



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shri Ram Kunj"

"Shri Ram Kunj", Proposed Amalgamation & Residential Building on Plot No. 543, TPS – II, CTS No. 7339/A/5+6+7, Survey No. 753/3/5+6+7 at Village -Nashik Shiwar, Vikas Colony, Near ABB Circle, Parijat Nagar, Nashik, PIN - 422 005, State - Maharashtra, Country - India

Latitude Longitude: 19°59'25.1"N 73°45'07.8"E

Valuation Done for: **State Bank of India**

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik, PIN – 422 007, State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|-------------|--------------|-------------|----------|
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| 📍 Thane | 📍 Nanded | 📍 Indore | 📍 Raipur |
| 📍 Delhi NCR | 📍 Nashik | 📍 Ahmedabad | 📍 Jaipur |

MASTER VALUATION REPORT OF "Shri Ram Kunj"

"Shri Ram Kunj", Proposed Amalgamation & Residential Building on Plot No. 543, TPS - II, CTS No. 7339/A/5+6+7, Survey No. 753/3/5+6+7 at Village -Nashik Shiwar, Vikas Colony, Near ABB Circle, Parijat Nagar, Nashik, PIN - 422 005, State - Maharashtra, Country - India

Latitude Longitude: 19°59'25.1"N 73°45'07.8"E

NAME OF DEVELOPER: M/s. Shree Balaji Developers

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **17th February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Shri Ram Kunj", Proposed Amalgamation & Residential Building on Plot No. 543, TPS - II, CTS No. 7339/A/5+6+7, Survey No. 753/3/5+6+7 at Village -Nashik Shiwar, Vikas Colony, Near ABB Circle, Parijat Nagar, Nashik, PIN - 422 005, State - Maharashtra, Country - India. It is about 12.8 Km. travel distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Shree Balaji Developers	
Project Registration Number	Project	RERA Project Number
	Shri Ram Kunj	P51600049058
Register office address	M/s. Shree Balaji Developers Plot No. 3 & 4, Survey No. 721, PNTI Square Building, Trimbak Road, Nashik, Taluka & Dist. - Nashik, Pin - 422 005, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Shailesh Gupta (Legal Head - Mobile No. 8446697377 9226502502 / 9112622622)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Narmada Apartment
On or towards South	Internal Road, Open Plot & US Residency
On or towards East	Road & SRD Apartment
On or towards West	Arihant Row House & Shree Durga Bungalow



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 005, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

Regd. Office : B-1-001, U/B Floor, Bhojwani, Chandivaili Farm Road, Anandhan (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 Branch Manager,
State Bank of India**AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,
Plot No. 45-47, D - Road, MIDC, Satpur, Nashik, PIN – 422 007,
State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 17.10.2023
	b)	Date on which the valuation is made	: 19.02.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report date 03.01.2023 issued by Adv. Devidas L. Nalwade		
	2. Copy of Architect's Certificate date 31.12.2023 issued by Ar. Sumit M. Kumath & Ar. Bansri S. Kumath (As per RERA Certificate)		
	3. Copy of Engineer's Certificate date 19.01.2024 issued by Er. Milind Rathi Chartered Engineer (As per RERA Certificate)		
	4. Copy of MAHARERA Registration Certificate of Project No. P51600049058 issued by Maharashtra Real Estate Regulatory Authority date 30.01.2023. Last Modified date 20.01.2024		
	5. Copy of CA Certificate date 26.10.2023 issued by CA. Suchita Rakesh Pawar (
	6. Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / A1 / BP / 120 / 2022 date 10.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik		
	7. Copy of Approved Plan No. A1 / BP / 120 / 2022 date 10.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/06 to 06/06)		
	Approved upto:		
	Wing	Number of Floors	
	A to C	1 Basement + Ground + 1st to 7th Upper Floor.	
	B	Ground + 1st to 7th Upper Floor.	
	Project Name (with address & phone nos.)	:	"Shri Ram Kunj", Proposed Amalgamation & Residential Building on Plot No. 543, TPS – II, CTS No. 7339/A/5+6+7, Survey No. 753/3/5+6+7 at Village -Nashik Shiwar, Vikas Colony, Near ABB Circle, Parijat Nagar, Nashik, PIN - 422 005, State - Maharashtra, Country - India
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)	:	M/s. Shree Balaji Developers Address: Plot No. 3 & 4, Survey No. 721, PNT Square Building, Trimbak Road, Nashik, Taluka & Dist. – Nashik, Pin –



