

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Yogesh Rupsingh Patil.**

Residential Flat No. 06, Second Floor, " **Ram Park Apartment** ", Survey No. 27/ 6/ 1B, Plot No. 12, Near Shree Tulja Bhavani Mandir, Adke Nagar, Jai Bhavani Road, Village – Deolali, Taluka & District - Nashik, PINCode – 422214, State – Maharashtra, Country – India.

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Longitude Latitude: 19°57'15.8"N 73°49'34.1"E

### Valuation Done for: **Union Bank of India** **RLP Nashik Branch**

Nawandar Sankul, 1366, Racca Colony, Near Soni Paithani, Sharanpur Road,  
Nashik – 422 002, State – Maharashtra, Country – India.



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

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Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



Vastu/Nashik/03/2023/007379/2305281  
02/14-29-RYBS  
Date 02.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 06, Second Floor, " Ram Park Apartment ", Survey No. 27/ 6/ 1B, Plot No. 12, Near Shree Tulja Bhavani Mandir, Adke Nagar, Jai Bhavani Road, Village – Deolali, Taluka & District - Nashik, PIN Code – 422214, State – Maharashtra, Country – India belongs to Name of Owner: **Shri. Yogesh Rupsingh Patil.**

Boundaries of the property:

Boundaries	Building	Flat
North	Road	Marginal Space & Colony Road
South	Building	Flat No. 05
East	Open Plot	Flat No. 07
West	Road	Marginal Space & 12.00 Mtr. Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 44,32,000.00 (Rupees Forty-Four Lakh Thirty-Two Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Sharadkumar  
Chalikwar**

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.03.02 14:35:35 +05'30'

Auth. Sign.



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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****Union Bank of India****RLP Nashik Branch**

Nawandar Sankul, 1366, Racca Colony,

Near Soni Paithani, Sharanpur Road,

Nashik – 422 002, State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 29.02.2024
	b)	Date on which the valuation is made	: 02.03.2024
3.	List of documents produced for perusal	:	
	1)	Copy of Deed of Apartment vide No. 1597/ 2013 dated.20.02.2013.	
	2)	Copy of Approved Building Accompanying Commencement Certificate No. 46/ 1327 dated 18.06.2011 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
	3)	Copy of Occupancy Certificate No. NNRV/ 11456/ 4120 dated.07.11.2012 issued by Nashik Municipal Corporation, Nashik.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Name of Owner: <b>Shri. Yogesh Rupsingh Patil.</b>  <b>Address:</b> Residential Flat No. 06, Second Floor, " <b>Ram Park Apartment</b> ", Survey No. 27/ 6/ 1B, Plot No. 12, Near Shree Tulja Bhavani Mandir, Adke Nagar, Jai Bhavani Road, Village – Deolali, Taluka & District - Nashik, PIN Code – 422214, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Yogesh Patil (Owner ) Mobile No. +91 9545181640 Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat No. 06 is located on Second floor as per Approved Building Plan, the composition of flat is: Living/ Dining + 1 bedroom + Kitchen + WC + Bath + Balcony + Passage ( <b>i.e. 1BHK</b> ). But as Per Site Inspection Dinning is Converted into Bedroom. So Internal Changes Done on Site. So as per Site inspection the Composition of Flat is: Living + 2 Bedroom WC + Bath + Balcony + Passage. ( <b>i.e. 2BHK</b> ). The property is at 2.5 Km. travelling distance from Nashik Road Railway Station.



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ZPZP

			<b>Landmark: Shree Tulja Bhavani Mandir.</b>	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 27/ 6/ 1B, Plot No. 12	
	b) Door No.	:	Residential Flat No. 06	
	c) C.T.S. No. / Village	:	Village – Deolali	
	d) Ward / Taluka	:	Taluka – Nashik	
	e) Mandal / District	:	District – Nashik	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Accompanying Commencement Certificate No. 46/ 1327 dated	
	g) Approved map / plan issuing authority	:	18.06.2011 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Yes - As per Approved Building Plan, the composition of flat is: Living/ Dining + 1 bedroom + Kitchen + WC + Bath + Balcony + Passage (i.e. 1BHK). But As Per Site Inspection Dining is Converted into Bedroom. So Internal Changes Done on Site. So as per Site inspection the Composition of Flat is: Living + 2 Bedroom WC + Bath + Balcony + Passage. (i.e. 2BHK).	
7.	Postal address of the property	:	Residential Flat No. 06, Second Floor, " Ram Park Apartment ", Survey No. 27/ 6/ 1B, Plot No. 12, Near Shree Tulja Bhavani Mandir, Adke Nagar, Jai Bhavani Road, Village – Deolali, Taluka & District - Nashik, PIN Code – 422214, State – Maharashtra, Country – India.	
8.	City / Town	:	Nashik	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Nashik Nashik Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property			
	<b>Building</b>		<b>As per Site</b>	<b>As per deed</b>
	North		Road	6.00 Mtr. Wide Colony Road
	South		Building	Survey No. 27/ 6/ 1 Part
	East		Open Plot	Plot No. 11

