

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri. Digambar Ramgiri Giri & Sau. Sunita Digambar Giri.**

Name of Owner: **Shri. Atul Bhausaheb Kale & Shri. Shashikant Vaman Khule.**

Residential Flat No. 106, Second Floor, " **Goda Prestige** ", Survey No. 338/ 340/ 341, Plot No. 27+ 28, Near Hotel Madhuban, Vishvendu Nagar, Mungsare - Chandshi Road, Village - Jalalpur, Taluka & District - Nashik, PIN Code - 422003, State - Maharashtra, Country - India.

Latitude Longitude: 20°01'39.1"N 73°44'31.5"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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mumbai@vastukala.org



Vastu/Nashik/02/2024/006922/2304942

13/5-164-RYBS

Date: 13.02.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 106, Second Floor, " **Goda Prestige** ", Survey No. Survey No. 338/ 340/ 341, Plot No. 27+ 28, Near Hotel Madhuban, Vishvindu Nagar, Mung sare - Chandshi Road, Village - Jalalpur, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Digambar Ramgiri Giri & Sau. Sunita Digambar Giri. Name of Owner: Shri. Atul Bhausaheb Kale & Shri. Shashikant Vaman Khule.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 29	Marginal Space
South	12.00 M. Wide Road	Flat No. 107
East	Plot No. 51	Marginal Space
West	9.00 M. Wide Road	Staircase & Flat No. 105

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 **₹ 21,00,900.00 (Rupees Twenty One Lakh Nine 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.13 11:20:59 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.



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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	: 12.02.2024
	b) Date on which the valuation is made	: 13.02.2024
3.	List of documents produced for perusal: i. Copy of Notarized Agreement For Sale Dated.08.02.2024. Between Shri. Digambar Ramgiri Giri & Sau. Sunita Digambar Giri (Proposed Purchaser) From Shri. Atul Bhausaheb Kale & Shri. Shashikant Vaman Khule (Owner). ii. Copy of Approved Building Plan dated.30.09.2022 issued by Nashik Metropolitan Region Development Authority, Nashik. iii. Copy of Full Occupancy Certificate Building Proposal No. 239853 dated.05.02.2024 issued by Nashik Metropolitan Region Development Authority, 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. Digambar Ramgiri Giri & Sau. Sunita Digambar Giri. Name of Owner: Shri. Atul Bhausaheb Kale & Shri. Shashikant Vaman Khule. Address: Residential Flat No. 106, Second Floor, " Goda Prestige ", Survey No. 338/ 340/ 341, Plot No. 27+ 28, Near Hotel Madhuban, Vishvendu Nagar, Mungasare - Chandshi Road, Village - Jalalpur, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India. Contact Person: Mr. Digambar Ramgiri Giri (Purchaser) Contact No. +91 77768 22537 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 106 is located on Second Floor. As per Approved plan, the composition of flat is Living + 1 Bedroom + Kitchen + WC + Bath + Balcony + Passage (i.e., 1BHK). The property is at 17.2 Km. distance from nearest railway station Nashik Road.



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		Landmark: Near Hotel Madhuban	
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 338/ 340/ 341, Plot No. 27+ 28
	b) Door No.	:	Residential Flat No. 106
	c) T.S. No. / Village	:	Village – Jalalpur
	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 dated.30.09.2022 issued by Nashik Metropolitan Region Development Authority, Nashik.
	g) Approved map / plan issuing authority	:	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 Flat No. 106, Second Floor, " Goda Prestige ", Survey No. 338/ 340/ 341, Plot No. 27+ 28, Near Hotel Madhuban, Vishvindu Nagar, Mungsare - Chandshi Road, Village - Jalalpur, Taluka & District - Nashik, PIN Code – 422003, 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 – Jalalpur 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
13.	Dimensions / Boundaries of the Property / Building		
		As per Actual Site	As per the Plan
	North	: Plot No. 29	Plot No. 29
	South	: 12.00 M. Wide Road	12.00 M. Wide Road
	East	: Plot No. 51	Plot No. 51
	West	: 9.00 M. Wide Road	9.00 M. Wide Road



