

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri. Vinayak Harishchandra Shinde.**

Residential Bungalow on Plot No. 20, " **Devraj Prestige A-6** " Ground + First Floor, Gat No.1969/ 1/ A, Front of Saptashrungi Niwas, Nivrutti Nath Nagar, Saikheda Ozar Road, Sinnarkar, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India.

Think.Innovate.Create  
Longitude Latitude: 20°05'04.1"N 73°55'40.7"E

### Valuation Done for: **State Bank of India** **RACC Nashik Branch**

RBO.2, The Wave Building, 1 st Floor, Opposite Shell Petrol Pump, Pathardi Road,  
Nashik – 422 010, State – Maharashtra, Country – India.

**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

#### Our Pan India Presence at :

  
Mumbai Aurangabad Pune Rajkot  
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



Vastu/Nashik/02/2024/006847/2304871  
08/11-93-RYBS  
Date: 08.02.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow on Plot No. 20, " Devraj Prestige A-6 " Ground + First Floor, Gat No.1969/ 1/ A, Front of Saptashrunji Niwas, Nivrutti Nath Nagar, Saikheda Ozar Road, Sinnarkar, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India. belongs to Name of Owner : **Shri. Vinayak Harishchandra Shinde.**

Boundaries of the property.

	Plot	Row Bungalow
North	Plot No.21	Plot No.21
South	Plot No.19	Plot No.19
East	Plot No.27	Side Margin Space & Plot No.27
West	Road	Porch & Adjoining 9.00 Meter Colony Road

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 **₹ 47,37,600.00 (Rupees Forty-Seven Lakh Thirty-Seven Thousand Six Hundred Only)**. As per Site Inspection **95%** Construction Work is Completed. The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I)  
Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org,  
c=IN  
Date: 2024.02.08 16:43:31 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1663

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

Encl: Valuation report.

Nashik : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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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 Assistant General Manager,**  
**State Bank of India**  
**RACC Nashik Branch**  
 RBO.2, The Wave Building, 1 st Floor, Opposite Shell Petrol Pump, Pathardi Road,  
 Nashik – 422 010, State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF ROW BUNGALOW)**

I	General						
1.	Purpose for which the valuation is made : To assess Fair Market value of the property for Banking Purpose.						
2.	a) Date of inspection : 08.02.2024						
	b) Date on which the valuation is Made : 08.02.2024						
3.	List of documents produced for perusal: i) Copy of Agreement to Sale Vide No. 401/ 2024 Dated.31.01.2024. ii) Copy of Development Permission and Commencement Certificate No. 585 dated 04.03.2022 issued by Nashik Metropolitan Region Development Authority, Nashik.. iii) Copy of Approved Building Plan No. 585 dated 04.03.2022 issued by Nashik Metropolitan Region Development Authority, Nashik. iv) Copy of NA Order Letter No. Jama/ NA/ SR/ 83/ 2020 Dated.04.06.2021, issued by Sub Divisional Office, Niphad.						
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 : <b>Shri. Vinayak Harishchandra Shinde.</b>  <b>Address:</b> Residential Bungalow on Plot No. 20, " <b>Devraj Prestige A-6</b> " Ground + First Floor, Gat No.1969/ 1/ A, Front of Saptashrungi Niwas, Nivrutti Nath Nagar, Saikheda Ozar Road, Sinnarkar, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India.  <b>Contact Person:</b> Shri. Siddharth Gaikwad (Site Supervisor) Contact No.: + 91 9145286927 Sole Ownership						
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a residential Bungalow located on Ground + First Floor. The composition of residential Row Bungalow is as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition ( as per Plan )</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Living + Kitchen + WC+ Bath + Passage + Staircase.</td> </tr> <tr> <td>First Floor</td> <td>2 Bedrooms + Toilet + Passage +</td> </tr> </tbody> </table>	Floor	Composition ( as per Plan )	Ground Floor	Living + Kitchen + WC+ Bath + Passage + Staircase.	First Floor	2 Bedrooms + Toilet + Passage +
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First Floor	2 Bedrooms + Toilet + Passage +						