	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	CTS No. 7339/A/5+6+7, Survey No. 753/3/5+6+7 at Village -Nashik Shiwar
	d)	Ward / Taluka	:	Taluka - Nashik
	e)	Mandal / District	:	Dist. - Nashik
7.	Postal address of the property		:	"Shri Ram Kunj", Proposed Amalgamation & Residential Building on Plot No. 543, TPS – II, CTS No. 7339/A/5+6+7, Survey No. 753/3/5+6+7 at Village -Nashik Shiwar, Vikas Colony, Near ABB Circle, Parijat Nagar, Nashik, PIN - 422 005, State - Maharashtra, Country - India
8.	City / Town		:	Vikas Colony, Parijat Nagar, 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 Panchayat / Municipality		:	Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Plan	As per MAHARERA	As per Site
	North	Adj F. P No. 543 Oblique P	Adj F. P No. 543 Oblique P	Open Plot & Narmada Apartment
	South	River	River	Internal Road, Open Plot & US Residency
	East	9.00 Mtr. Wide Road	9.00 Mtr. Wide Road	Road & SRD Apartment
	West	Adj F P. No. 544	Adj F P. No. 544	Arihant Row House & Shree Durga Bungalow
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		19°59'25.1"N 73°45'07.8"E	
14.	Extent of the site		Plot area – 4035.82 Sq. M. (As per Approved Plan &	

	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 26,000.00 per Sq. M. for Residential ₹ 48,000.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>4035.82</td> <td>26000</td> <td>10,49,31,320.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	4035.82	26000	10,49,31,320.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
4035.82	26000	10,49,31,320.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to C</td> <td>Proposed 1 Basement + Ground + 1st to 7th Upper Floor.</td> </tr> <tr> <td>D</td> <td>Proposed Ground + 1st to 7th Upper Floor.</td> </tr> </tbody> </table>	Wing	Number of Floors	A to C	Proposed 1 Basement + Ground + 1 st to 7 th Upper Floor.	D	Proposed Ground + 1 st to 7 th Upper Floor.		
Wing	Number of Floors								
A to C	Proposed 1 Basement + Ground + 1 st to 7 th Upper Floor.								
D	Proposed Ground + 1 st to 7 th Upper Floor.								
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. A1 / BP / 120 / 2022 date 10.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/06 to 06/06)						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to C</td> <td>1 Basements + Ground + 1st Upper Floor.</td> </tr> <tr> <td>D</td> <td>Ground + 1st to 7th Upper Floor.</td> </tr> </tbody> </table>	Wing	Number of Floors	A to C	1 Basements + Ground + 1 st Upper Floor.	D	Ground + 1 st to 7 th Upper Floor.
Wing	Number of Floors								
A to C	1 Basements + Ground + 1 st Upper Floor.								
D	Ground + 1 st to 7 th Upper Floor.								
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						



