

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Miss.Rupali Aananda Chaudhari**

Residential Flat No.09 , Third Floor, "**Shree Tirumala Glory Apartment Condominium**",
Survey No.885/A/2, Plot No.1+2, Behind HP Petrol Pump , Yogakshem LIC Colony , Rajiv Nagar, Indira Nagar,
Village - Nashik, Taluka & District - Nashik, PIN Code – 422 009,State – Maharashtra, Country – India.

Latitude Longitude: 19°58'01.6"N 73°46'14.5"E

Valuation Prepared for:

Bank of Baroda

Narsing Nagar Branch

1, Sukhshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013,
State- Maharashtra, Country-India.



Nashik : 4, 1st Floor, Madhusha 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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.09, Third Floor, "Shree Tirumala Glory Apartment Condominium", Survey No.885/A/2, Plot No.1+2, Behind HP Petrol Pump, Yogakshem LIC Colony, Rajiv Nagar, Indira Nagar, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India. belongs to Miss.Rupali Aananda Chaudhari

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|-------------------|------------------------|
| North | Plot No.3 | Side Margin |
| South | Colony Road | Residential Flat No.10 |
| East | 30 Ft Colony Road | Side Margin |
| West | Survey No.1008 | Landing |

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 ₹ 32,79,980.00 (Rupees Thirty-Two Lakh Seventy-Nine Thousand Nine Hundred Eighty 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.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.02.15 13:50:39 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



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

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

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****Narsing Nagar Branch**

1, Sukhshanti Heights, Narsing Nagar,

Gangapur Road, Nashik- 422013,

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 | : 08.02.2024 |
| | b) Date on which the valuation is made | : 15.02.2024 |
| 3. | List of documents produced for perusal: 1) Copy of Deed of Apartment Vide No.2858/2013 Dated.31.12.2012 2) True Copy of Approved Building Plan Accompanying Commencement Certificate No. A4/86/1238 dated 15.06.2011, issued by Executive Engineer Town Planning Nashik Municipal Corporation 3) Copy of Building Completion Certificate Javak No.NRV/A3/11726 Dated.24.05.2012, issued by Executive Engineer Town Planning Nashik Municipal Corporation | |
| 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) | : Miss.Rupali Aananda Chaudhari Address: Residential Flat No.09 , Third Floor, "Shree Tirumala Glory Apartment Condominium ", Survey No.885/A/2, Plot No.1+2, Behind HP Petrol Pump , Yogakshem LIC Colony , Rajiv Nagar, Indira Nagar, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 009,State – Maharashtra, Country – India. Contact Person: Mr.Bhupendrakumar P.Ner (Owner) Contact No. +91 9422764492 Sole Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a Residential Flat No.09 is located on Third Floor. As per Site Composition of Flat is Living + Kitchen + 2 Bedroom + WC + Bath + Passage+ Balcony. (i.e.2BHK) The property is at 9.7 Km. distance from nearest railway station Nashik Road. Landmark: Behind HP Petrol Pump |
| 5a. | Total Lease Period & remaining period (if | : N.A. as the property is freehold. |

| | | | |
|-----|---|---|--|
| | leasehold) | | |
| 6. | Location of property | : | |
| | a) Plot No. / Survey No. | : | Survey No.885/A/2, Plot No.1+2 |
| | b) Door No. | : | Residential Flat No.09 |
| | c) T.S. No. / Village | : | Village - Nashik |
| | d) Ward / Taluka | : | Taluka – Nashik |
| | e) Mandal / District | : | District – Nashik |
| | f) Date of issue and validity of layout of approved map / plan | : | True Copy of Approved Building Plan Accompanying Commencement Certificate No. A4/86/ 1238 dated 15.06.2011, issued by Executive Engineer Town Planning Nashik Municipal Corporation |
| | 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.09 , Third Floor, "Shree Tirumala Glory Apartment Condominium ", Survey No.885/A/2, Plot No.1+2, Behind HP Petrol Pump , Yogakshem LIC Colony , Rajiv Nagar, Indira Nagar, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 009,State – Maharashtra, Country – India |
| 8. | City / Town | : | Nashik |
| | 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 | : | Urban |
| 10. | Coming under Corporation limit / Village PanChhayat / Municipality | : | Village -Nashik 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 Agreement |
| | North | : | Plot No.3 Plot No.3 |
| | South | : | Colony Road Colony Road |
| | East | : | 30 Ft Colony Road 30 Ft Colony Road |



| | | | |
|------------|--|---|---|
| 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 | : | Third Floor |
| 2 | Door No. of the Flat | : | Residential Flat No.09 |
| 3 | Specifications of the Flat | : | 2BHK |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Vitrified tiles flooring |
| | Doors | : | Teak wood door framed with flush doors |
| | Windows | : | Powder coated aluminum sliding windows |
| | Fittings | : | Concealed plumbing with C.P. fittings. Concealed wiring |
| | Finishing | : | Cement Plastering |
| | Paint | : | Luster 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 | : | Miss.Rupali Aananda Chaudhari |
| 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 Area in Sq.Ft =877.00 (Area as per Deed of Apartment) |
| 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 =663.00 (Area as per Site Measurement) Carpet Area in Sq.Ft =653.00 (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? | : | ₹ 6,000.00 Expected rental income per month |
| IV | MARKETABILITY | : | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favouring for an extra Potential Value? | : | Located in developing area |
| 3 | Any negative factors are observed which affect the market value in general? | : | No |
| V | Rate | : | |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - | : | ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area |