			Staircase + Balcony
			The property is at 21.2 KM. distance from nearest Railway Station.  <b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>
	RCC Footing/Foundation	Completed	RCC Plinth Completed
	Full Building RCC	Completed	Internal Brick work Completed
	Internal plastering	Completed	External Brick work Completed
	External plastering	Completed	Flooring, Tiling, Kitchen Platform Completed
	Doors & Windows	Partly Completed	Internal painting Completed
	Internal painting	Completed	Electrification, plumbing & Sanitary installation Partly Completed
	Passage, Staircase & Lobby development	Completed	
	<b>Total</b>	<b>95% work completed</b>	
6.	Location of property		
	a) Plot No. / Survey No.	:	Gat No.1969/ 1/ A, Plot No. 20
	b) Door No.	:	Residential Bungalow on Plot No.20
	c) C.T.S. No. / Village	:	Village – Ozar
	d) Ward / Taluka	:	Taluka – Niphad
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. 585 dated 04.03.2022 issued by Nashik Metropolitan Region Development Authority, Nashik
	g) Approved map / plan issuing authority	:	issued by Nashik Metropolitan Region Development Authority, Nashik
	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 Bungalow on Plot No. 20, " <b>Devraj Prestige A-6</b> " Ground + First Floor, Gat No.1969/ 1/ A, Front of Saptashrunji Niwas, Nivrutti Nath Nagar, Saikheda Ozar Road, Sinnarkar, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India.
8.	City / Town	:	At – Ozar





	Residential area	:	Yes											
	Commercial area	:	No											
	Industrial area	:	No											
9.	Classification of the area	:												
	i) High / Middle / Poor	:	Middle Class											
	ii) Urban / Semi Urban / Rural	:	Semi-Urban											
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	At – Ozar Nashik Metropolitan Region Development Authority, Nashik											
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No											
12.	<b>Boundaries of the property</b>													
	<b>Plot</b>	:	<b>As per actual site</b>	<b>As per document</b>										
	North	:	Plot No.21	Plot No.21										
	South	:	Plot No.19	Plot No.19										
	East	:	Plot No.27	Plot No.27										
	West	:	Road	9.00 Meter Colony Road										
	<b>Row Bungalow</b>		<b>As per actual site</b>	<b>As per document</b>										
	North	:	Plot No.21	Plot No.21										
	South	:	Plot No.19	Plot No.19										
	East	:	Side Margin Space & Plot No.27	Side Margin Space & Plot No.27										
	West	:	Porch & Adjoining 9.00 Meter Colony Road	Porch & Adjoining 9.00 Meter Colony Road										
13	Dimensions of the site													
			<b>A</b> <b>As per site</b>	<b>B</b> <b>As per Document</b>										
	North	:	-	-										
	South	:	-	-										
	East	:	-	-										
	West	:	-	-										
14.	Extent of the site	:	<b>Carpet area as per Actual Site inspection are as under</b>											
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area in Sq. Ft</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">Bungalow on Plot No.20</td> </tr> <tr> <td>Ground Floor</td> <td>463.00</td> </tr> <tr> <td>First Floor</td> <td>518.00</td> </tr> <tr> <td>Open Space</td> <td>227.00</td> </tr> </tbody> </table>		Floor	Carpet area in Sq. Ft	Bungalow on Plot No.20		Ground Floor	463.00	First Floor	518.00	Open Space	227.00
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14.1	Latitude, Longitude & Co-ordinates of Row Bungalow	: 20°05'04.1"N 73°55'40.7"E															
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<p><b>Built Up area as per Agreement to Sale are as under:</b></p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up area in Sq.mtr</th> <th>Built Up area in Sq. Ft</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Bungalow on Plot No.20</td> </tr> <tr> <td>Ground Floor</td> <td>61.10</td> <td>658.00</td> </tr> <tr> <td>First Floor Including Terrace, Balcony, Parking</td> <td>61.10</td> <td>658.00</td> </tr> <tr> <td><b>Total Built Up Area</b></td> <td><b>122.20</b></td> <td><b>1316.00</b></td> </tr> </tbody> </table>	Floor	Built Up area in Sq.mtr	Built Up area in Sq. Ft	Bungalow on Plot No.20			Ground Floor	61.10	658.00	First Floor Including Terrace, Balcony, Parking	61.10	658.00	<b>Total Built Up Area</b>	<b>122.20</b>	<b>1316.00</b>
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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Bungalow is Under Construction															
<b>II APARTMENT BUILDING</b>																	
1.	Nature of the Apartment	: Residential															
2.	Location	:															
	S. No.	: Gat No.1969/ 1/ A, Plot No.20															
	Block No.	: -															
	Ward No.	: -															
	Village / Municipality / Corporation	: Village - Ozar Nashik Metropolitan Region Development Authority, Nashik															
	Door No., Street or Road (Pin Code)	: Residential Bungalow on Plot No.16, " <b>Devraj Prestige A-2</b> " Ground + First Floor, Gat No.1969/ 1/ A, Front of Saptashrunji Niwas, Nivrutti Nath Nagar, Saikheda Ozar Road, Sinnarkar, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 206, State - Maharashtra, Country - India.															