j) Any other comments by our empanelled valuers on authentic of approved plan	:	No
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Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Under Construction
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:**1) A - Wing:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	As per Approved Plan 40% Attached Terrace Area in Sq. Ft.	Carpet Area + Balcony Area + 40% Att. Terrace Area in Sq. Ft.	Built up Area in Sq. Ft. (Carpet Area + Balcony Area + 40% Att. Terrace Area + 10%)	Rate per Sq. Ft. on (Total Carpet Area + Balcony Area + 40% Att. Terrace Area in ₹)	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	C	A + B + C	(A + B + C) + 10%					
1	101	1	3 BHK	1042	97	95	1139	1253	9000	1,02,51,000	97,38,450	82,00,800	21500
2	102	1	3 BHK	1042	126	0	1168	1285	9000	1,05,12,000	99,86,400	84,09,600	22000
3	103	1	3 BHK	1122	153	0	1275	1403	9000	1,14,75,000	1,09,01,250	91,80,000	24000
4	104	1	3 BHK	1122	124	95	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
5	201	2	3 BHK	1042	97	0	1139	1253	9000	1,02,51,000	97,38,450	82,00,800	21500
6	202	2	3 BHK	1042	126	0	1168	1285	9000	1,05,12,000	99,86,400	84,09,600	22000
7	203	2	3 BHK	1122	153	0	1275	1403	9000	1,14,75,000	1,09,01,250	91,80,000	24000
8	204	2	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
9	301	3	3 BHK	1042	97	0	1139	1253	9000	1,02,51,000	97,38,450	82,00,800	21500
10	302	3	3 BHK	1042	126	0	1168	1285	9000	1,05,12,000	99,86,400	84,09,600	22000
11	303	3	3 BHK	1122	153	0	1275	1403	9000	1,14,75,000	1,09,01,250	91,80,000	24000
12	304	3	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
13	401	4	3 BHK	1042	97	0	1139	1253	9000	1,02,51,000	97,38,450	82,00,800	21500
14	402	4	3 BHK	1042	126	0	1168	1285	9000	1,05,12,000	99,86,400	84,09,600	22000
15	403	4	3 BHK	1122	153	0	1275	1403	9000	1,14,75,000	1,09,01,250	91,80,000	24000
16	404	4	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
17	501	5	3 BHK	1042	97	0	1139	1253	9000	1,02,51,000	97,38,450	82,00,800	21500
18	502	5	3 BHK	1042	126	0	1168	1285	9000	1,05,12,000	99,86,400	84,09,600	22000
19	503	5	3 BHK	1122	153	0	1275	1403	9000	1,14,75,000	1,09,01,250	91,80,000	24000
20	504	5	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
21	601	6	3 BHK	1042	97	0	1139	1253	9000	1,02,51,000	97,38,450	82,00,800	21500
22	602	6	3 BHK	1042	126	0	1168	1285	9000	1,05,12,000	99,86,400	84,09,600	22000
23	603	6	3 BHK	1122	153	0	1275	1403	9000	1,14,75,000	1,09,01,250	91,80,000	24000
24	604	6	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
25	701	7	3 BHK	1042	97	0	1139	1253	9000	1,02,51,000	97,38,450	82,00,800	21500
26	702	7	3 BHK	1042	126	0	1168	1285	9000	1,05,12,000	99,86,400	84,09,600	22000
27	703	7	3 BHK	1122	153	0	1275	1403	9000	1,14,75,000	1,09,01,250	91,80,000	24000
28	704	7	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
Total				30296	3500	190	33796	37176		30,41,64,000	28,89,55,800	24,33,31,200	



2) B - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	As per Approved Plan 40% Attached Terrace Area in Sq. Ft.	Carpet Area + Balcony Area + 40% Att. Terrace Area in Sq. Ft.	Built up Area in Sq. Ft. (Carpet Area + Balcony Area + 40% Att. Terrace Area + 10%)	Rate per Sq. Ft. on (Total Carpet Area + Balcony Area + 40% Att. Terrace Area in ₹)	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	C	A + B + C	(A + B + C) + 10%					
1	101	1	3 BHK	1038	98	95	1231	1354	9000	1,10,79,000	1,05,25,050	88,63,200	23000
2	102	1	3 BHK	1038	98	95	1231	1354	9000	1,10,79,000	1,05,25,050	88,63,200	23000
3	103	1	3 BHK	1115	124	95	1334	1467	9000	1,20,06,000	1,14,05,700	96,04,800	25000
4	104	1	3 BHK	1115	124	95	1334	1467	9000	1,20,06,000	1,14,05,700	96,04,800	25000
5	201	2	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
6	202	2	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
7	203	2	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
8	204	2	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
9	301	3	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
10	302	3	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
11	303	3	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
12	304	3	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
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14	402	4	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
15	403	4	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
16	404	4	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
17	501	5	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
18	502	5	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
19	503	5	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
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21	601	6	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
22	602	6	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
23	603	6	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
24	604	6	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
25	701	7	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
26	702	7	3 BHK	1038	98	0	1136	1250	9000	1,02,24,000	97,12,800	81,79,200	21500
27	703	7	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
28	704	7	3 BHK	1115	124	0	1239	1363	9000	1,11,51,000	1,05,93,450	89,20,800	23000
Total				30142	3108	380	33630	36993		30,26,70,000	28,75,36,500	24,21,36,000	