13.1	Flat		As per Actual Site	As per the Deed
	North		Marginal Space	Marginal Space
	South		Flat No. 103	Flat No. 107
	East		Marginal Space	Marginal Space
	West		Staircase & Flat No. 101	Staircase & Flat No. 105
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'39.1"N 73°44'31.5"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 399.00 Balcony Area in Sq. Ft. = 55.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 447.00 (Area as per Notarized Agreement for Sale) Built up in Sq. Ft. = 536.00 (Total Carpet Area + 20%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 447.00 (Area as per Notarized Agreement for Sale)	
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. 338/ 340/ 341, Plot No. 27+ 28	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Jalalpur Nashik Metropolitan Region Development Authority, Nashik	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 106, Second Floor, " Goda Prestige ", Survey No. 338/ 340/ 341, Plot No. 27+ 28, Near Hotel Madhuban, Vishvendu Nagar, Mungasare - Chandshi Road, Village - Jalalpur, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2024 (As per Occupancy certificate)	
5.	Number of Floors	:	Ground (Parking) + 5 th Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flat on Second 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	:	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	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 106
3	Specifications of the Flat	:	1BHK
	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. Digambar Ramgiri Giri & Sau. Sunita Digambar Giri. Name of Owner: Shri. Atul Bhausaheb Kale & Shri. Shashikant Vaman Khule.
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. = 536.00 (Total Carpet Area + 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. = 399.00 Balcony Area in Sq. Ft. = 55.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 447.00 (Area as per Notarized Agreement for Sale)
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?	:	₹ 4,000.00 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, 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)	:	₹ 4,000.00 to ₹ 5,000.00 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).	:	₹ 4,700.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,700.00 per Sq. Ft.
	ii) Land + others	:	₹ 2,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 5,700.00 per Sq. M. (Rate For Land)
	Guideline rate obtained (after Depreciation)	:	-
5	Registered Value (if available)	:	N.A
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	:	New Years
	Life of the building estimated	:	60years 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	:	₹ 2,700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 4,700.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	447.00 Sq. Ft.	4,700.00	21,00,900.00
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)			

13	After 100% completion final value of Flat			
	Total			21,00,900.00

Value of Flat

Fair Market Value	21,09,900.00
Realizable value	19,95,855.00
Distress Value	16,80,720.00
Insurable value of the property (536.00 Sq. Ft. X ₹ 2,000.00)	10,72,000.00

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.

