

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: " TULSI VASUNDHARA "

"TULSI VASUNDHARA" on Survey No. 226/2/1, Plot No.1+6+7+8 at Village - Nashik,
Beside Drizzle IT Service, Kalaskar Nagar, Ayodhya Nagari, Meri - Rasbihari Link Road,
Trikoni Bungalow Road, Taluka-Nashik, District - Nashik, PIN Code - 422 003,
State - Maharashtra, Country - India

Latitude Longitude: 20°01'42.1"N 73°49'12.4"E

Think.Innovate.Create

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 Code – 422 007, State - Maharashtra, Country - India



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

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



MASTER VALUATION REPORT OF "TULSI VASUNDHARA"

**"TULSI VASUNDHARA" on Survey No. 226/2/1, Plot No.1+6+7+8 at Village - Nashik,
Beside Drizzle IT Service, Kalaskar Nagar, Ayodhya Nagari, Meri - Rasbihari Link Road,
Trikoni Bungalow Road, Taluka-Nashik, District - Nashik, PIN Code - 422 003,
State - Maharashtra, Country - India**

Latitude Longitude: 20°01'42.1"N 73°49'12.4"E

NAME OF DEVELOPER: M/s. Tulsi Developers

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, 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 **21st February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"TULSI VASUNDHARA"** on Survey No. 226/2/1, Plot No.1+6+7+8 at Village - Nashik, Beside Drizzle IT Service, Kalaskar Nagar, Ayodhya Nagari, Meri - Rasbihari Link Road, Trikon Bungalow Road, Taluka-Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. It is about 11.1 Km. 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. Tulsi Developers	
Project Registration Number	Project	RERA Project Number
	Tulsi Vasundhara	P51600051073
Register office address	M/s. Tulsi Developers Flat No. 1 & 2 "Tulsi Angan Apartment", Near RTO Office, Makhmalabad, Taluka & Dist. - Nashik, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Pradip Patil (Builder Mobile No.9619815757/ 9011082000) Office - 02532397482	
E - mail ID	nachiketnikam@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Ramraj International (Business Villa)
On or towards South	Open Plot
On or towards East	Trikoni Bangala Road
On or towards West	Open Plot & Row Houses



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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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 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 Code – 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 : 17.02.2024
	b)	Date on which the valuation is made : 21.02.2024
3.	List of documents produced for perusal	
	1. Copy of Sale Deed with Sub Registrar No. NSN -5 / 3161 / 2023 date 10.03.2023 b/w. Sau. Manisha Amol Kapadnis (the Seller) AND M/s. Tulsi Developers Through Partner Shri. Pradip Tulsiram Patil (the Purchaser)	
	2. Copy of Legal Title Report issued by Adv. Mr. Laxmikant Ramdas Unhale date 05.05.2023 (As per RERA Certificate)	
	3. Copy of Declaration about Commencement Certificate date 30.04.2023 issued by M/s. Tulsi Developers	
	4. Copy of MAHARERA Registration Certificate of Project No. P51600051073 issued by Maharashtra Real Estate Regulatory Authority date 22.05.2023. Last Modified date 01.02.2024	
	5. Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / C1 / 64 / 2023 dated 21.04.2023 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation Nashik	
	6. Copy of Approved Building Plan Accompanying Commencement Certificate No. C1 / 64 / 2023 dated 21.04.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. Approved upto:	
	Building-1	Number of Floors
	Tulsi Vasundhara	Basement + Ground + 1st To 7th Upper Floors.
	7. Copy of 7/12 extract	
	Project Name (with address & phone nos.)	: "TULSI VASUNDHARA" on Survey No. 226/2/1, Plot No.1+6+7+8 at Village - Nashik, Beside Drizzle IT Service, Kalaskar Nagar, Ayodhya Nagari, Meri - Rasbihari Link Road, Trikoni Bungalow Road, Taluka-Nashik, District - Nashik, PIN Code - 422 003, 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. Tulsi Developers Address: Flat No. 1 & 2, "Tulsi Angan Apartment", Near