3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Bungalow is Under Construction
5.	Number of Floors	:	Ground + First Floor
6.	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the Row Bungalow	:	8 Bungalow
	Quality of Construction	:	Bungalow is Under Construction
	Appearance of the Row Bungalow	:	Bungalow is Under Construction
	Maintenance of the Row Bungalow	:	Bungalow is Under Construction
	Facilities Available	:	
	Lift	:	No
	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	:	Proposed-Yes
<b>III</b>	<b>Residential Row Bungalow</b>		
1	The floor in which the Row Bungalow is situated	:	Ground + First Floor
2	Door No. of the Row Bungalow	:	Residential Bungalow on Plot No. 20
3	Specifications of the Row Bungalow	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Tiles Flooring
	Doors	:	Teak Wood Door Frame With Flush Shutters
	Windows	:	Proposed Aluminum Sliding Windows
	Fittings	:	Proposed Concealed Plumbing With C.P. Fittings & Electrical Wiring
	Finishing	:	Cement Plastering
4	Bungalow Tax		
	Assessment No.	:	
	Tax paid in the name of:	:	Bungalow is Under Construction
	Tax amount:	:	Bungalow is Under Construction
5	Electricity Service connection No.:	:	Bungalow is Under Construction
	Meter Card is in the name of:	:	Bungalow is Under Construction
6	How is the maintenance of the Row Bungalow?	:	Bungalow is Under Construction
7	Sale Deed executed in the name of	:	Name of Owner : <b>Shri. Vinayak Harishchandra Shinde.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row Bungalow?	:	<b>Built Up area as per Agreement to Sale are as under:</b>

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10	What is the floor space index (app.)	:	As per NMRDA norms																
11	What is the Carpet area of the Row Bungalow?	:	<b>Carpet area as per site inspection are as under</b> <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area in Sq. Ft</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">Bungalow on Plot No.20</td> </tr> <tr> <td>Ground Floor</td> <td>463.00</td> </tr> <tr> <td>First Floor</td> <td>518.00</td> </tr> <tr> <td>Open Space</td> <td>227.00</td> </tr> </tbody> </table>		Floor	Carpet area in Sq. Ft	Bungalow on Plot No.20		Ground Floor	463.00	First Floor	518.00	Open Space	227.00					
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12	Is it Posh / I Class / Medium / Ordinary?	:	Medium Class																
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose																
14	Is it Owner-occupied or let out?	:	Bungalow is Under Construction																
15	If rented, what is the monthly rent?	:	₹ 10,000.00 Expected rental income per month after Completed																
<b>IV</b>	<b>MARKETABILITY</b>	:																	
1	How is the marketability?	:	Good																
2	What are the factors favoring for an extra Potential Value?	:	Located in developing area																
3	Any negative factors are observed which affect the market value in general?	:	No																
<b>V</b>	<b>Rate</b>	:																	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row Bungalow 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)	:	₹ 3,500.00 to ₹ 4,000.00 per Sq. Ft. on Built Up area																
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row Bungalow under valuation after comparing with the specifications and other factors with the Row Bungalow under comparison (give details).	:	₹ 3,600.00 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	:	₹ 1,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 21,780.00 per Sq. M. i.e. ₹ 2,023.00 per Sq. Ft.
4A	Guideline rate obtained (after Depreciation )	:	N.A. as the Bungalow is Under Construction
4B	Registered Value (if available)	:	Purchase Value- ₹33,00,000.00 Document No. 401/2024 Dated.31.01.2024
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Row Bungalow with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	Bungalow is Under Construction
	Life of the building estimated	:	60 years after Completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the Bungalow is Under Construction
	Depreciated Ratio of the building	:	N.A. as the Bungalow is Under Construction
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,600.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 3,600.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row Bungalow	1,316.00 Sq. Ft.	3,600.00	<b>47,37,600.00</b>
2	Terrace Area			
3	Open Terrace Area			
4	Car Parking			
5	Showcases			
6	Kitchen arrangements			
7	Superfine finish			
8	Interior Decorations			
9	Electricity deposits / electrical fittings, etc.			
10	Extra collapsible gates / grill works etc.			
11	Potential value, if any			