| | | | |
|-----------|--|---|---|
| | least two latest deals / transactions with respect to adjacent properties in the areas) | | |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details). | : | ₹ 4,100.00 per Sq. Ft. on Built Up Area |
| 3 | Break – up for the rate | : | |
| | i) Building + Services | : | ₹ 2,000.00 per Sq. Ft. |
| | ii) Land + others | : | ₹ 2,100.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | ₹ 37,900.00 per Sq. M. ₹ 3,521.00 per Sq. Ft. |
| | Guideline rate obtained (after Depreciation) | : | ₹ 35,170.00 per Sq. M. ₹ 3,267.00 per Sq. Ft. |
| 5 | Registered Value (if available) | : | Purchase Value - ₹11,33,500,00 Document No.2858/2013 Dated.31.12.2012 |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | : | ₹ 1,640.00 per Sq. Ft. |
| | Replacement cost of Flat with Services (v(3)i) | : | ₹ 2,000.00 per Sq. Ft. |
| | Age of the building | : | 12 Year |
| | Life of the building estimated | : | 48 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | 18% |
| | Depreciated Ratio of the building | : | - |
| b | Total composite rate arrived for Valuation | : | |
| | Depreciated building rate VI (a) | : | ₹ 1,640.00 per Sq. Ft |
| | Rate for Land & other V (3) ii | : | ₹ 2,100.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 3,740.00per Sq. Ft. |
| | Remarks: | | |

Think.Innovate.Create

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|----------------|-------------------|---------------------|
| 1 | Present value of the Flat | 877.00 Sq. Ft. | 3,740.00 | 32,79,980.00 |
| 2 | Kitchen arrangements | | | |
| 3 | Superfine finish | | | |
| 4 | Interior Decorations | | | |
| 5 | Electricity deposits / electrical fittings, etc. | | | |
| 6 | Extra collapsible gates / grill works etc. | | | |
| 7 | Potential value, if any | | | |
| 8 | Others | | | |
| 9 | Parking | | | |
| 10 | As per current stage of work completion the value of the Flat (if Flat is under construction) | | | |
| 11 | After 100% completion final value of Flat | | | |
| | Total | | | 32,79,980.00 |

Value of Flat

| | |
|--|---------------------|
| Fair Market Value | 32,79,980.00 |
| Realizable value | 31,15,981.00 |
| Distress Value | 26,23,984.00 |
| Insurable value of the property (877.00 Sq. Ft. X ₹ 2,000.00) | 17,54,000.00 |
| Guideline value of the property (877.00 Sq. Ft. X ₹ 3,267.00) | 28,65,159.00 |

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



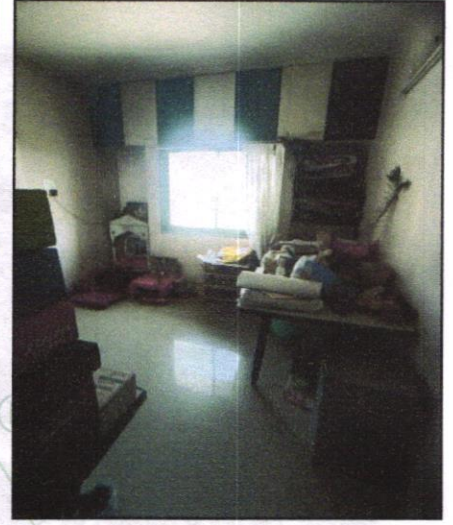
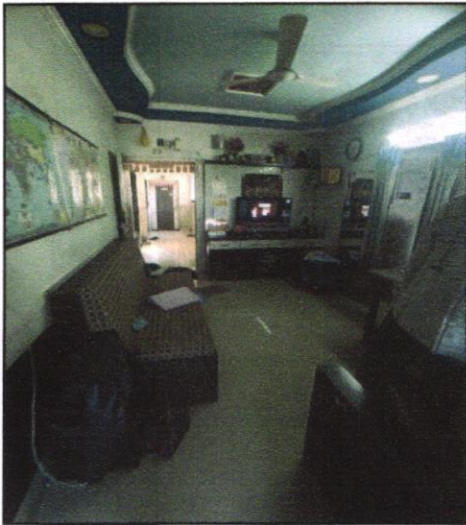
vicinity is in the range of ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,740.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation

| | |
|--|---|
| 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 | ₹ 6,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |



Think.Innovate.Create

Actual site photographs

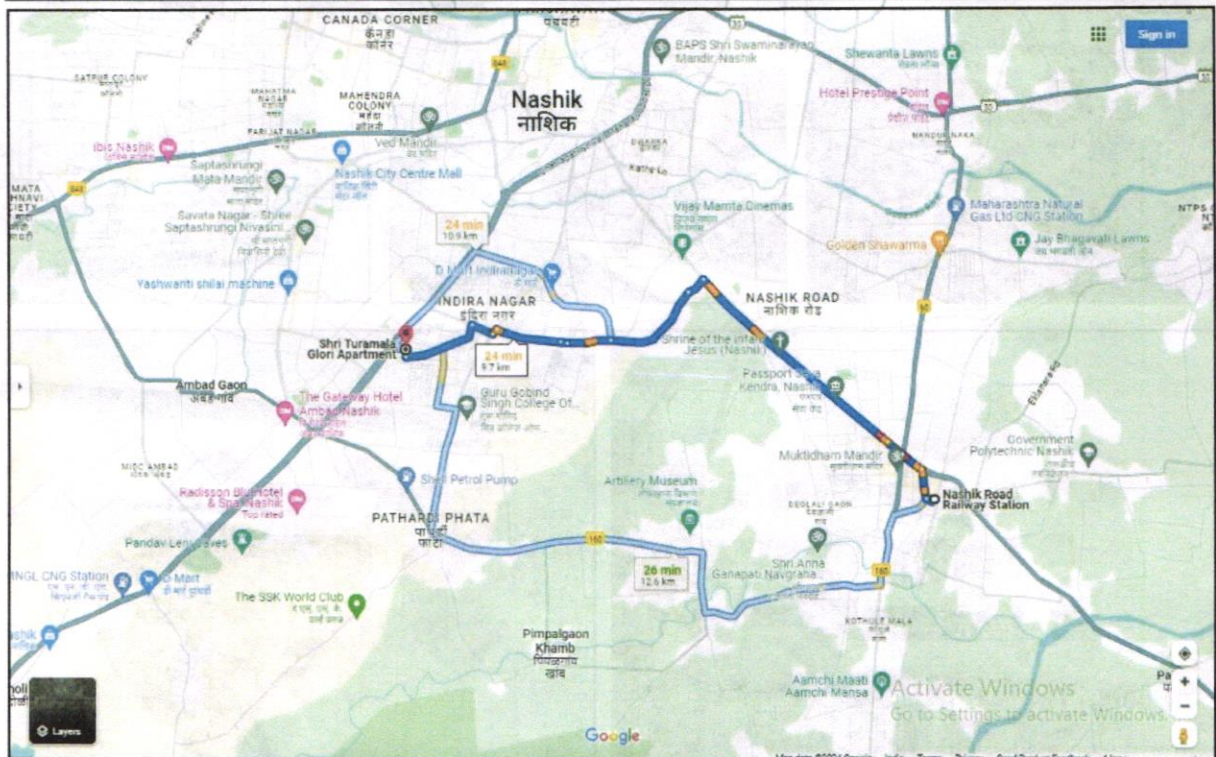
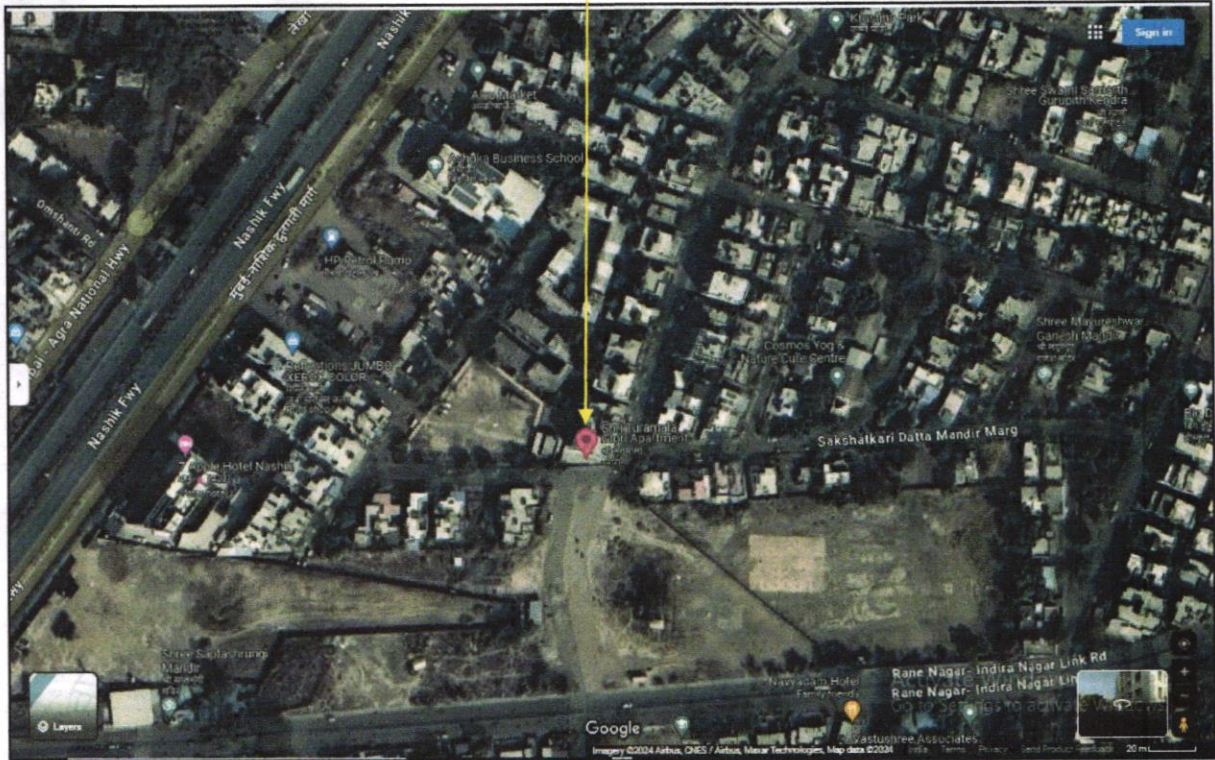