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



	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	:	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	
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	Plot No.2 and 5	Plot No.2 and 5	Ramraj International (Business Villa)
	South	Survey No.226	Survey No.226	Open Plot
	East	18.00 Meter DP Road	18.00 Meter DP Road	Trikoni Bangala Road
	West	7.50 Meter Colony Road	7.50 Meter Colony Road	Open Plot & Row Houses
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°58'23.1"N 73°47'58.2"E	
14.	Extent of the site	:	Total Plot area – 966.11 Sq. M. (As per Approved Plan & As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 966.11 Sq. M. (As per Approved Plan & As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	

6.	Shape of land	:	Rectangular									
7.	Type of use to which it can be put	:	For Residential purpose									
8.	Any usage restriction	:	Residential									
9.	Is plot in town planning approved layout?	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. C1 / 64 / 2023 dated 21.04.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik Approved upto: <table border="1" data-bbox="912 607 1437 719"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tulsi Vasundhara</td> <td>Basement + Ground + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Tulsi Vasundhara	Basement + Ground + 1 st to 7 th Upper Floors.					
Project	Number of Floors											
Tulsi Vasundhara	Basement + Ground + 1 st to 7 th Upper Floors.											
10.	Corner plot or intermittent plot?	:	Intermittent									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18 Meter Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Total Plot area – 966.11 Sq. M. (As per Approved Plan & As per RERA Certificate)									
	North & South	:	-									
	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)	:	₹ 34,200.00 per Sq. M. for Residential ₹ 11,800.00 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" data-bbox="898 1821 1394 1957"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>966.11</td> <td>11800</td> <td>1,14,000,98.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	966.11	11800	1,14,000,98.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
966.11	11800	1,14,000,98.00										
Part – B (Valuation of Building)												



1	Technical details of the building	:					
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential Cum Commercial				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Framed Structure				
	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	:	Basement +Ground + 1 st To 7 th Upper Floors				
	Building- 1		Number of Floors				
	Tulsi Vasundhara		Proposed Basement + Ground + 1st To 7th Upper Floors				
	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 Building Plan Accompanying Commencement Certificate No. C1 / 64 / 2023 dated 21.04.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik				
	h) Approved map / plan issuing authority	:					
			Approved upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Tulsi Vasundhara</td> <td>Basement + Ground + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Tulsi Vasundhara	Basement + Ground + 1 st to 7 th Upper Floors.
Project	Number of Floors						
Tulsi Vasundhara	Basement + Ground + 1 st to 7 th Upper Floors.						
	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.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A
3.	Superstructure	:	R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Aluminum sliding window with Mosquito Net.
5.	RCC Works	:	R.C.C. Framed Structure
6.	Plastering	:	Proposed Cement Plastering

7.	Flooring, Skirting, dado	:	Proposed Vitrified tile Flooring, Dado Tile
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Proposed Marble
9.	Roofing including weather proof course	:	R.C.C.
10.	Drainage	:	Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	Proposed 5' BBM Masonry
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Proposed Concealed Electrical wiring
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Proposed ordinary
	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	:	Proposed Concealed Plumbing
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:

1) Tulsi Vasundhara

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Carpet area + Balcony Area in Sq. Ft.	As per Approved Plan 40% Attached Terrace 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 ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.								
				A	B	A + B	C	(A + B) + 10%	A + B				
1	101	1	3 BHK	767	79	846	0	931	5000	42,30,000	40,18,500	33,84,000	9000
2	102	1	3 BHK	756	79	836	0	920	5000	41,80,000	39,71,000	33,44,000	8500
3	103	1	2 BHK	539	54	593	0	652	5000	29,65,000	28,16,750	23,72,000	6000
4	104	1	2 BHK	541	52	593	0	652	5000	29,65,000	28,16,750	23,72,000	6000
5	201	2	2 BHK	650	79	729	0	802	5000	36,45,000	34,62,750	29,16,000	7500
6	202	2	2 BHK	645	79	724	0	796	5000	36,20,000	34,39,000	28,96,000	7500
7	203	2	2 BHK	618	54	672	0	739	5000	33,60,000	31,92,000	26,88,000	7000
8	204	2	2 BHK	701	28	729	61	802	5000	36,45,000	34,62,750	29,16,000	7500
9	205	2	2 BHK	716	28	744	106	818	5000	37,20,000	35,34,000	29,76,000	8000
10	206	2	2 BHK	622	52	674	0	741	5000	33,70,000	32,01,500	26,96,000	7000
11	301	3	2 BHK	650	79	729	0	802	5000	36,45,000	34,62,750	29,16,000	7500
12	302	3	2 BHK	645	79	724	0	796	5000	36,20,000	34,39,000	28,96,000	7500