12	Others		
	<b>Present Market Value of the property</b>		<b>47,37,600.00</b>
	<b>Realizable Value of the property</b>		<b>45,00,720.00</b>
	<b>Distress sale value of the property</b>		<b>37,90,080.00</b>
	<b>Insurable value of the property (1,316.00 Sq. Ft. x ₹ 2,000.00)</b>		<b>26,32,000.00</b>
	<b>Guideline value of the property (as per Agreement to Sale )</b>		<b>30,78,000.00</b>

### 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 comparable, 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 Row Bungalow, where there are typically many comparable available to analyze. As the property is a Residential Row Bungalow, 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 ₹ 3,500.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area . Considering the rate with attached report, current market conditions, demand and supply position, Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, all-round development of residential and Commercial application in the locality etc. We estimate ₹ 3,600.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	N.A.
i) Saleability	Good
ii) Likely rental values in future	₹ 10,000.00 expected rental income per month after Completed
iii) Any likely income it may generate	Rental Income





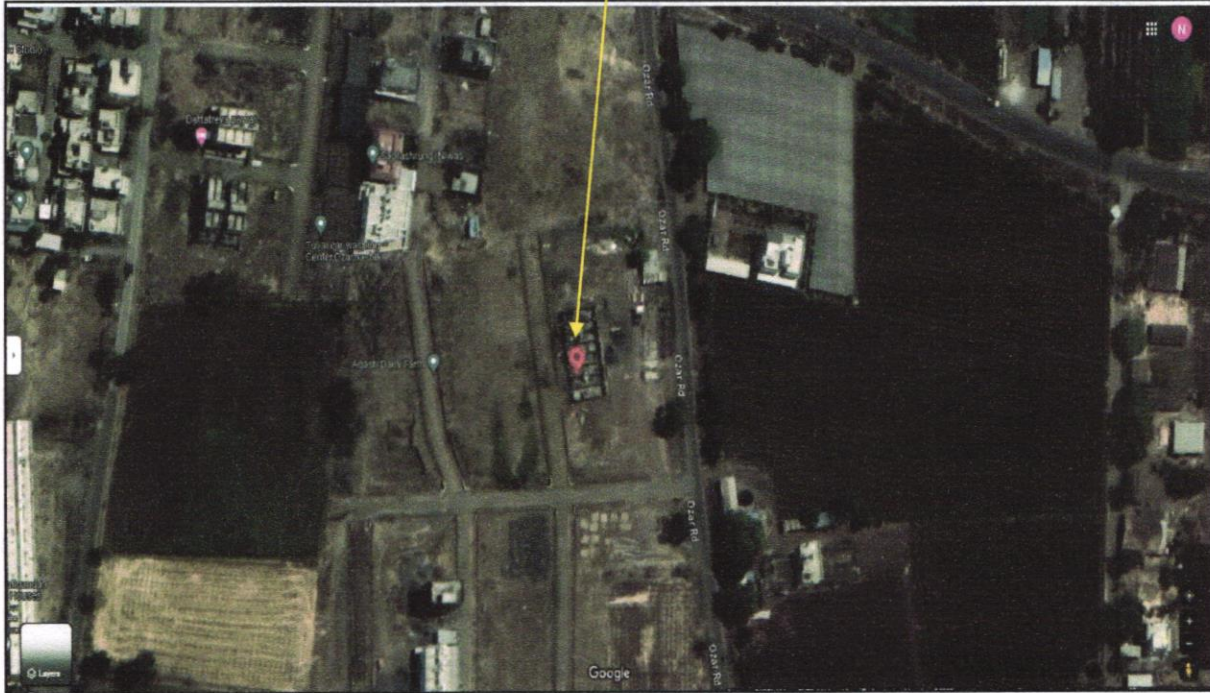
## Actual site Photographs





## Route Map of the property

Site u/r



**Longitude Latitude: 20°05'04.1"N 73°55'40.7"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Nashik – 21.2 KM.)



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## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक


Home
Valuation Rules
User Manual
Close
Feedback

**Year** 2023/2024 **Language** English

**Annual Statement of Rates**

Selected District: नाशिक  
 Select Taluka: निफाड  
 Select Village: मौजे : ओझर  