| ROONGTA GROUP | |
|---------------|----------------------------------|
| MEMBER'S NAME | |
| FLOOR | 1 |
| | 1 Mr. CHAITANYA RAMESH DIVEKAR |
| | 2 Mrs. AKSHAYA DINESH PARAB |
| | 3 Mr. SADANAND NARANAH AMLE |
| | 4 Mrs. VAISHALI RAJESH AWASARNAI |
| | 5 Mr. PRAMOD SUHESH PATIL |
| | 6 Mr. H. JAYAN SURESH PATIL |
| | 7 Mr. TRYAMBAK KASHINATH SAGGI |
| | 8 Mr. KIRAN PRADRA: A HANSHUDE |
| | 9 Mr. BHUPENDRAKUMAR PNER |
| | 10 Mr. PRAVIN BHAGWAN ANIRAG |
| | 11 Mr. DEVENORA ANVIND NARI |
| | 12 Mr. PRASAD SANKHARAM WARIKHO |
| | 13 Mr. RAHAY SUNDEN VASARAR |
| | 14 Mr. RAHAY MUNDEN VASARAR |



Route Map of the property

Site u/r



Latitude Longitude: 19°58'01.6"N 73°46'14.5"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 9.7 Km.)

Ready Reckoner Rate



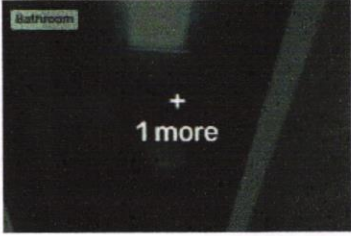
| विभाग:मार्गिक | | विभाग :श्रीवे संशिक - वास्वला, न. र. बो. इ. -1 व 2 वगळता सर्वेक्षण (शासिक प्रशासनपरामर्शित) | | | | सप्टे:2022 - 23 | |
|---|-------------------------|---|----------------|---|-------------------------------|-----------------|-------------------|
| सोसायटी/विभाग क्र. | मुलाखत विभागाचा अर्थवीण | पुर्वी क्षेत्रीय | विभागीय दरमारा | परपक्ष मर्यादापर्यंत सार्वजनिक/व्यावसायिक | सब राज्यावरील दुपारो भागावरील | अधिकृत क्षेत्र | सोसायटीचे क्षेत्र |
| श्री वे. सं. र. वर लागू आहे | | | | | | | |
| सार्वे नंबर 10, 11, 12, 15, 17, 20, 23, 27, 28, 3, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, | | | | | | | |

Price Indicators

Home / Nashik / Wadala Gaon / Apartment for Sale in Wadala Gaon / 2 BHK Flat *** Last updated: Jan 31, 2024

2 BHK Flat SHARE SAVE **₹42.0 L** EMI starts at ₹22.24 K
 ₹4.00 K/sq.ft
[Contact Seller](#)

Apolo, Tirumla Nagar, Wadala Gaon, Nashik

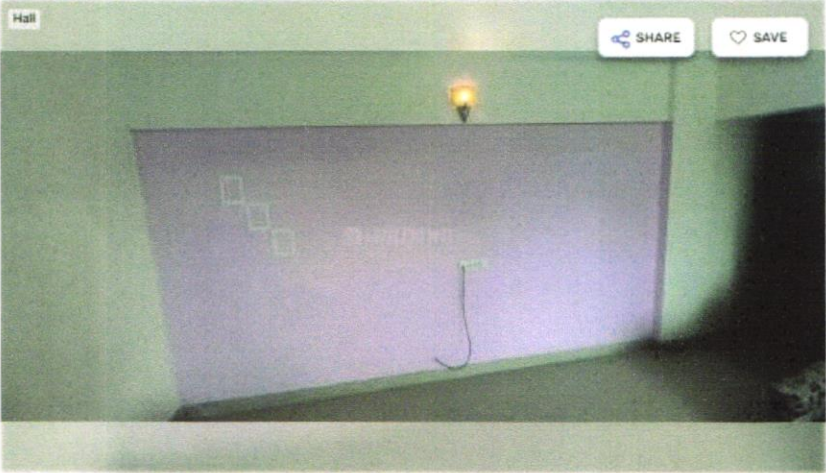





1050 sq.ft Built Up Area ₹4.00 K/sq.ft Avg. Price 1 Years Old Age of property Ready to move Possession status Lower 1 of 6 floors Semi Furnished Furnishing

Home / Nashik / Wadala Gaon / Apartment for Sale in Wadala Gaon / 2 BHK Flat *** Last updated: Jan 29, 2024

2 BHK Flat SHARE SAVE **₹39.0 L** EMI starts at ₹20.65 K
 ₹3.71 K/sq.ft
[Contact Seller](#)

By DEEPALI SANDEEP JAIN
 Kanak Residency, Wadala Gaon, Nashik

1050 sq.ft Built Up Area ₹3.71 K/sq.ft Avg. Price 4 Year Old Age of property Ready to move Possession status Higher 1 of 4 floors North facing Facing Semi Furnished Furnishing