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Carpet area + Balcony Area in Sq. Ft.	As per Approved Plan 40% Attached Terrace 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 ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.								
				A	B								
13	303	3	2 BHK	618	54	672	0	739	5000	33,60,000	31,92,000	26,88,000	7000
14	304	3	2 BHK	614	118	732	0	805	5000	36,60,000	34,77,000	29,28,000	7500
15	305	3	2 BHK	628	119	747	0	822	5000	37,35,000	35,48,250	29,88,000	8000
16	306	3	2 BHK	622	52	674	0	741	5000	33,70,000	32,01,500	26,96,000	7000
17	401	4	2 BHK	650	79	729	0	802	5000	36,45,000	34,62,750	29,16,000	7500
18	402	4	2 BHK	645	79	724	0	796	5000	36,20,000	34,39,000	28,96,000	7500
19	403	4	2 BHK	618	54	672	0	739	5000	33,60,000	31,92,000	26,88,000	7000
20	404	4	2 BHK	614	118	732	0	805	5000	36,60,000	34,77,000	29,28,000	7500
21	405	4	2 BHK	628	119	747	0	822	5000	37,35,000	35,48,250	29,88,000	8000
22	406	4	2 BHK	622	52	674	0	741	5000	33,70,000	32,01,500	26,96,000	7000
23	501	5	2 BHK	650	79	729	0	802	5000	36,45,000	34,62,750	29,16,000	7500
24	502	5	2 BHK	645	79	724	0	796	5000	36,20,000	34,39,000	28,96,000	7500
25	503	5	2 BHK	618	54	672	0	739	5000	33,60,000	31,92,000	26,88,000	7000
26	504	5	2 BHK	614	118	732	0	805	5000	36,60,000	34,77,000	29,28,000	7500
27	505	5	2 BHK	628	119	747	0	822	5000	37,35,000	35,48,250	29,88,000	8000
28	506	5	2 BHK	622	52	674	0	741	5000	33,70,000	32,01,500	26,96,000	7000
29	601	6	2 BHK	650	79	729	0	802	5000	36,45,000	34,62,750	29,16,000	7500
30	602	6	2 BHK	645	79	724	0	796	5000	36,20,000	34,39,000	28,96,000	7500
31	603	6	2 BHK	618	54	672	0	739	5000	33,60,000	31,92,000	26,88,000	7000
32	604	6	2 BHK	614	118	732	0	805	5000	36,60,000	34,77,000	29,28,000	7500
33	605	6	2 BHK	628	119	747	0	822	5000	37,35,000	35,48,250	29,88,000	8000
34	606	6	2 BHK	622	52	674	0	741	5000	33,70,000	32,01,500	26,96,000	7000
35	701	7	2 BHK	650	79	729	0	802	5000	36,45,000	34,62,750	29,16,000	7500
36	702	7	2 BHK	645	79	724	0	796	5000	36,20,000	34,39,000	28,96,000	7500
37	702	7	2 BHK	618	54	672	0	739	5000	33,60,000	31,92,000	26,88,000	7000
38	704	7	2 BHK	614	118	732	0	805	5000	36,60,000	34,77,000	29,28,000	7500
39	705	7	2 BHK	628	119	747	0	822	5000	37,35,000	35,48,250	29,88,000	8000
40	706	7	2 BHK	622	52	674	0	741	5000	33,70,000	32,01,500	26,96,000	7000
Total				25440	3089	28530		31383		14,26,50,000	13,55,17,500	11,41,20,000	



Summary of the Project:

Project	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 (₹)
Tulsi Vasundhara	3 BHK – 2 2 BHK – 38 TOTAL-40	28530	31383	14,26,50,000.00	13,55,17,500.00	11,41,20,000.00

Particulars	Market Value (₹)
Fair Market Value as on date	14,26,50,000.00
Realizable Value as on date	13,55,17,500.00
Distress Sale Value as on date	11,41,20,000.00
Cost of Construction (Total Built up area x Rate) 31383 Sq. Ft. x ₹ 2300.00	7,21,80,900.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
Tulsi Vasundhara	19%	31383	7,21,80,900.00	1,37,14,371.00