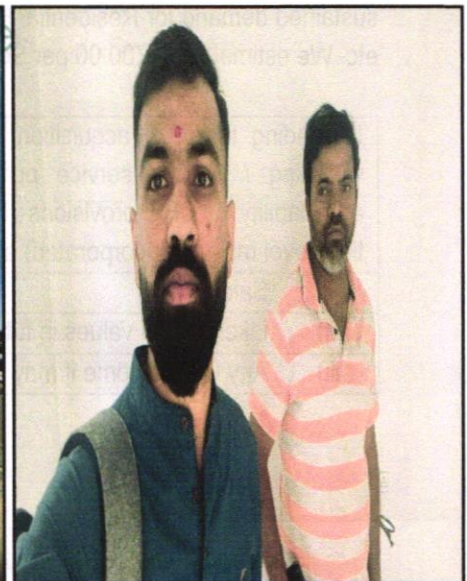
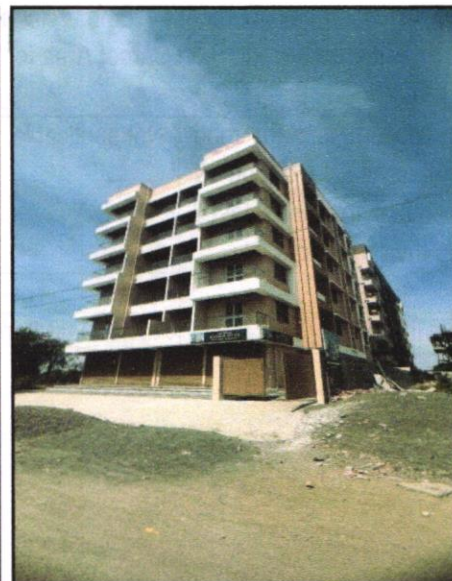
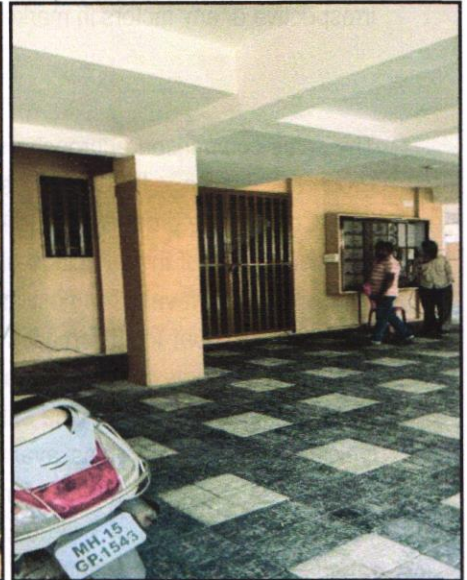
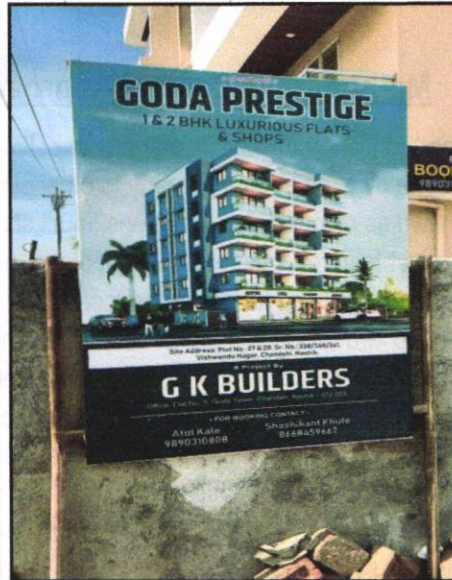
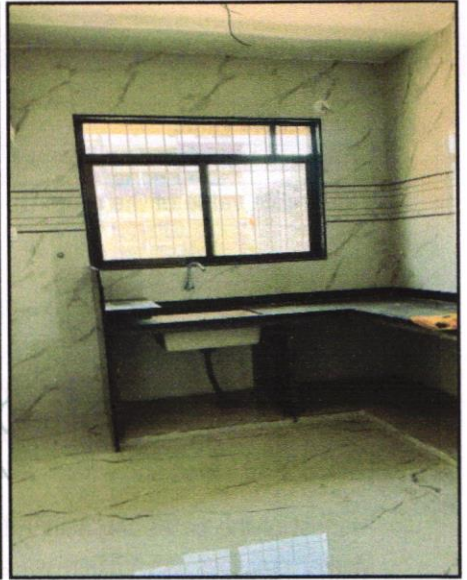
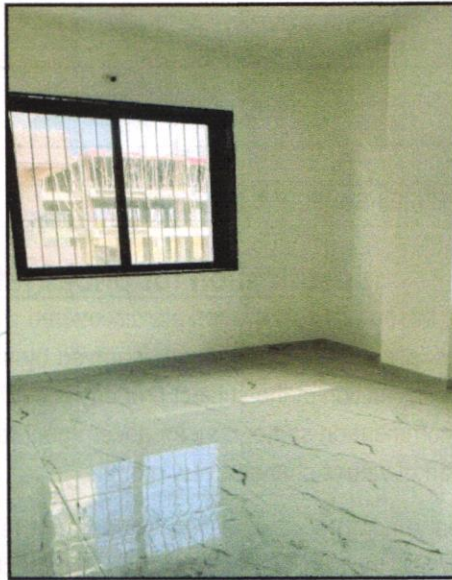
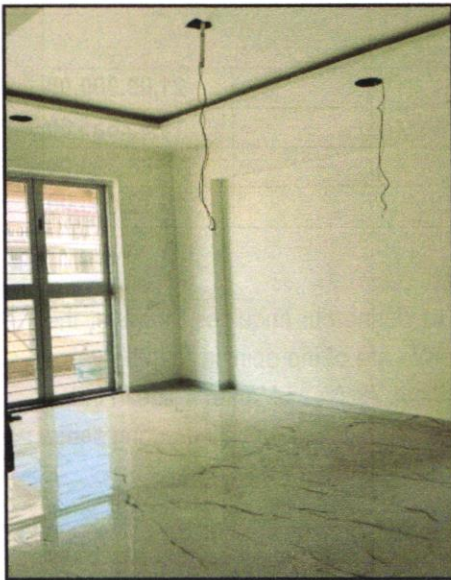
Method of Valuation / Approach

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 ₹ 4,000.00 to ₹ 5,000.00 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 ₹ 4,700.00 per Sq. Ft. (after depreciation) 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) Saleability	Good
ii) Likely rental values in future in and	₹ 4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