3) C - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	As per Approved Plan 40% Attached Terrace Area in Sq. Ft.	Carpet Area + Balcony Area + 40% Att. Terrace Area in Sq. Ft.	Built up Area in Sq. Ft. (Carpet Area + Balcony Area + 40% Att. Terrace Area + 10%)	Rate per Sq. ft. on (Total Carpet Area + Balcony Area + 40% Att. Terrace Area in ₹)	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	C	A + B + C	(A + B + C) + 10%					
1	101	1	3 BHK	1027	130	0	1157	1273	9000	1,04,13,000	98,92,350	83,30,400	21500
2	102	1	3 BHK	1007	92	95	1194	1313	9000	1,07,46,000	1,02,08,700	85,96,800	22500
3	103	1	3 BHK	1122	124	95	1341	1475	9000	1,20,69,000	1,14,65,550	96,55,200	25000
4	104	1	3 BHK	1122	169	0	1291	1420	9000	1,16,19,000	1,10,38,050	92,95,200	24000
5	201	2	3 BHK	1027	130	0	1157	1273	9000	1,04,13,000	98,92,350	83,30,400	21500
6	202	2	3 BHK	1007	92	0	1099	1209	9000	98,91,000	93,96,450	79,12,800	20500
7	203	2	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
8	204	2	3 BHK	1122	169	0	1291	1420	9000	1,16,19,000	1,10,38,050	92,95,200	24000
9	301	3	3 BHK	1027	130	0	1157	1273	9000	1,04,13,000	98,92,350	83,30,400	21500
10	302	3	3 BHK	1007	92	0	1099	1209	9000	98,91,000	93,96,450	79,12,800	20500
11	303	3	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
12	304	3	3 BHK	1122	169	0	1291	1420	9000	1,16,19,000	1,10,38,050	92,95,200	24000
13	401	4	3 BHK	1027	130	0	1157	1273	9000	1,04,13,000	98,92,350	83,30,400	21500
14	402	4	3 BHK	1007	92	0	1099	1209	9000	98,91,000	93,96,450	79,12,800	20500
15	403	4	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
16	404	4	3 BHK	1122	169	0	1291	1420	9000	1,16,19,000	1,10,38,050	92,95,200	24000
17	501	5	3 BHK	1027	130	0	1157	1273	9000	1,04,13,000	98,92,350	83,30,400	21500
18	502	5	3 BHK	1007	92	0	1099	1209	9000	98,91,000	93,96,450	79,12,800	20500
19	503	5	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
20	504	5	3 BHK	1122	169	0	1291	1420	9000	1,16,19,000	1,10,38,050	92,95,200	24000
21	601	6	3 BHK	1027	130	0	1157	1273	9000	1,04,13,000	98,92,350	83,30,400	21500
22	602	6	3 BHK	1007	92	0	1099	1209	9000	98,91,000	93,96,450	79,12,800	20500
23	603	6	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
24	604	6	3 BHK	1122	169	0	1291	1420	9000	1,16,19,000	1,10,38,050	92,95,200	24000
25	701	7	3 BHK	1027	130	0	1157	1273	9000	1,04,13,000	98,92,350	83,30,400	21500
26	702	7	3 BHK	1007	92	0	1099	1209	9000	98,91,000	93,96,450	79,12,800	20500
27	703	7	3 BHK	1122	124	0	1246	1371	9000	1,12,14,000	1,06,53,300	89,71,200	23500
28	704	7	3 BHK	1122	169	0	1291	1420	9000	1,16,19,000	1,10,38,050	92,95,200	24000
Total				29946	3605	190	33741	37115		30,36,69,000	28,84,85,550	24,29,35,200	



4) D – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Carpet Area + Balcony Area in Sq. Ft.	Built up Area in Sq. Ft. (Carpet Area + Balcony Area + 10%)	Rate per Sq. Ft. on (Carpet Area + Balcony Area in ₹)	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	A + B	(A + B) + 10%					
1	101	1	3 BHK	1134	102	1236	1360	9000	1,11,24,000	1,05,67,800	88,99,200	23000
2	102	1	3 BHK	1059	90	1149	1264	9000	1,03,41,000	98,23,950	82,72,800	21500
3	103	1	3 BHK	1113	102	1215	1337	9000	1,09,35,000	1,03,88,250	87,48,000	23000
4	201	2	3 BHK	1134	102	1236	1360	9000	1,11,24,000	1,05,67,800	88,99,200	23000
5	202	2	3 BHK	1059	90	1149	1264	9000	1,03,41,000	98,23,950	82,72,800	21500
6	203	2	3 BHK	1113	102	1215	1337	9000	1,09,35,000	1,03,88,250	87,48,000	23000
7	301	3	3 BHK	1134	102	1236	1360	9000	1,11,24,000	1,05,67,800	88,99,200	23000
8	302	3	3 BHK	1059	90	1149	1264	9000	1,03,41,000	98,23,950	82,72,800	21500
9	303	3	3 BHK	1113	102	1215	1337	9000	1,09,35,000	1,03,88,250	87,48,000	23000
10	401	4	3 BHK	1134	102	1236	1360	9000	1,11,24,000	1,05,67,800	88,99,200	23000
11	402	4	3 BHK	1059	90	1149	1264	9000	1,03,41,000	98,23,950	82,72,800	21500
12	403	4	3 BHK	1113	102	1215	1337	9000	1,09,35,000	1,03,88,250	87,48,000	23000
13	501	5	3 BHK	1134	102	1236	1360	9000	1,11,24,000	1,05,67,800	88,99,200	23000
14	502	5	3 BHK	1059	90	1149	1264	9000	1,03,41,000	98,23,950	82,72,800	21500
15	503	5	3 BHK	1113	102	1215	1337	9000	1,09,35,000	1,03,88,250	87,48,000	23000
16	601	6	3 BHK	1134	102	1236	1360	9000	1,11,24,000	1,05,67,800	88,99,200	23000
17	602	6	3 BHK	1059	90	1149	1264	9000	1,03,41,000	98,23,950	82,72,800	21500
18	603	6	3 BHK	1113	102	1215	1337	9000	1,09,35,000	1,03,88,250	87,48,000	23000
19	701	7	3 BHK	1134	102	1236	1360	9000	1,11,24,000	1,05,67,800	88,99,200	23000
20	702	7	3 BHK	1059	90	1149	1264	9000	1,03,41,000	98,23,950	82,72,800	21500
21	703	7	3 BHK	1113	102	1215	1337	9000	1,09,35,000	1,03,88,250	87,48,000	23000
Total				23142	2058	25200	27720		22,68,00,000	21,54,60,000	18,14,40,000	

