
Realizable value	20,93,040.00
Distress Value	17,62,560.00
Insurable value of the property (449.00 Sq. Ft. X ₹ 2,000.00)	08,98,000.00
Guideline value of the property (449.00 Sq. Ft. X ₹ 3,082.00)	13,83,818.00

Justification for price / rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹5,400.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Sale ability	Good
ii) Likely rental values in future in and	₹ 5,000.00 present rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



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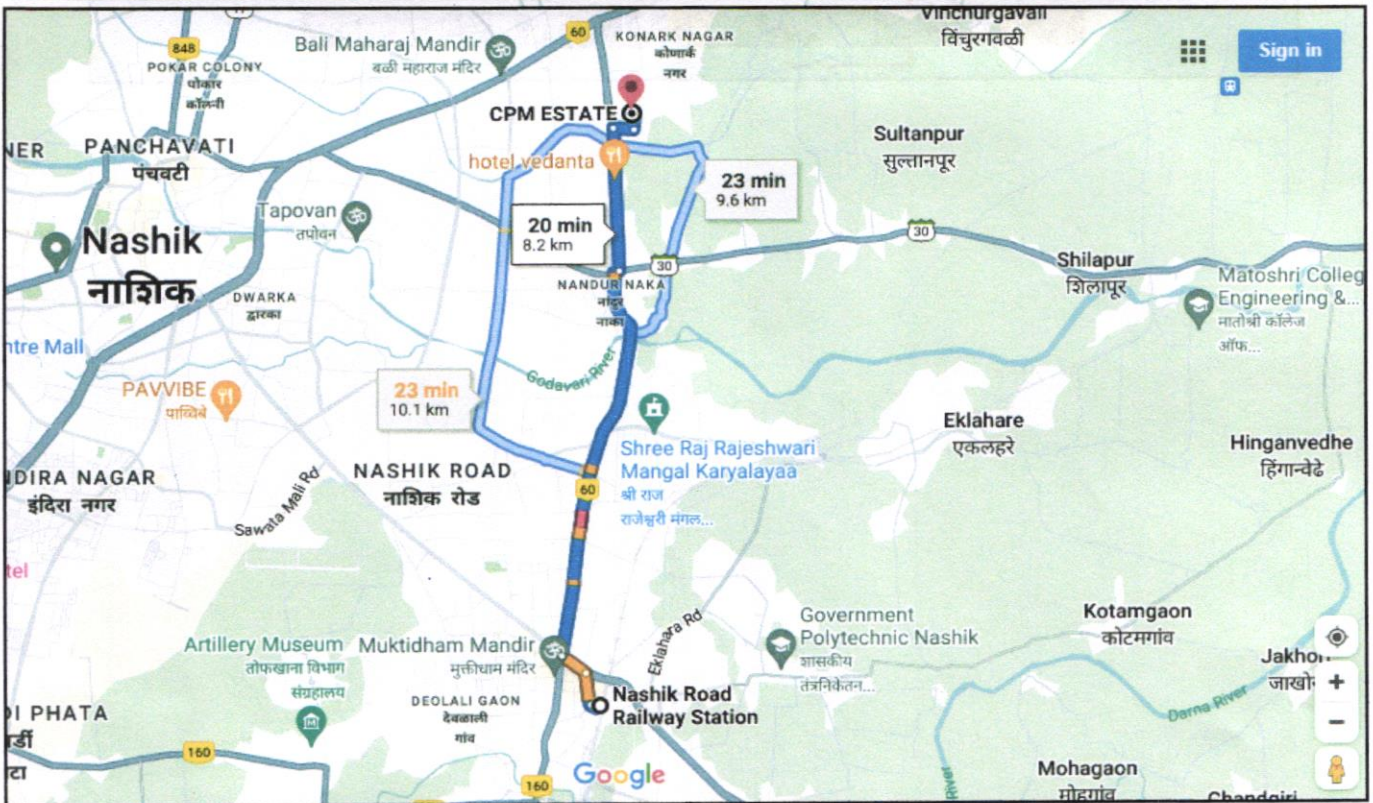
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Route Map of the property

Site u/r



Latitude Longitude: 20°00'53.9"N 73°50'44.7"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 8.2 Km.)