 Search By:  Survey No  Location  
 Enter Survey No: 1969

विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs./)	Attribute
11/11.1	विनशेती संभाव्यता असलेल्या जमिनी	विनशेती संभाव्यता असलेल्या जमिनी (अंतर्गत भागातील)	3090	चौ. मीटर	गट नंबर
9/9.2	विनशेती झालेल्या जमिनी	विनशेती झालेल्या जमिनी प्र.चौ.मी. (हतर मुख्य रस्ते)	8600	चौ. मीटर	गट नंबर

विभाग क्रमांक	- ९.२	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 24px; margin: 0;">न.प.ड.-२</p> <p style="font-size: 18px; margin: 5px 0 0 0;">कस्त क्र. (२०१ / २०२५)</p> <p style="font-size: 24px; margin: 5px 0 0 0;">३-२८</p> </div>	
प्लॉटेड क्षेत्रफळ चौ.मि.	- ६३.००		
प्लॉटची एकूण किंमत रुपये	- ४,९६,०००/-		
बांधकामाचे क्षेत्रफळ(वांधीव)- चौ.मि.	- १२२.२०		
बांधकामाची किंमत रुपये	- २६,६२,०००/-		
एकूण सरकारी किंमत रुपये	- ३०,७८,०००/-		
आपसातील किंमत रुपये	- ३३,००,०००/-		
ई स्टॅम्प रक्कम रुपये	- ९,९८,०००/-		
नोंदणी फी रक्कम रुपये	- ३०,०००/-		

## Price Indicators

**99acres** Buy | Enter Locality / Project / Society / Landmark | Post property **FREE**

Home > Property in Nashik > House for sale in Nashik > House for sale in Ozar > 2 BHK House for sale in Ozar

Posted on Dec 11, 2022 | Ready to move

**₹37 Lac** @ 3,894 per sq.ft.  
Estimated EMI ₹29,552

**2Bedrooms 2Baths**  
Independent House/Villa for Sale  
in Ozar, Nashik, Maharashtra

**BERA STATUS** NOT AVAILABLE | Website: <https://maharajst.mahaonline.gov.in>

Overview | Owner Details | Recommendations

**Property (2)**

**Area**  
Plot area 950 sq.ft. (88.25 sq.m.)

**Price**  
₹ 37 Lac+ Govt Charges & Tax @ 3,894 per sq.ft. (Negotiable)

**Total Floors**  
1 Floors

**Overlooking**  
Park/Garden

**Configuration**  
2 Bedrooms, 2 Bathrooms, 1 Balcony with Others

**Address**  
Ozar, Nashik

**Facing**  
East

**Property Age**  
0 to 1 Year Old

Why should you consider this property?