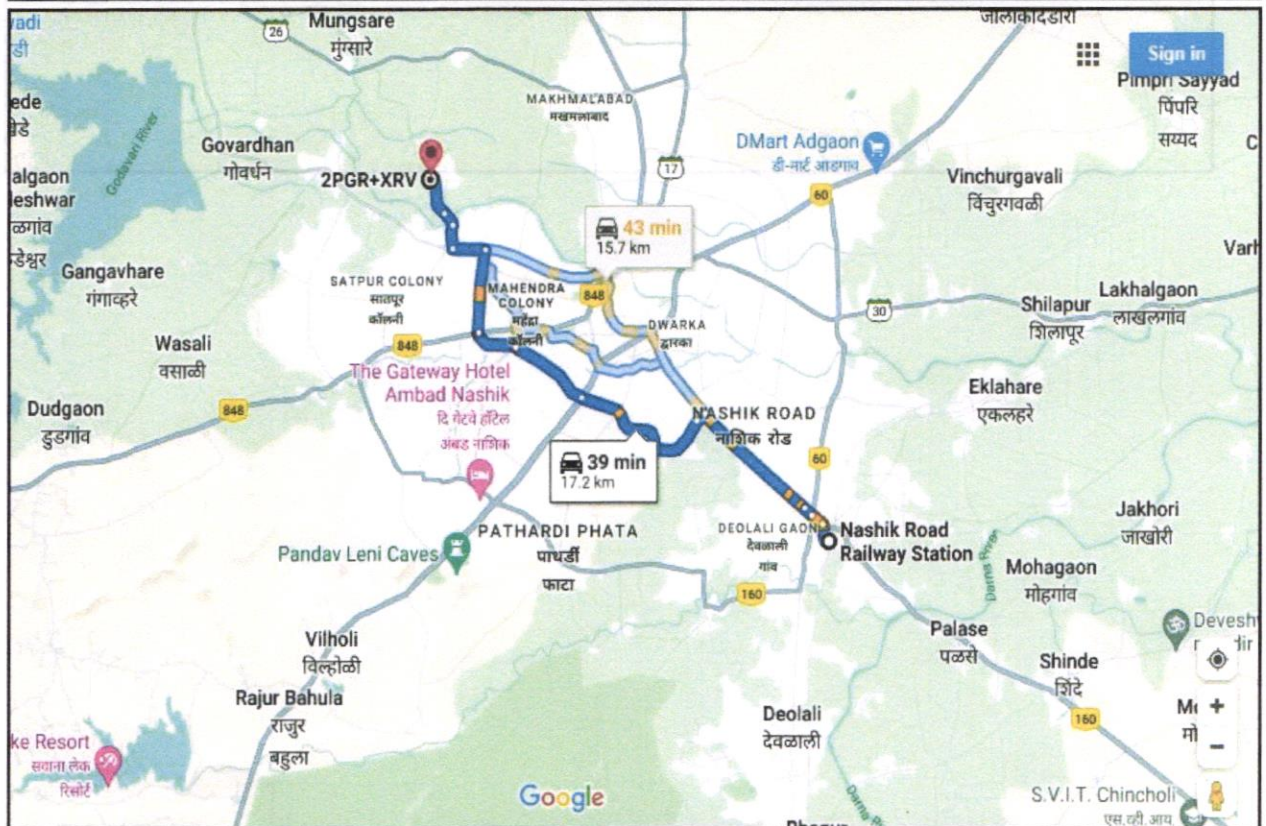
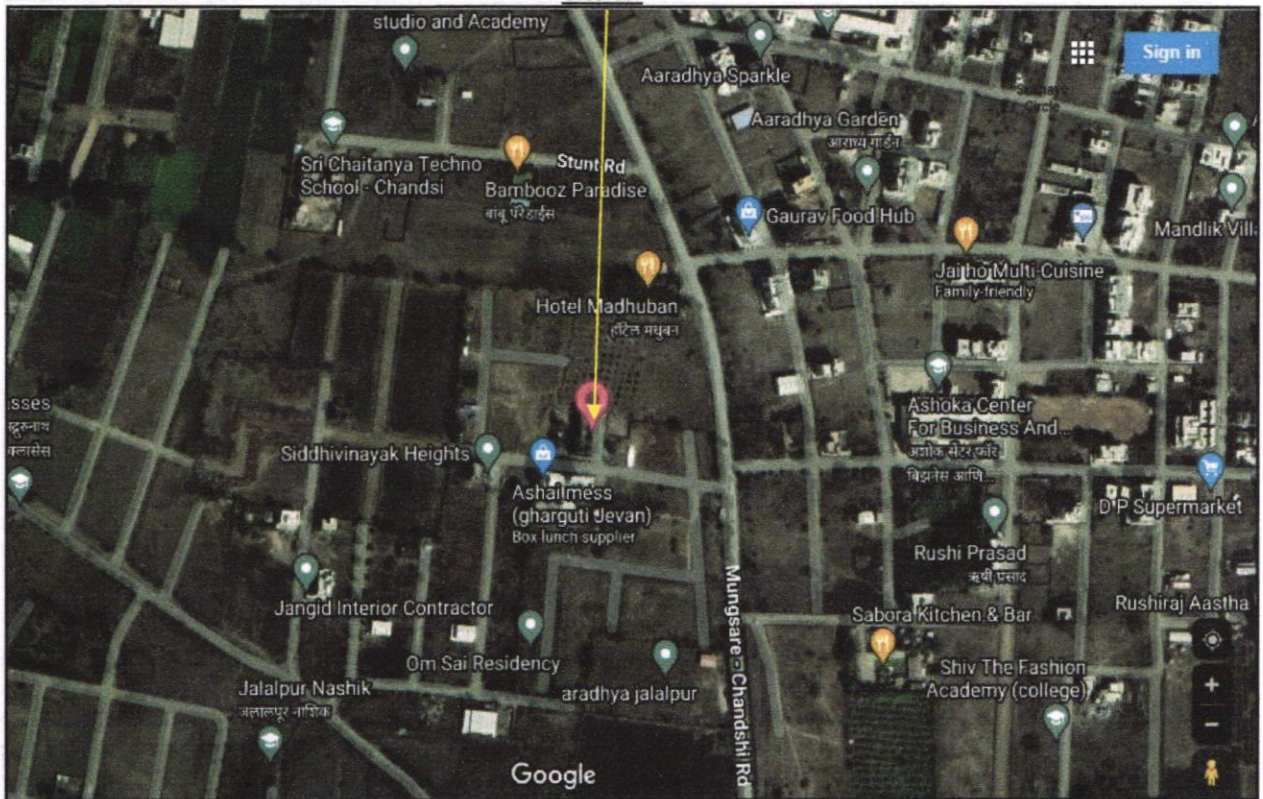