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ValuationHomeRule GuidlineLOGOUT

Valuation For Rural Area

Valuation of properties in Maharashtra ****

Location Details

Select Type Development Agreement Tenant Occupied OtherDivision Name Nashik Help on Division

District Name	नाशिक	Taluka Name	नाशिक
Attribute	गट नंबर 306	Village/Zone Name	मीजे आडगाव
Mahapalika Area	Nashik Muncipal Corj		
SubZone Name		2.12- आडगांवच्या दोस्रोण	

Open Land	Residence	Office	Shop	Industry	Unit
8850	31600	36340	39500	0	Square Meter

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Price Indicators

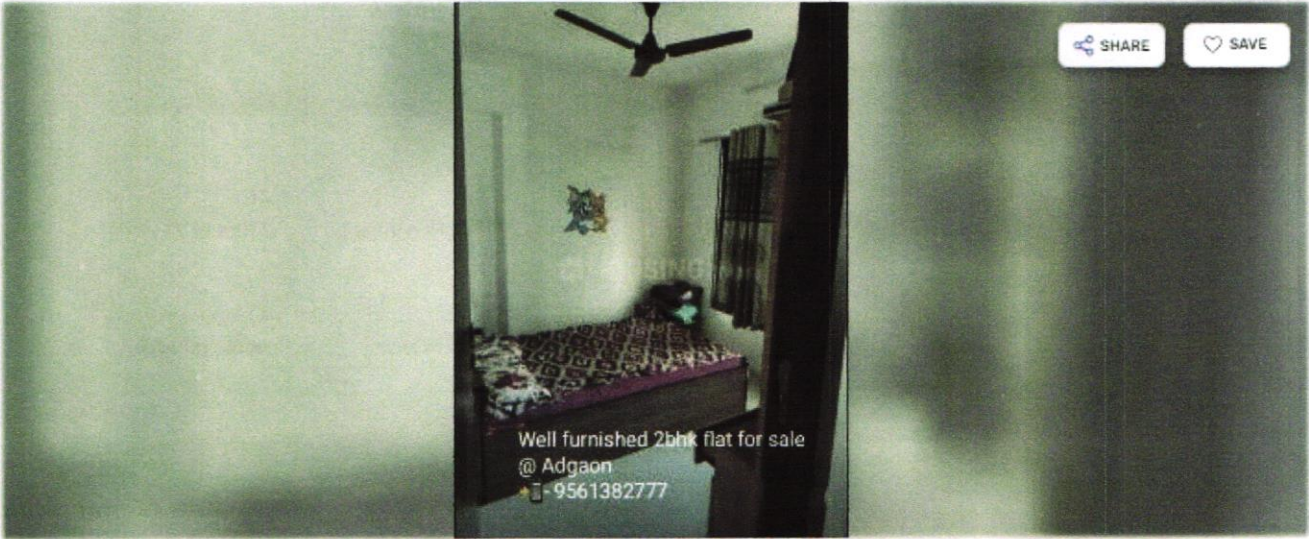
Home / Nashik / Adgaon / Apartment for Sale in Adgaon / 2 BHK Flat Last updated: Dec 22, 2023

2 BHK Flat

Bhujbal Knowledge City, Adgaon, Nashik

₹37.5 L EMI starts at ₹19.86 K
₹4.24 K/sq.ft

OFFERS New Semi furnished 2 bhk flat sale for sale nt Bali madir Know More [Contact Seller](#)



Well furnished 2bhk flat for sale @ Adgaon
☎ 9561382777

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884 sq.ft Built Up Area	₹4.24 K/sq.ft Avg. Price	1 Years Old Age of property	Ready to move Possession status	Higher 1 of 10 floors	Semi Furnished Furnishing
----------------------------	-----------------------------	--------------------------------	------------------------------------	---------------------------------	------------------------------

Home > Flats in Nashik > Flats in Adgaon > 3 BHK Flats in Adgaon Posted on Dec 11, 2023 | Ready

₹50 Lac @ 4,139 per sq.ft.