Price Indicators

Home / Nashik / Wadala Gaon / Apartment for Sale in Wadala Gaon / 2 BHK Flat *** Last updated: Jan 29, 2024

2 BHK Flat ₹50.0 L EMI starts at ₹26.48 K
 ₹5.00 K/sq.ft


By **PARAM DEVELOPERS**
 Param Ishwar Pratishtha, Tirumla Nagar, Wadala Gaon, Nashik

[Contact Seller](#)

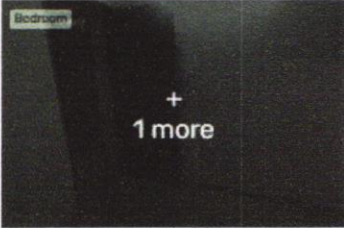


Bathroom

SHARE SAVE



Bathroom



Bedroom

+ 1 more

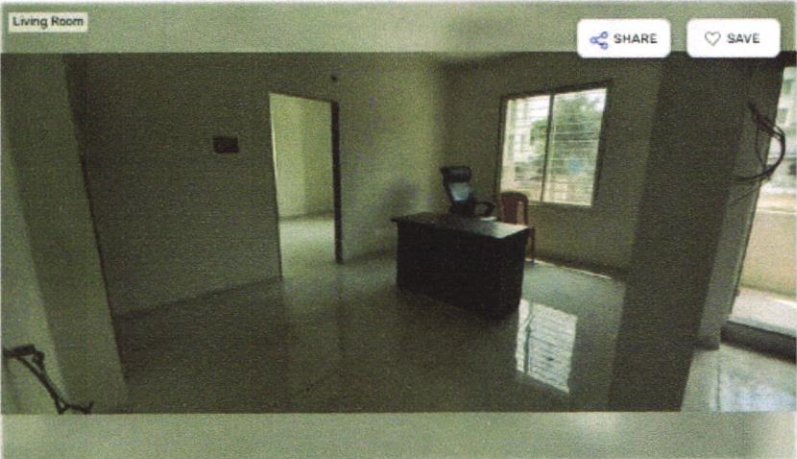
| | | | | | |
|-----------------------------|-----------------------------|-------------------------------|------------------------------------|-------------------------|---------------------------|
| 1000 sq.ft Built Up Area | ₹5.00 K/sq.ft Avg. Price | 2 Year Old Age of property | Ready to move Possession status | Middle 1 of 4 floors | Unfurnished Furnishing |
|-----------------------------|-----------------------------|-------------------------------|------------------------------------|-------------------------|---------------------------|

Home / Nashik / Wadala Gaon / Apartment for Sale in Wadala Gaon / 2 BHK Flat *** Last updated: Dec 28, 2023

2 BHK Flat ₹43.0 L EMI starts at ₹22.77 K
 ₹4.20 K/sq.ft

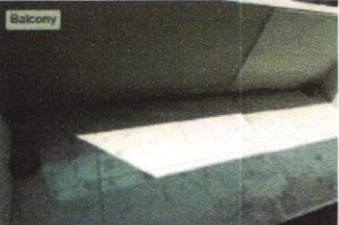
Ashoka Marg, Tirumla Nagar, Wadala Gaon, Nashik

[Contact Seller](#)

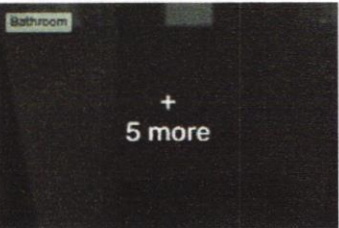


Living Room

SHARE SAVE



Balcony




Bathroom

+ 5 more

| | | | | | |
|-----------------------------|-----------------------------|------------------------------------|------------------------|-----------------------|---------------------------|
| 1023 sq.ft Built Up Area | ₹4.20 K/sq.ft Avg. Price | Ready to move Possession status | Lower 1 of 5 floors | East facing Facing | Unfurnished Furnishing |
|-----------------------------|-----------------------------|------------------------------------|------------------------|-----------------------|---------------------------|

Building Completion Certificate



नाशिक महानगरपालिका, नाशिक
इमारत बांधकामाचा वापर करणे बाबतचा दाखला
(पूर्ण/आवक्याः)

No. A 11726

जवळ क्र./वर्षि/३३/११७२
दिनांक : २४/०५/२०१२

श्री. / श्रीमती श्री. ली.रुमा विठ्ठल भागीदारी संस्था जमिनी मालक

संबंध : तुम्हाला दिनांक २९/०३/२०१२ चा अर्ज क्रमांक ३३/७८०२

दरत क्र. (पहाती) ५१/१३९३

पारवला देण्यात येईल २६ जारी शिवालीत / दि.सं. स. नं. ८८५/२०१२

प्लॉट नं. ०९१०२

मालकी इमारतीच्या राज (पुर्वी) + चार भाग मालक

दिल्याकामाचे अंतिम / हमी / सुपरवायझर श्री. विठ्ठल जाधवरेडकर

याचे निरीक्षणखाली पूर्ण झाली असून निवासी / निवासेदार / शैक्षणिक-कारणासाठी खालील अटी शर्तीस अधिन हट्ट

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

इमारत एतून बांधकाम क्षेत्र ८३७.०२ चौ.फू.