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°01'39.1"N 73°44'31.5"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 17.2 Km.)



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Annual Statement of Rates

Year
20232024

Language
English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे : जलालपुर

Search By: Survey No Location

Enter Survey No: 338

विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs.)	Attribute
9/9.3	त्रिनशेरी झालेल्पा जमिनी	गावठाण परिसर क्षेत्राबाहेरील त्रिनशेरी झालेल्पा	चांदशी रस्तासमूब	5700 चौ. मीटर	गट नंबर

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Price Indicators

HOUSING.COM Buy In Nashik

Home / Nashik / Chandshi / Aaradhya Nakshatra

Aaradhya Nakshatra By AARADHYA PROPERTIES

By AARADHYA PROPERTIES
Chandshi, Nashik

₹44.0 L - 63.01 L | 3.56 K/sq.ft
EMI starts at 23.30 K
Basic Price Onwards

Contact Developer

Project Images: [SHARE](#) [SAVE](#)

2. 3 BHK Apartments Configurations
May, 2024 Possession Starts
3.56 K/sq.ft Avg. Price
1230.00 sq.ft. - 1775.00 sq.ft. (Builtup Area) Sizes

magicbricks Buy Rent Sell Home Loans

Posted on: Jan 19, 24 | Property ID: 70760009

₹45.0 Lac EMI - 1.20k | Can I afford it? [VERIFIED ON SITE](#)

2 BHK 1200 Sq-ft Flat For Sale Chandshi, Nashik

2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area: 850 sqft * (5,294 sqft)

Project: Aaradhya Regency Floor: 1 (Out of 10 Floors)

Transaction Type: Resale Status: Ready to Move Additional Rooms: 1 Store Room

Facing: East Furnished Status: Semi-Furnished Type Of Ownership: Freehold

Contact Agent: Sanjay Agrawal -91-9400000000
[Get Phone No.](#)

[Contact Agent](#) [Get Phone No.](#)

Last contact made 2 days ago



Notarized Agreement For Sale

MAHARASHTRA © 2023 CE 351360

- 8 FEB 2024

अ. नं. ५१२९३ दि. ५००१ दि. २०२४

श्री. / कंपनी / जो. दिगंबर रामगिरी गिरी

सा. श्री. निवास अपार्टमेंट, काशिक, महाराष्ट्र

हस्त. वसुधा

स. स. अभिलेखीकरण
स्टॅम्प वेडर, नाशिक.
(मु. वि. प. क्र. १०३/२००२)