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Vastukala Consultants (I) Pvt. Ltd.

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Summary of the Project:

Wing	Comp. / Total Number of Flat	Total Carpet Area In Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	3 BHK – 28	33796	37176	30,41,64,000	28,89,55,800	24,33,31,200
B	3 BHK – 28	33630	36993	30,26,70,000	28,75,36,500	24,21,36,000
C	3 BHK – 28	33741	37115	30,36,69,000	28,84,85,550	24,29,35,200
D	3 BHK – 21	25200	27720	22,68,00,000	21,54,60,000	18,14,40,000
Total	105	126367	139004	1,13,73,03,000.00	1,08,04,37,850.00	90,98,42,400.00

Particulars	Market Value (₹)
Fair Market Value as on date	1,13,73,03,000.00
Realizable Value as on date	1,08,04,37,850.00
Distress Sale Value as on date	90,98,42,400.00
Cost of Construction (Total Built up area x Rate) 139004 Sq. Ft. x ₹ 2500.00	31,97,09,000.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost of Construction	Cost of construction as of today
A	34	37176	8,55,04,800	2,90,71,632.00
B	39	36993	8,50,83,900	3,31,82,721.00
C	34	37115	8,53,64,500	2,90,23,930.00
D	Nil	27720	6,37,56,000	-
Total		139004	31,97,09,000.00	9,12,78,283.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	

Total	
-------	--

Part – E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	N.A. Building Construction work is in progress
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total		

Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	N.A. Building Construction work is in progress
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total		

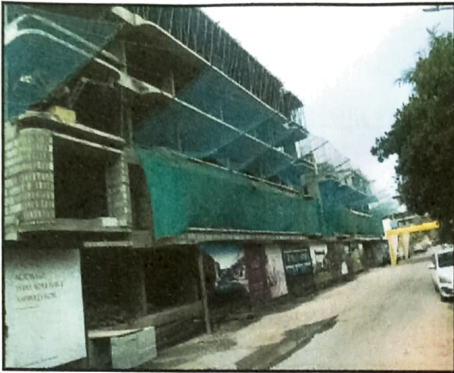
Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Fair Market Value as on date in ₹		:	₹ 1,13,73,03,000.00
Realizable Value as on date in ₹		:	₹ 1,08,04,37,850.00
Distress Sale Value as on date in ₹		:	₹ 90,98,42,400.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential 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 ₹ 8,000.00 to ₹ 9,500.00 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 commercial and residential application in the locality etc. We estimate ₹ 9,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