Estimated EMI ₹ 39,935


3BHK 3Baths

Flat/Apartment for Sale
In Roongta Bellissimo Apartment, Adgaon, Nashik, Maharashtra

RERA STATUS REGISTERED | Registration No: P51600021937 | Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) [Society](#) [Owner Details](#) [Society Reviews](#) [Explore Locality](#)

Property (0) Society (6)



Video (1/1) Photos (5)

Area
Built Up area: 1208 sq.ft. (112.29 sq.m.)
Carpet area: 850 sq.ft. (78.97 sq.m.)

Price
₹ 50 Lac
@ 4,139 per sq.ft. (Negotiable)

Floor Number
10th of 14 Floors

Overlooking
Park/Garden, Club, Main Road, Others

Configuration
3 Bedrooms, 3 Bathrooms

Address
Roongta Bellissimo Apartment
Adgaon, Nashik

Facing
South-East

Property Age
0 to 1 Year Old

99% Properties you are RERA approved confidence!

Price Indicators

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Home > Property for sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Swami Samarth Nagar > 2 BHK Flats for Sale in Swami Samarth Nagar > 955 Sq.ft

₹ **45.0 Lac** EMI - 0.20k | [Get pre-approved loan](#)
⋮

2 BHK Flat For Sale in Karda Hari Vihar 1, Swami Samarth Nagar, Nashik

🛏 2 Beds
🚿 2 Baths
🏡 2 Balconies
🏠 Semi-Furnished

Super Built-Up Area 955 sqft <small>₹ 4.712/sqft</small>	Project <u>Karda Hari Vihar 1</u>	Floor 7 (Out of 7 Floors)
Transaction Type Resale	Status Ready to Move	Furnished Status Semi-Furnished
Age Of Construction 10 to 15 years		

Contact Owner
Get Phone No.

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Saved
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Home / Nashik / Adgaon / Chaitraban Senior Citizen Housing Last updated: Oct 29, 2023 ⓘ

Chaitraban Senior Citizen Housing ✓ REIA

By S AND S DEVELOPERS

Chaitraban Senior Citizen Housing, Konark Nagar 2, Near Hotel Sayaji Palace, Mumbai-Agra Highway, Nashik.

₹19.55 L - 32.27 L

4.77 K/sq.ft

EMI starts at 10.35 K

All Inclusive Prices

Contact Developer

Project Images

SHARE SAVE

Project Images

1, 2 BHK Apartments Configurations

Dec, 2026 Possession Starts

4.77 K/sq.ft Avg. Price

403.00 sq.ft. - 687.00 sq.ft. (Builtup Area) Sizes ⓘ



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 22,03,200.00 (Rupees Twenty-Two Lakh Three Thousand Two Hundred Only).**

Place: Nashik

Date: 01.02.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.01 16:54:17 +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

Think.Innovate.Create Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 01.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 01.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. 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

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is being purchased Mr. Mahesh Jankiram Yadav & Mrs. Pallavi Mahesh Yadav (Alias), Pallavi Deelip Pagare from Shri. Harshal Chhagan Dhande Deed of Apartment Vide No. 2085/2022 dated.28.02.2022
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACC Nashik Branch to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Binu Surendran – 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 – 01.02.2024 Valuation Date - 01.02.2024 Date of Report - 01.02.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 01.02.2024
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 third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **01th February 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **408.00 Sq. Ft. Total Carpet Area** in the Name of Owner: **Name of Owner: Mr. Mahesh Jankiram Yadav & Mrs. Pallavi Mahesh Yadav (Alias), Pallavi Deelip Pagare**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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 **408.00 Sq. Ft. Total Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, 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.

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.01 16:54:35 +05'30'

Auth. Sign.

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