Part – C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
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	Provided as per requirement
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	Provided as per requirement
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

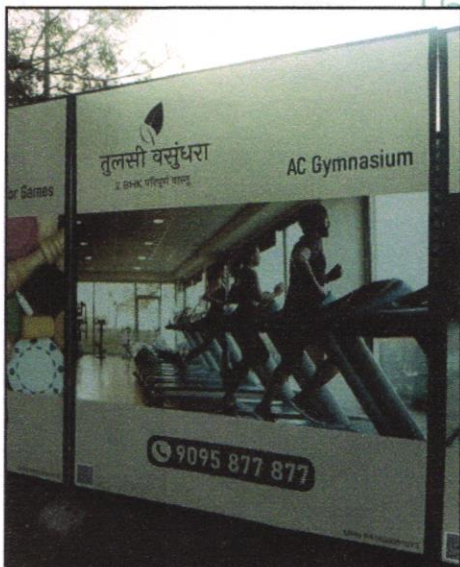
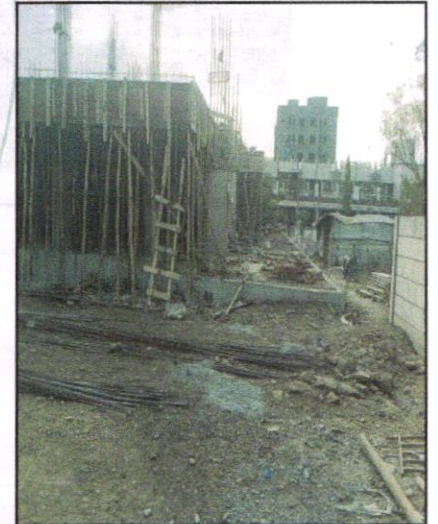
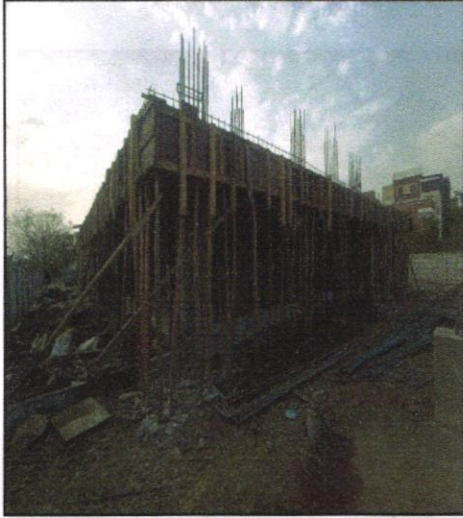
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	Provided as per requirement
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

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 ₹		₹ 14,26,50, 000.00
Realizable Value as on date in ₹		₹ 13,55,17,500.00
Distress Sale Value as on date in ₹		₹ 11,41,20,000.00

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 ₹ 4,500.00 to ₹ 5,500.00 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 ₹ 5,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