- East Facing
- Private Garden
- Close to School
- Fresh Construction
- Pet Friendly
- Visitor Parking Available
- Close to Hospital
- Close to Market
- Gated Society
- Corner Property
- Overlooking Park/Garden
- Parking Available
- Ceramic Flooring

Activate Windows  
Go to Settings to activate Windows

**99acres** Buy | Enter Locality / Project / Society / Landmark | Post property **FREE**

Home > Property in Nashik > House for sale in Nashik > House for sale in Ozar > 2 BHK House for sale in Ozar

Posted on Oct 22, 2022 | Under Construction

**₹37 Lac** @ 4,111 per sq.ft.  
Estimated EMI ₹29,552

**2Bedrooms 2Baths**  
Independent House/Villa for Sale  
in Ozar, Nashik, Maharashtra

**BERA STATUS** NOT AVAILABLE | Website: <https://maharajst.mahaonline.gov.in>

Overview | Owner Details | Recommendations

**Property (1)**

**Area**  
Plot area 900 sq.ft. (83.61 sq.m.)

**Built Up area:** 1300 sq.ft. (120.77 sq.m.)  
**Carpet area:** 1200 sq.ft. (111.48 sq.m.)

**Price**  
₹ 37 Lac+ Govt Charges & Tax @ 4,111 per sq.ft. (Negotiable)

**Total Floors**  
1 Floors

**Overlooking**  
Park/Garden

**Configuration**  
2 Bedrooms, 2 Bathrooms, 1 Balcony with Others

**Address**  
Ozar, Nashik

**Facing**  
East

**Possession in**  
Within 3 months

Why should you consider this property?

- East Facing
- Private Garden
- Close to School
- Close to Hospital
- Pet Friendly
- Close to Market
- Gated Society
- Overlooking Park/Garden
- Parking Available
- Ceramic Flooring

Activate Windows  
Go to Settings to activate Windows



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## Price Indicators

Delhi Find Cars, Mobile Phones and more. Only in For Sale: Houses & Ap... ENGLISH Login + SELL

**HDFC HOME LOANS** 8.65% P.A. Apply Now

**₹ 35,00,000** 2 Bds - 2 Ba - 1200 ft2  
New row-bungalow or twin bungalow for sale at ozar airport road ozar.  
Ozar MIDC, Ozar, Maharashtra 3 days ago

**Sanjay Wagh** Chat with seller

**Details**

Type	Houses & Villas	Bedrooms	2
Bathrooms	2	Furnishing	Unfurnished
Construction Status	New Launch	Listed by	Owner
Super Builtup area (ft <sup>2</sup> )	1200	Carpet Area (ft <sup>2</sup> )	1000
Total Floors	2	Car Parking	1

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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is **₹ 47,37,600.00 (Rupees Forty-Seven Lakh Thirty-Seven Thousand Six Hundred Only)**.

Place: Nashik

Date: 08.02.2024

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: 2024.02.08 16:43:47 +05'30'

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1663

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

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 & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



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- 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 the 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.





Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property was purchased by Shri. Vinayak Harishchandra Shinde from Smt. Usha Devdhar Jadhav & Other 3 as per Vide Agreement to Sale vide No. 401/2024 Dated.31.01.2024.
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 Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay R. Phadol – Regional Technical Manager Swapnil Wagh – Valuation 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 – 08.02.2024 Valuation Date – 08.02.2024 Date of Report – 08.02.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on 08.02.2024
7	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, all round development of commercial and Commercial 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 **08 th February 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice 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's representative and site visit conducted, we understand that the subject property is Residential Row Bungalow, admeasuring area **Built Up Area in Sq. Ft. = 1,316.00** Owed by Name



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of Owner : **Shri. Vinayak Harishchandra Shinde**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

Based on our discussion with the Client, we understand that the subject property in the Owed by Name of Owner : **Shri. Vinayak Harishchandra Shinde**. 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's representative, we understand that the Residential Row Bungalow, admeasuring area **Built Up Area in Sq. Ft. = 1,316.00** .

### **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 / Exiting 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 Row Bungalow 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 Row Bungalow, admeasuring area **Built Up Area in Sq. Ft. = 1,316.00.**

## **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.





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.

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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: 2024.02.08 16:44:00 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1663  
SBI Empanelment No.: SME/TCC/2021-22/86/3