साठेखत करारनामा

साठेखत करारनामा आज दिनांक ०८ मार्च फेब्रुवारी इसवी सन २०२४

रोजी गुरुवार ते दिवशी नाशिक मुक्कामी

TREASURY OFFICE NASIK

2 FEB 2024


STPHC TATO

NOTARY

NOTED & REGISTERED
at Serial No. 358/2024

DATE 8/2/2024

THIS DOCUMENT CONTAINS
Total Pages: 15



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पॅन नं. AAAXFG4252H
श्री. अतुल भाऊसाहेब काळे
वय: ४६, धंदा: व्यापार
आधार नं. ६३५३ ५१०५ ७१३६
पॅन नं. APBPK1447F
२. श्री. शशिकांत वामन खुळे
वय: ४६, धंदा: व्यापार
आधार नं. ८४८७ २३११ ७२८५
पॅन नं. ANFPK8812J
रा. फ्लॅट नं. ७, फ्लोरा बी अपार्टमेंट
जुना गंगापूर नाका, गंगापूर रोड, नाशिक

लिहून देणार

कारणे साठेखत करारनामा लिहून देतात ऐसा जे की,

१. मिळकतीचे वर्णन :- तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी मौजे जलालपुर या गावचे शिवारातील सर्व्हे नं. ३३८/३४०/३४१ यावर असलेल्या मंजूर ले-आउट मधील प्लॉट नं. २७/२८ यांसी क्षेत्र ४५२.५५ चौ.मी या प्लॉट मिळकतीवर मंजूर बांधकाम नकाशा प्रमाणे बांधकाम करण्यात आलेल्या "गोदा प्रेस्टीज" या इमारतीतील दुसरा मजल्यावरील सदनिका नं. १०६ यांसी कारपेट क्षेत्र ४९.५७ चौ.मी यांसी बिल्डींगच्या चतुःसिमा खालील प्रमाणे

पूर्वेस :- मार्जिन स्पेस
पश्चिमेस :- जिना फ्लॅट नं. १०५
दक्षिणेस :- फ्लॅट नं. १०७
उत्तरेस :- मार्जिन स्पेस

येणे प्रमाणे चतुःसिमेतील बांधीव फ्लॅट मिळकत, त्याच प्रमाणे या बांधीव मिळकतीमध्ये जाण्या येण्याचे वागवहिवाटीचे हक्कासह तसेच सामाईक जागा वापरण्याचे हक्कासहपी मिळकत दरोवस्त.

२. मिळकतीचा इतिहास :- कलम १अ मध्ये वर्णन केलेल्या प्लॉट मिळकतीचा ह्या लिहून देणार यांच्या स्वखरेदी मालकीच्या मिळकती असून सदर मिळकत लिहून देणार यांनी मिळकतीचे पुर्व मालक श्री. विलास दत्तात्रय खैरनार एचयूएफ यांचेकडून फरोक्त खरेदीखतान्वये खरेदी केलेली असून सदरचे खरेदीखत लिहून व मे. दुय्यम निबंधक सा. नाशिक यांचे कार्यालयातील दस्त क्र. १२८३/२०२१ दि. २५.११.२०२१ रोजी नोंदविण्यात आलेले आहे.

त्यानुसार लिहून देणार यांच्या नावाची नोंद वर वर्णन केलेल्या प्लॉट मिळकतीच्या रेकॉर्ड्स रेकॉर्ड्स झालेली आहे. तेव्हापासून सदरची प्लॉट मिळकत लिहून देणार यांच्या मालकीची व कब्जेवहिवाटीत आहे.

त्यानुसार लिहून देणार यांनी वर वर्णन केलेल्या मिळकतीवर बांधकाम करण्याचे निश्चित करून सदर प्लॉट मिळकतीवर लिहून तसा बिल्डींग प्लॅन नाशिक महानगर प्रदेश विकास प्राधिकरण यांच्याकडील पात्रान्वये मंजूर झालेला आहे.