	West		Road	12.19 Mtr. Wide D.P. Road
	<b>Flat</b>		<b>As per Site</b>	<b>As per Document</b>
	North		Marginal Space & Colony Road	Marginal Space & Colony Road
	South		Flat No. 05	Flat No. 05
	East		Flat No. 07	Flat No. 07
	West		Marginal Space & 12.00 Mtr. Road	Marginal Space & 12.00 Mtr. Road
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet area in Sq. Ft. = 568.00 Balcony area in Sq. Ft. = 57.00 (Area as per Site Measurement)  Carpet area in Sq. Ft. = 616.00 (Area as per Deed of Apartment)  <b>Built up area in Sq. Ft. = 800.00</b> <b>(Area as per Deed of Apartment)</b>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°57'15.8"N 73°49'34.1"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	<b>Built up area in Sq. Ft. = 800.00</b> <b>(Area as per Deed of Apartment)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	S. No.	:	Survey No. 27/ 6/ 1B, Plot No. 12	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Deolali Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 06, Second Floor, " Ram Park Apartment ", Survey No. 27/ 6/ 1B, Plot No. 12, Near Shree Tulja Bhavani Mandir, Adke Nagar, Jai Bhavani Road, Village – Deolali, Taluka & District - Nashik, PIN Code – 422214, State – Maharashtra, Country – India.	

3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	2012 (as per Occupancy Certificate)
5.	Number of Floors	:	Ground Parking + 3rd Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	3 Flats on Second Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	NA
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flats situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No. 06
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	
	Tax paid in the name of:	:	
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	
	Meter Card is in the name of:	:	
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: <b>Shri. Yogesh Rupsingh Patil.</b>
8	What is the undivided area of land as per Sale Deed?	:	NA
9	What is the plinth area of the Flat?	:	<b>Built up area in Sq. Ft. = 800.00 (Area as per Deed of Apartment)</b>
10	What is the floor space index (app.)	:	As per Nashik Municipal Corporation norms
11	What is the Carpet Area of the Flat?	:	Carpet area in Sq. Ft. = 568.00 Balcony area in Sq. Ft. = 57.00 (Area as per Site Measurement)  Carpet area in Sq. Ft. = 616.00



		(Area as per Deed of Apartment)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Industrial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 8,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V</b>	<b>Rate</b>	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 5,400.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,000.00 per Sq. Ft.
	II. Land + others	: ₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	: ₹ 38,300.00 per Sq. M. i.e. ₹ 3,558.00 per Sq. Ft.
4A	Guideline rate obtained from the Registrar's Office (after Depreciation)	: ₹ 35,396.00 per Sq. M. i.e. ₹ 3,288.00 per Sq. Ft.
4B	Registered Value (if available)	: Purchaser Value - 20,50,000/- Register No. 1597/2013 Dated.20.02.2013
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	: ₹ 1,640.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 12 Years
	Life of the building estimated	: 48 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 18.00%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,640.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,400.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹5,040.00 per Sq. Ft.</b>

**Remark:****Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit(₹)	Estimated Value (₹)
1	Present total value of the Flat	800.00 Sq. Ft.	5,040.00	44,32,000.00
2	Furniture	Lump sum		4,00,000
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total Value of the property</b>			<b>44,32,000.00</b>
	<b>The Realizable value of the property</b>			<b>42,10,400.00</b>
	<b>Distress value of the property</b>			<b>35,45,600.00</b>
	<b>Insurable value of the property (800.00 Sq. Ft. X ₹ 2,000.00)</b>			<b>16,00,000.00</b>
	<b>Guideline value of the property (800.00 Sq. Ft. X ₹ 3,288.00)</b>			<b>26,30,400.00</b>
	<b>Remark - As per Approved Building Plan, the composition of flat is: Living/ Dining + 1 bedroom + Kitchen + WC + Bath + Balcony + Passage (i.e. 1BHK). But as Per Site Inspection Dinning is Converted into Bedroom. So Internal Changes Done on Site. So as per Site inspection the Composition of Flat is: Living + 2 Bedroom WC + Bath + Balcony + Passage. (i.e. 2BHK).</b>			