म घटई क्षेत्र ८३८.२२ चौ.फू.


१) सधर इमारतीचा वापर निवासी/निवासेदार/शैक्षणिक-कारणाकरिता करावा येईल. त्या वापरस बद्दल करता येणारे कोणतेही बदल करावयाचे नसतील इतकीच इतकीच कार्यालयाची पूर्ण परवानगी घ्यावी लागेल.

२) परपट्टी आकारणीसाठी आकारणी प्रत अधिका (नगर) घरापट्टी विभाग यांचेकडे पाहिल्यात आली आहे. लगेत परपट्टी वचना संबंधीत विभागाकडे त्वरीत संदर्भ साधावा.

३) सिंगल फेज दिज पुरवठा करणेस हरकत नाही.

४) सधरच्या पूर्ण केलेल्या इमारतीत म.न.पा. वया पूर्ण परवानगी मिळवत कारणाचे २ बांधकामाकडे जोडलाही बदल करू नये.

५) तुम्हाला श्री. २.७.४३५७ - पा.क्र. २७६/२५ दि. १९/३/१२
अन्वय मालक श्री. कार्यालया बंद तुम्हाला पुढील कारणासाठी
पुढील कारणासाठी श्री. २.७.४७२०० - पा.क्र. ५७०३/२५ दि.
१९/३/१२ अन्वय मालक अने



क्रमांक ३ अंशिका
नगर स्वचा विभाग
नाशिक महानगरपालिका, नाशिक

Think.Innovate.Create



Deed of Apartment

BETWEEN

097/249E (11/11)

5 - 9L

SHREE TIRUMALA BUILDERS A PARTNERSHIP FIRM.
 Having its office at - Shree Tirumala Ashishwad Apartment, Pathenagar Road, Indiranagar Nashik - 9
 [Pan No. AAOFS 7443 M]
THROUGH ITS PARTNER
SHRI LALIT KUMAR ROONGTA, KARTA - L.K. ROONGTA (HUF)
 Age - 54 Occ - Business

Hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anyone claiming through him/them) **OF THE FIRST PART**

AND

1. **MISS. RUPALI AANANDA CHAUDHARI.**
 Age - 32 years Occ - Employee
 PAN NO. - AHAPC 3818P
 Riaz - Flat No.09, Shree Tirumala Glory Apartment, Rajiv Nagar, Nashik - 9.

Hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors and assigns etc.) **OF THE SECOND PART.**

DEED OF APARTMENT FOR THE FINAL CONVEYANCE OF AN APARTMENT FAMILY UNIT NO.09, i.e. FLAT NO. 09 ON THIRD FLOOR DECLARED AS APARTMENT UNDER THE PROVISIONS OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 UNDER SEC.5 AND DECLARED AS SHREE TIRUMALA GLORY APARTMENT CONDOMINIUM BY DEED OF DECLARATION DATED 29/12/2012.

WHEREAS the property mentioned in Schedule 'I' hereinbelow bearing AND WHEREAS the Vendor is absolute and exclusive owner of the land bearing S. No. 685A/2/1 out of which Plot No.1 + 2 admeasuring 519.51 sq. mtrs. lying and being at Nashik, Dist Nashik, more particularly described in the Schedule 'I' written hereunder and hereinafter referred to as "The said Property"

2 AND WHEREAS the said plot no. 1 & 2 is purchased by the said land owners from the previous owner Shri Madhav Mangesh Vasaikar by Register Sale Deed dated 27/08/2010 which was duly registered at the office of Sub-Registrar, Nashik - 4 at document Sr. no. 7941 On the basis of the said sale Deed Mutation Entry No. 68700 is certified for recording their names in the "Ownership" column of the 7/12 extract.

3 AND WHEREAS the said property is plot from and out of the Final Layout Plan, is approved and Sanctioned by the Nashik Municipal Corporation vide their letter No DP/NSK/1097, dated 04-09-1975.

13 All the expenses like stamp duty, Registration Charges, Legal fees, paying a notice charges and other incidental expenses of the conveyance are to be borne and paid by the Purchaser exclusively.

14 The right, title and possession of the flat unit is hereby conveyed by the Vendor, favor of the Purchaser for the total consideration of Rs. 17,00,000/- (Rupees Eleven Lac Only) received by the Vendor.

15 This Deed of Final Conveyance is executed by the Vendor in favour of Purchaser with free consent.

The Purchaser hereby acknowledges and agree that he will carry out and abide by Maharashtra Apartment Ownership Act, 1970 and shall submit his application to the Sub-Registrar, Nashik, for registration of this deed of final conveyance in the name of the Purchaser. The stamp duty on this deed is Rs. 14,400/- and the registration fee is Rs. 2,600/- and the total stamp duty and registration fee is Rs. 17,000/- and the same shall be paid by the Purchaser. The area of the flat is 1,95 Sq. Meters. The total consideration is Rs. 17,00,000/- and the same shall be paid by the Purchaser. The stamp duty on this deed is Rs. 14,400/- and the registration fee is Rs. 2,600/- and the total stamp duty and registration fee is Rs. 17,000/- and the same shall be paid by the Purchaser.