वर कलम १अ यांत वर्णन केलेल्या मिळकतीवर बांधकाम पुर्ण झालेले असून तसा बांधकाम पुर्णत्वाचा दाखला नाशिक महानगर प्रदेश विकास प्राधिकरण यांनी त्यांच्याकडील जाचक नं. एन.ए.एम.आर.डी. ए/एफ.ओ/२०२४/ए.पी.एल/००११७ दि. ०५/०२/२०२४ रोजी दिलेला आहे.



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Approved Plan


PERFORMA - I: AREA STATEMENT

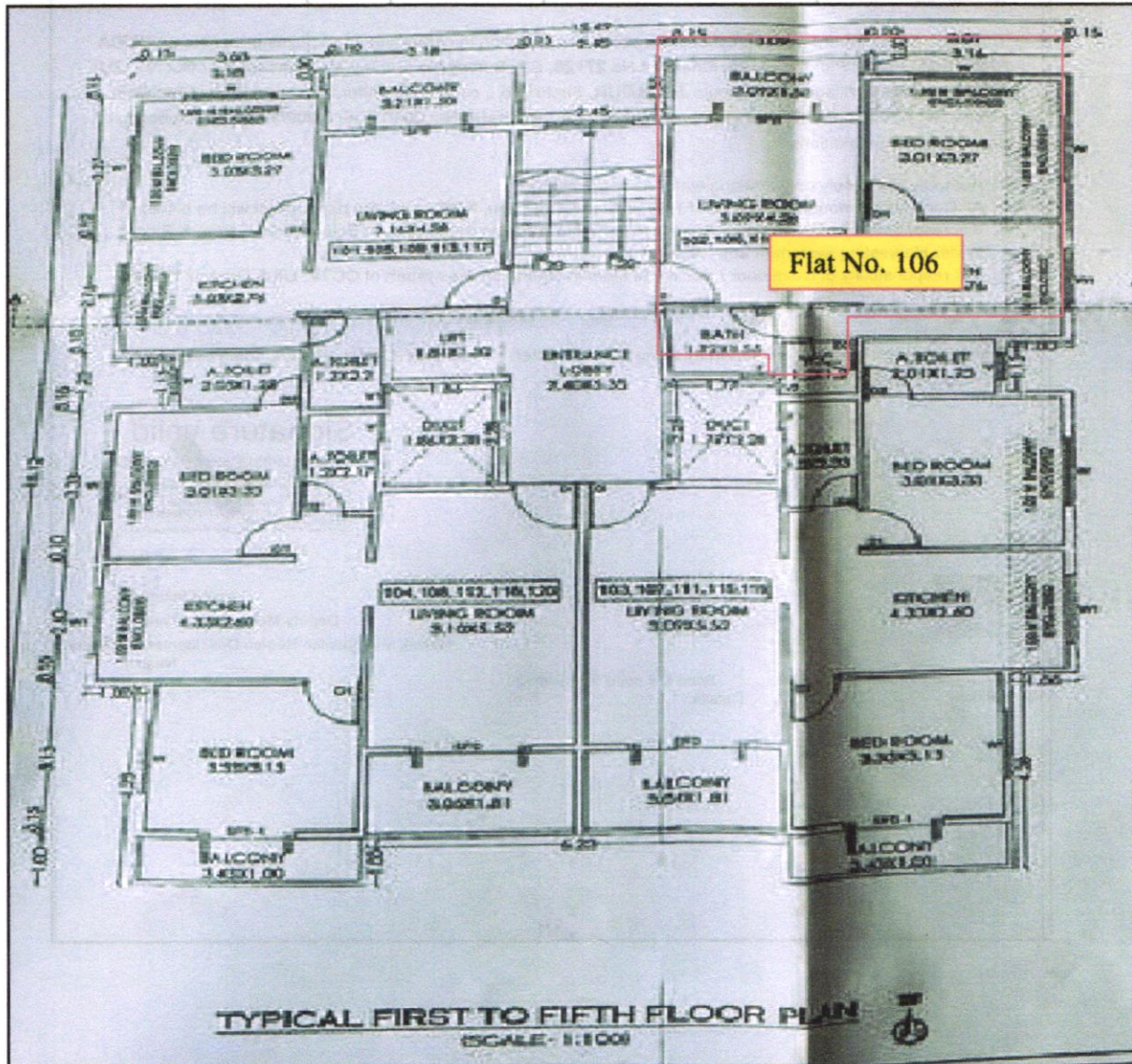
PROPOSED AMALGAMATIONS COMMERCIALS & RESIDENTIAL BUILDING PLAN
ON PLOT NO - 27+28, BEARING GAT NO.-
338/340/341, NO. AT - JALALPUR,
TAL - NASHIK, DIST - NASHIK FOR,
G.K. BUILDERS PARTNERSHIP FIRM
THROUGH PARTNER ATUL BHAUSAHEB
KALE AND OTHER - 01