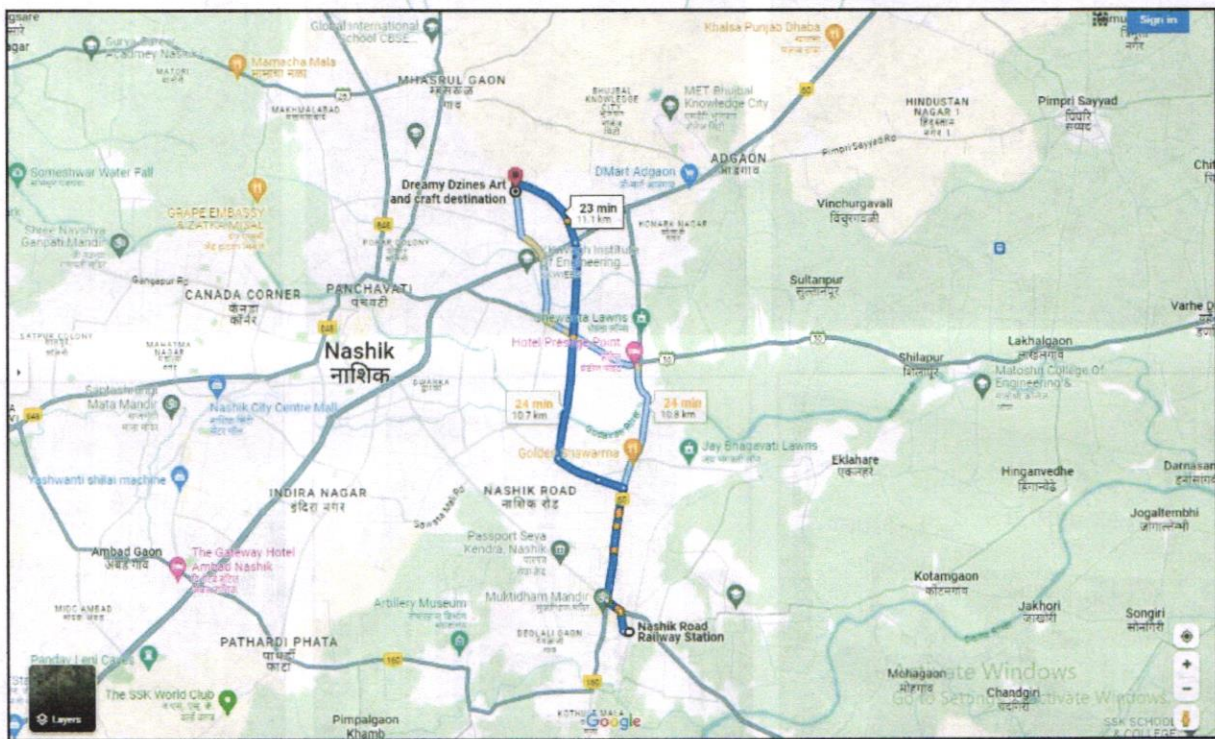
An ISO 9001:2015 Certified Company

www.vastukala.org



Route Map of the property


Site u/r



Latitude Longitude: 20°01'42.1"N 73°49'12.4"E


Note: The Blue line shows the route to site from nearest Railway Station (Nashik– 11.1 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year

Language

Selected District

Select Taluka

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक एकक (Rs.)	Attribute
1.3.43 - नवीन मुंबई आग्रा मार्गाच्या उत्तरेकडील अंतर्गत मिळकती	11800	34200	39330/42750	0	चौ. मीटर सर्वेक्षण नंबर

Think.Innovate.Create



Price Indicators Projects nearby Locality

Home / Nashik / Amrutdham / Jaikumar Parksyde Shubharambh

Last updated: Aug 1, 2022

Jaikumar Parksyde Shubharambh RERA

By JAIKUMAR CONSTRUCTIONS LTD


Near Parksyde Homes, Panchavati Vrindavan Nagar, Nashik

₹22.58 L - 22.73 L | ₹3.34 K/sq.ft

EMI starts at ₹11.96 K

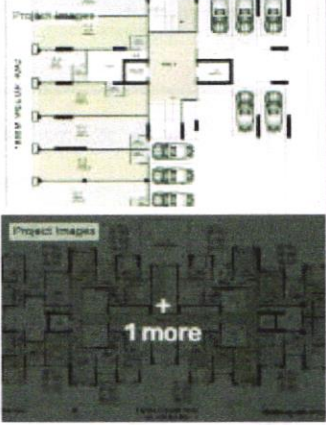
All Inclusive

Contact Developer



Project Images

SHARE SAVE



Project Images

+

1 more

2 BHK Apartment Configuration

Apr. 2025 Possession Starts

₹3.34 K/sq.ft Avg. Price

677.00 sq.ft. - 679.00 sq.ft. (Builtup Area) Sizes

Home / Nashik / Amrutdham / Millennium Towers

Last updated: Feb 9, 2024

Millennium Towers RERA

By SARAFI CONSTRUCTIONS


Amrutdham, Panchavati, Nashik

₹38.5 L - 47.7 L | ₹3.69 K/sq.ft

EMI starts at ₹20.39 K


Base Price

Contact Developer



Project Images

SHARE SAVE



Project Images

+

15 more

2, 3 BHK Apartments Configurations

Dec. 2024 Possession Starts

₹3.69 K/sq.ft Avg. Price

1043.00 sq.ft. - 1290.00 sq... (Builtup Area) Sizes

Price Indicators Projects nearby Locality

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Flat

Last updated: Feb 7 2024

2 BHK Flat


Sai residency Saraswati nagar, Amrutdham, Nashik

OFFERS Zero brokerage [Know More](#)