SCHEDULE 'I' OF THE SAID PROPERTY ABOVE REFERRED TO

All that parcel of land bearing Plot No. 1 + 2 out of Survey No. 854/107 admeasuring 519.51 sq. mtrs. situated at Nashik. Within the limits of Nashik Municipal Corporation, Nashik, within the registered and sanctioned layout plan No. 4/2012, and within the Nashik Urban Region, Nashik, bounded as under:

| | | | |
|-------------------------|---------------------------------|--|---------------------|
| On or towards East | On or towards West | On or towards South | On or towards North |
| 5th Road & Side Lending | 5th Colony Road Survey No. 1008 | 5th Colony Road Survey No. 1008 and Colony Road Plot No. 3 | |

SCHEDULE 'I' OF THE SAID PLAT ABOVE REFERRED TO

All that parcel and part of constructed premises Unit i.e. Apartment bearing No. 09 i.e. Flat No. 09 on Third Floor of the said SHREE TIRUMALA GLORY APARTMENT CONDOMINIUM having built up area 81.51 sq. mtrs./having Carpet Area 83.82 Square. The boundaries of the said premises are as under:

| | | | |
|-------------------------|---------------------------------|--|---------------------|
| On or towards East | On or towards West | On or towards South | On or towards North |
| 5th Road & Side Lending | 5th Colony Road Survey No. 1008 | 5th Colony Road Survey No. 1008 and Colony Road Plot No. 3 | |

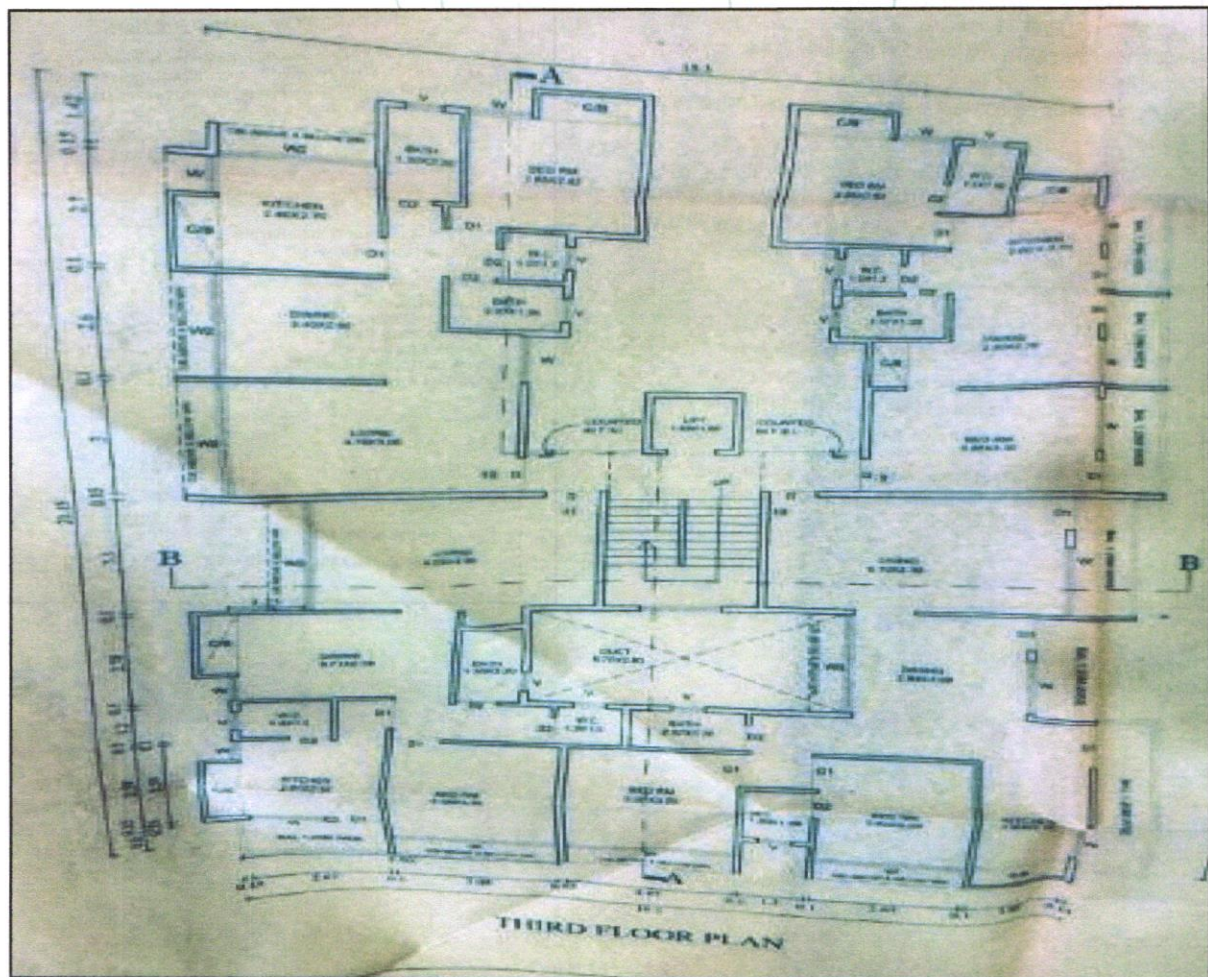
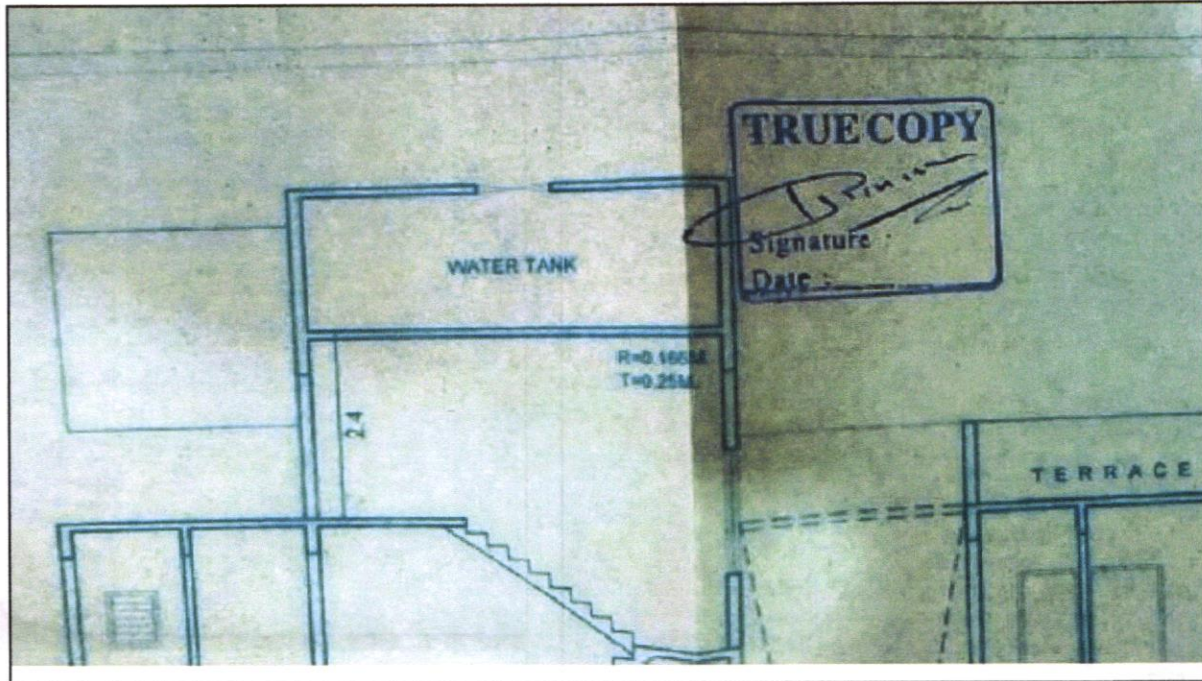
IN WITNESS WHERE OF THE VENDOR HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR SHREE TIRUMALA BUILDERS A PARTNERSHIP FIRM THROUGH ITS PARTNER SHRI LALIT KUMAR ROONGTA, KARTA - L.K. ROONGTA (HUF)