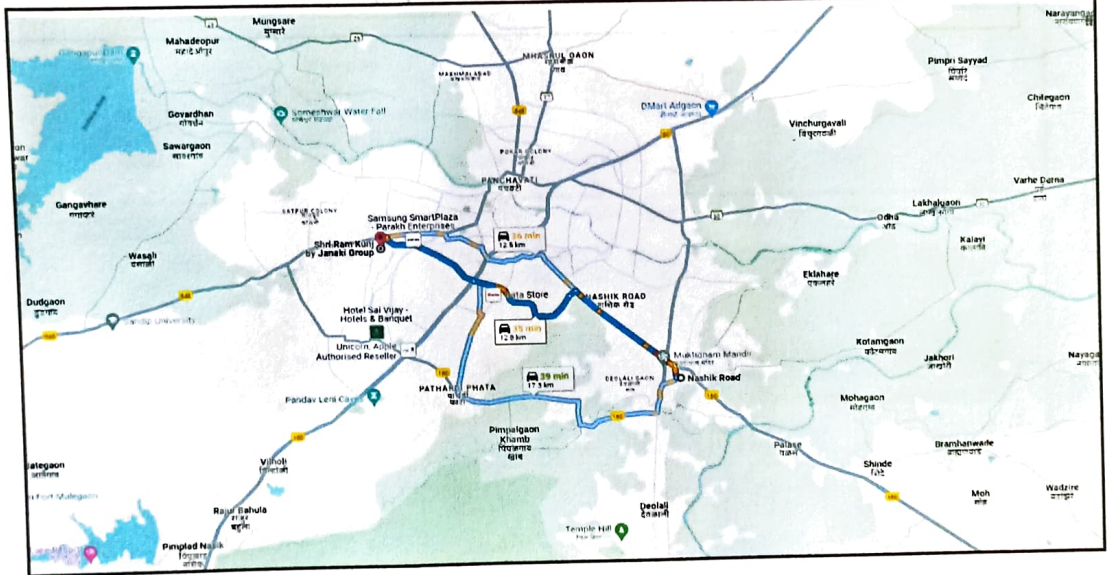


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°59'25.1"N 73°45'07.8"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik- 12.8 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Valuation Rules User Manual
Class Feedback

Annual Statement of Rates

Year
2023/2024

Selected District नाशिक

Select Taluka नाशिक

Select Village मोठे नाशिक - नगररचना योजना क्र -2

Search By Survey No Location

Enter Survey No 543

Language
English

उपविभाग	सुरती खमीन	निवासी सदनिका	बौद्धिक संपत्ती	दुकाने	बौद्धिक संपत्ती	एकक (Sq./)	Attribute
1.2.29 - वि.क्र.1.2.16 च्या दखिनेकडील नामाई नदीपर्यंतच्या अंतर्गत रविवास व दत्तम विभागातील मिळकती	28000	48000	55200	60000	0	चौ मीटर	अंतीम फाई नंबर

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Price Indicators

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Buy
Rent
Sell
Home Loans

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Mahatma Nagar > 3 BHK Flats for Sale in Mahatma Nagar > 1987 Sq-ft

₹1.07 Cr EMI - ₹ 48k | [Get Loan offers from 34+ banks](#)

3 BHK 1987 Sq-ft Flat For Sale **Mahatma Nagar, Nashik**



3 Beds 3 Baths 1 Covered Parking Unfurnished

Carpet Area
1290 sqft ~
₹ 8,295/sqft

Transaction Type
New Property

Furnished Status
Unfurnished

Developer	Project	
Janaki Group	Shri Ram Kunj	
Status	Lift	
Under Construction	1	
Car Parking		
1 Covered		


Contact Builder
Get Phone No.

Last contact made 19 days ago

More Details

Price Breakup	₹1.07 Cr
Booking Amount	₹100000
RERA ID	P51600049058
Address	Mahatma Nagar, Nashik, Maharashtra

-nagar/janaki-group-shri-ram-kunj-3242815




36 Photos

PROJECT RERA ID: P51600049058

Shri Ram Kunj

by Janaki Group

Parijat Nagar, Nashik (show on map)



Download Brochures

3 BHK
Apartment

1,689 - 2,060 sq ft
Builtup area

₹ 92.00 L - ₹ 1.13 Cr
Builder Price
See inclusions

Overview
Floor Plan
Amenities
Gallery
Neighbourhood

Overview

Jun'26 <small>Possession Start Date</small>	Launch <small>Status</small>	0.99 Acres <small>Total Area</small>
105	Jan'23	New

Price Indicators


magicbricks
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Home / Property for Sale in Nashik / Flats for Sale in Nashik / Flats for Sale in Mahatma Nagar / 3 BHK Flats for Sale in Mahatma Nagar / 1170 Sq.ft

₹97.4 Lac [EMI - ₹ 44k](#) | [How much loan can I get?](#)

3 BHK 1170 Sq-ft Flat For Sale **Mahatma Nagar, Nashik**

3 Beds 3 Baths 1 Covered Parking Unfurnished



-22 Photos

Carpet Area: 1157 sqft ~ 8.5 x 14 sqft

Developer: **Janaki Group**

Project: **Shri Ram Kunj**

Transaction Type: **New Property**

Status: **Under Construction**

Lift: **1**

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

Contact Builder

Get Phone No.