₹35.0 L EMI starts at ₹18.53 K


₹3.33 K/sq.ft

[Contact Owner](#)

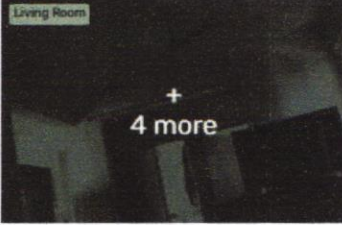


Bedroom

SHARE SAVE



Bedroom



Living Room

+
4 more

1050 sq.ft
Built Up Area

₹3.33 K/sq.ft
Avg. Price

6 Year Old
Age of property

Ready to move
Possession status

Higher 1
of 4 floors

East facing
Facing

Unfurnished
Furnishing

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 2 BHK Flat

Last updated: Feb 11 2024

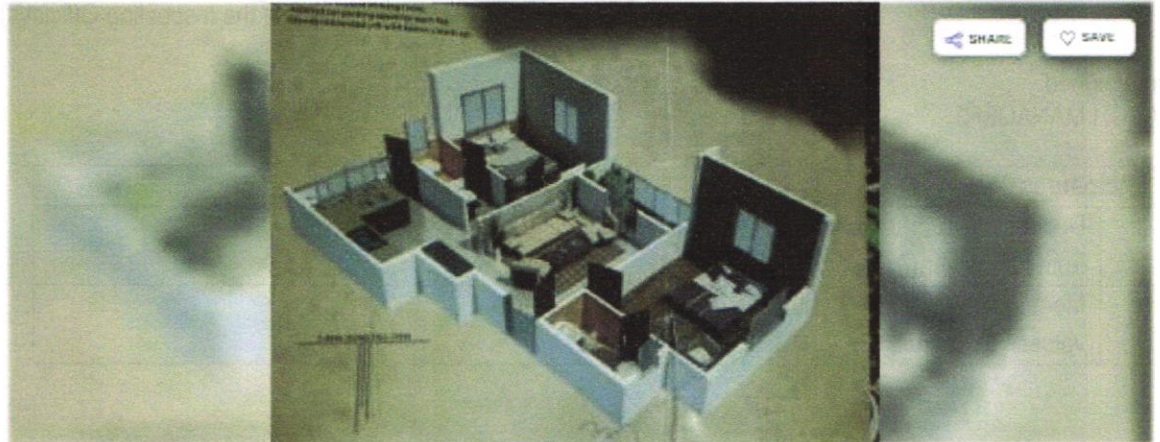
2 BHK Flat

Raj Residency, Amrutdham, Nashik

₹35.0 L EMI starts at ₹18.53 K

₹3.80 K/sq.ft

[Contact Owner](#)



SHARE SAVE

921 sq.ft
Built Up Area

₹3.80 K/sq.ft
Avg. Price

Ready to move
Possession status

Higher 1
of 4 floors

Unfurnished
Furnishing

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: 21.02.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.21 16:21:25 +05'30'

Auth. Sign.

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 21.02.2024 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 17.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am 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.Tulsi Developers.
2.	Purpose of valuation and appointing authority	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.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sachin Raundal – Valuation Engineer Chintamani Chaudhari – Processing Manager 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 - 17.02.2024 Valuation Date - 21.02.2024 Date of Report - 21.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.02.2024
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 **21st 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.Tulsi 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.Tulsi 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 is 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. (R)

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.21 16:21:42 +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

Remarks:

1. This APF is based on sanctioned plan copy provided by SBI.
2. Construction stage is calculated as per no of floors sanctioned.
3. Rate derived in report is basic rate and on Carpet area.
4. Flat area (Carpet area) considered in APF report is provided by Sanctioned Building Plan/RERA.
5. Builder taking (carpet to build up) loading factor 35% for residential flat.
6. We have not considered legal charges , Stamp duty for valuation

We have considered Market Approach for Valuation and Composite Method Valuation. /We hereby declare that Parking space, Infrastructure charges, MSEB Charges, Water Charges, OneTime Maintenance Charges, and GST is not considered while arriving at valuation of the unit.

Place: Nashik
Date: 21.02.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.21 16:17:22 +05'30'

Auth. Sign.



www.vastukala.org

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