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER 1. MISS. RUPALI AANANDA CHAUDHARI.



Approved Plan



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 ₹ **32,79,980.00 (Rupees Thirty Two Lakh Seventy Nine Thousand Nine Hundred Eighty Only)**. The **Realizable Value** of the above property ₹ **31,15,981.00 (Rupees Thirty One Lakh Fifteen Thousand Nine Hundred Eighty One Only)** and the **Distress Value** ₹ **26,23,984.00 (Rupees Twenty Six Lakh Twenty Three Thousand Nine Hundred Eighty Four Only)**.

Place: Nashik

Date: 15.02.2024

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

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.02.15 13:52:16 +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)



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 08.02.2024 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 15.02.2024. 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.

| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | background information of the asset being valued; | The property was purchased by Miss.Rupali Aananda Chaudhari from M/s.Shree Tirumala Builders as per Deed of Apartment Vide dated 31.12.2012 |
| 2. | purpose of valuation and appointing authority | As per client request, to ascertain the present market value of the property for Bank of Baroda, Narsing Nagar Branch. to assess fair market value of the property for Banking purpose |
| 3. | identity of the valuer and any other experts involved in the valuation; | Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Binu Surendran – Technical Manager Chintamani Chaudhari – Technical Officer |
| 4. | disclosure of valuer interest or conflict, if any; | We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant |
| 5. | date of appointment, valuation date and date of report; | Date of Appointment – 08.02.2024 Valuation Date - 15.02.2024 Date of Report - 15.02.2024 |
| 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"> • 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 **15th 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 **877.00 Sq. Ft. Built Up Area** Owned by **Miss.Rupali Aananda Chaudhari**. 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 **Miss.Rupali Aananda Chaudhari**. 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 **877.00 Sq. Ft. Built Up Area**

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 **877.00 Sq. Ft. Built Up 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.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.



16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
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.



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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.

Place: Nashik
Date: 15.02.2024

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


**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.02.15 13:52:34 +05'30'

Auth. Sign.



Think.Innovate.Create