[Last contact made 3 days ago](#)

More Details

Price Breakup	₹97.4 Lac
Booking Amount	₹100000
RERA ID	P51600049058
Address	Mahatma Nagar, Nashik, Maharashtra

HOUSING
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Mahatma Nagar

Home / Flats for Sale in Mahatma Nagar / Shri Ram Kunj

Shri Ram Kunj


By Janaki Group

1170 Sq.ft. Near 100 Feet Transit Road, Nashik


₹92.0 L - 1.13 Cr

2B+ starts at Rs. 42 L

[See More](#)



3 BHK Apartment Configuration



31 more

Jun 2020 Possession Starts

Price on request Avg. Price

1089.00 sq.ft. - 2060.00 sq.ft. Total Area Size




Price Indicators

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₹1.10 Cr EMI - ₹50k | [Get pre-approved loan](#)

3 BHK 1770 Sq-ft Flat For Sale **Mahatma Nagar, Nashik**

~7 Photos

3 Beds
3 Baths
2 Balconies
2 Covered Parking

Carpet Area 1157 sqft ~ ₹9.50/sqft	Developer Janaki Group	Project Shri Ram Kunj
Floor 7 (Out of 7 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Unfurnished	Car Parking 2 Covered

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

More Details

Price Breakup	₹1.1 Cr ₹25,000 yearly
Booking Amount	₹1.0 Lac
RERA ID	P51600049058
Address	Mahatma Nagar, Nashik, Mahatma Nagar, Nashik, Maharashtra
Landmarks	SHOPPING ENTERTAINMENTCity Center Mall 1.7 KMShoppers Stop 1.3 K

magicbricks Buy Rent Sell Home Loans

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₹1.13 Cr EMI - ₹51k | [Get pre-approved loan](#)

3 BHK 2060 Sq-ft Flat For Sale **Mahatma Nagar, Nashik**





~22 Photos

3 Beds
3 Baths
1 Covered Parking
Unfurnished

Carpet Area 1245 sqft ~ ₹9.07/sqft	Developer Janaki Group	Project Shri Ram Kunj
Transaction Type New Property	Status Under Construction	Lift 1
Furnished Status Unfurnished	Car Parking 1 Covered	

Price Indicators

magicbricks
Buy
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Sell
Home Loans

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Mahatma Nagar > 3 BHK Flats for Sale in Mahatma Nagar > 1894 Sq-ft

₹1.04 Cr

EMI: ₹47k | [How much loan can I get?](#)

3 BHK 1894 Sq-ft Flat For Sale **Mahatma Nagar, Nashik**

3 Beds 3 Baths 1 Covered Parking Unfurnished

Carpet Area 1245 sqft ₹8,353/sqft	Developer Janaki Group	Project Shri Ram Kunj
Transaction Type New Property	Status Under Construction	Lift 1
Furnished Status Unfurnished	Car Parking 1 Covered	

[Contact Builder](#)






[Get Phone No.](#)

Last contact made 4 days ago

More Details

Price Breakup	₹1.04 Cr
Booking Amount	₹100000
RERA ID	P51600049058
Address	Mahatma Nagar, Nashik, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹46906 ^① Apply for Home Loan

Price Indicators

Overview	Floor Plan	Amenities	Gallery	Neighbourhood
Shri Ram Kunj Floor Plans				
3 BHK				
Floor Plan	Area	Builder Price 📈		
	1689 sq ft (3BHK-3T)	₹ 92.00 L		
	1770 sq ft (3BHK-3T)	₹ 98.00 L		
	1894 sq ft (3BHK-3T)	₹ 1.04 Cr		
	1957 sq ft (3BHK-3T)	₹ 1.06 Cr		
	2060 sq ft (3BHK-3T)	₹ 1.13 Cr		

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Price Indicators Projects nearby Locality

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Mahalakshmi's Divine Heights

By MAHALAKSHMI BUILDERS AND DEVELOPERS
Village Colony, Near Mahatma Nagar, Nashik

Project Images

+ View Sample Model

₹65.01L - 13 Cr
EMI starts at ₹58,428

[Contact Developer](#)