STAMPS OF APPROVAL OF PLANS :-

Approved as amended in _____
 subject to conditions mentioned in Annexure 'A'
 of letter No. 027/2019/2-1/2019/2019/2019
 (1) dated 20/01/2019 and 27/01/2019/2019
 Dated 30/01/2019

DEPUTY METROPOLITAN PLANNER
 Nashik Metropolitan Regional Development Authority, Nashik





Occupancy Certificate



Nashik Metropolitan Region Development Authority,
Nashik
FULL OCCUPANCY CERTIFICATE



Approval No. : NAMRDA/FO/2024/APL/00117
Proposal Code : NAMRDA-24-ENTRY-07966

Building Proposal Number - 239853
Date : 05/02/2024

Building Name :	GODA PRESTIGE(Mixed)	Floor :	GROUND FLOOR(106.27 Sq mt),FIRST FLOOR(253.71 Sq mt),SECOND FLOOR(253.71 Sq mt),THIRD FLOOR(253.71 Sq mt),FOURTH FLOOR(253.71 Sq mt),FIFTH FLOOR(253.71 Sq mt)
-----------------	----------------------	---------	--

To,

- i) Gk Builders Partnership Firm Through Owner Mr Atul Bhasaheeb Kale, Shashikant Waman Khule, MAUZE-ALALPUR, GUT NO - 338/340/341/PLOT-27+28
- ii) AMOL KHARDE (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **GODA PRESTIGE(Mixed)** Plot No **27+28**, Final Plot No **27+28**, City Survey No./Survey No./Khasara No./ Gut No. **GUT NO-338/340/341**, Village Name/Mouje **JALALPUR**, Sector No. , completed under the supervision of **Architect**. License No **CA/2011/52873** as per approved plan vide Permission No. **2010** Date **30/09/2022** 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 2010 Date 30/09/2022

Signature valid

Digitally signed by RAJESH PANTHARATH MAHALE
Date: 2024.02.05 12:52:56 IST
Reason: Approved Certificate
Location: Nashik Maharashtra
Authority: Nashik Metropolitan Region Development Authority, Nashik
Project Code: NAMRDA-24-ENTRY-07966
Approval Number: NAMRDA/FO/2024/APL/00117
Proposal Number: 239853
Certificate Number: NAMRDA/FO/2024/APL/00117



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Deputy Metropolitan Planner,
Nashik Metropolitan Region Development Authority,
Nashik,



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 ₹ 21,00,900.00 (Rupees Twenty-One Lakh Nine Hundred Only). The **Realizable Value** of the above property ₹ 19,95,855.00 (Rupees Nineteen Lakh Ninety-Five Thousand Eight Hundred Fifty-Five Only). and the **Distress Value** ₹ 16,80,720.00 (Rupees Sixteen Lakh Eighty Thousand Seven Hundred Twenty Only).

Place: Nashik

Date: 13.02.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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: 2024.02.13 11:21:28 +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 13.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 12.02.2024. 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.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Digambar Ramgiri Giri & Sau. Sunita Digambar Giri. From Shri. Atul Bhausaheb Kale & Shri. Shashikant Vaman Khule Notarized Agreement for Sale dated.08.02.2024
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 Swapnil Wagh – 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 – 12.02.2024 Valuation Date - 13.02.2024 Date of Report - 13.02.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 12.02.2024
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 **13th 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 nec Nayaray 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 nec Nayaray 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 Carpet Area = 447.00 Sq. Ft.** in the Name of Proposed Purchaser: **Shri. Digambar Ramgiri Giri & Sau. Sunita Digambar Giri.** Name of Owner: **Shri. Atul Bhusaheb Kale & Shri. Shashikant Vaman Khule.** 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 is being Owned by Name of Proposed Purchaser: **Shri. Digambar Ramgiri Giri & Sau. Sunita Digambar Giri**. Name of Owner: **Shri. Atul Bhusaheb Kale & Shri. Shashikant Vaman Khule**. 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 Carpet Area = 447.00 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 Carpet Area = 447.00 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 nec Nayaray 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 Second 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 necNayaraily 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: 13.02.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

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

Digitally signed by Manoj Chalikwar
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