2, 4 BHK Apartments
Configurations

Dec. 2024
Possession Starts

Price on request
Avg. Price

1170.00 sq.ft. - 2340.00 sq.ft.
(Built-up Area)
Sizes

HOUSING.com
Buy in Nashik

4 BHK Independent Builder Floor

3600 sq.ft. in area, Mahatma Nagar, Pant Nagar, Nashik

OFFER THIS IS LUXURIOUS FLAT AVAILABLE AT PRIME LOCATION LIKE MAL. [Know More](#)

Other Images

₹2.76 Cr EMI starts at ₹1,37,145

[Contact Seller](#)

3666 sq.ft
Built Up Area

₹751K/sq.ft
Avg. Price

4 BHK
Configuration

1st Jun. 2024
Possession
status

Lower
of 7 Floors

East facing
Facing

Unfurnished
Furnishing

Price Indicators Projects nearby Locality

This screenshot shows a real estate listing for a 3 BHK Flat. The listing includes a price of ₹1.61 Cr (24 sqyds at ₹146/sq.ft), a built-up area of 1700 sq.ft, an average price of ₹147 K/sq.ft, and a 1-year-old property. It is described as 'Ready to move' and 'Higher of 22 floors'. The listing also mentions 'Semi-Furnished Furnishing' and includes a 'Contact Seller' button. The interface shows a gallery of images with a '13 more' indicator and a navigation bar at the bottom with options like Overview, Amenities, Ratings and Reviews, Price Trends, Locality, Project 360, Developer, and Calculator.

This screenshot shows a real estate listing for Pooja Vertex Apartment. It features a 'SPONSORED PROJECT' badge and a price of ₹2.33 Cr (1742 sq.ft at ₹134/sq.ft). The listing is for a 4 BHK Apartment with a possession date of May 2024. It includes a floor plan image and a '1 more' indicator. The listing also shows a 'Contact Developer' button. The interface includes a 'Sponsored Project' badge, a 'Interested' button, and a navigation bar at the bottom.

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Nashik

Project Name: **Palmtown** ₹94

₹59.0 L - 75.0 L | ₹5.17 K/sq.ft
EMI starts at ₹2124/-

By **MHAAKASH DEVELOPERS & BUILDING DEVELOPERS & FORTUNE CONSTRUCTION**
Nashik, Maharashtra | Satpur, Nashik


165.01 L - 13 Cr
Mahaakasha Divine Heights
2 & 3 BHK Apartments
Possession Starts: Dec 2024
Avg Price: ₹15.17 K/sq.ft
Price on Request

2, 3 BHK Apartments Configurations

Dec. 2023 Possession Starts

₹5.17 K/sq.ft Avg Price

1132.00 sq.ft. - 1460.00 sq.ft.
Super Built Area Sizes

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

[+ more](#)

[Contact Developer](#)

HOUSING.COM Buy in Nashik

Project Name: **The Grand By Parksylde** ₹84

₹88.26 L - 1.06 Cr | ₹5.60 K/sq.ft
EMI starts at ₹4382/-

By **SHREKHOR CONSTRUCTIONS LTD**
Savantur Nagar Annex, Off Gangapur Road, Chandhiv, Nashik

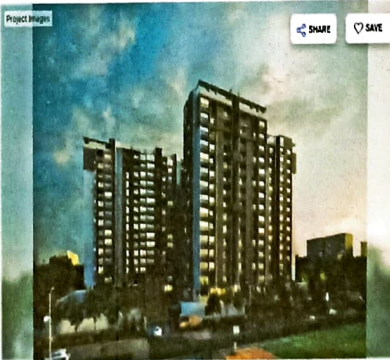
788.26 L - 1.06 Cr | ₹5.60 K/sq.ft
EMI starts at ₹4382/-

3, 4 BHK Apartments Configurations

Apr 2027 Possession Starts

₹5.60 K/sq.ft Avg Price

1576.00 sq.ft. - 1889.00 sq.ft.
Super Built Area Sizes

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

[+ more](#)

[Contact Developer](#)

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 19.02.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.19 17:37:49 +05'30'

Auth. Sign

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Think.Innovate.Create

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 17.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shree Balaji Developers
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur Nashik Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sachin Raundal – Site Engineer Vinita Surve – Processing Manager
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 - 17.10.2023 Valuation Date - 19.02.2024 Date of Report - 19.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.10.2023
7.	Nature and sources of the information used or relied upon;	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 Comparative 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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	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 **19th 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's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Shree Balaji Developers**. 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 owned by **M/s. Shree Balaji Developers**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

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 Highest and Best Use model is used for analysing development potential.

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 land 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 currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

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.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Think Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