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrived by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many



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comparable 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 ` 5,000.00 to ` 6,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of Industrial application in the locality etc. We estimate ` 5,400.00per Sq. Ft. on Built Up Area for valuation

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	®
i) Sale ability	Good
ii) Likely rental values in future in	₹ 8,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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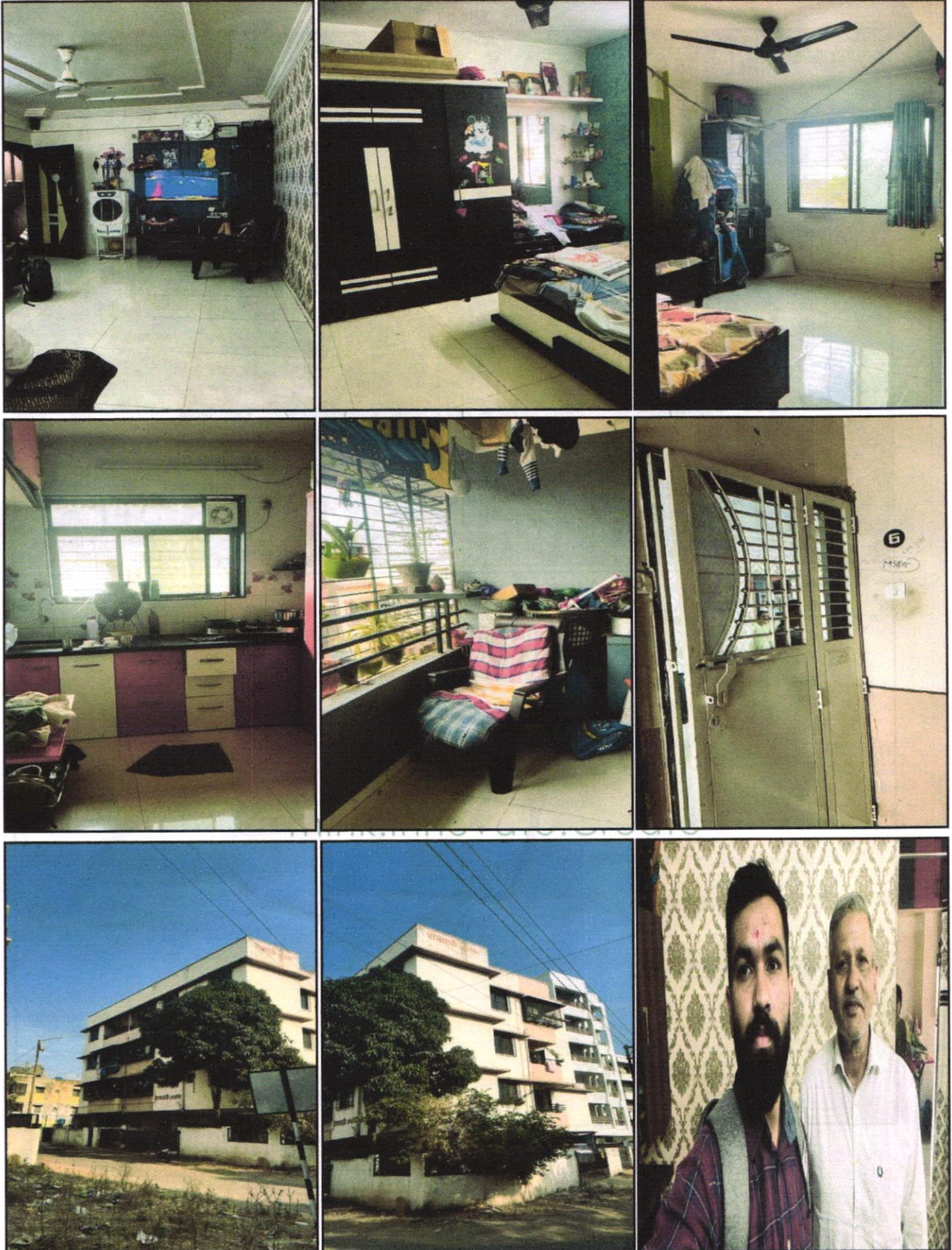
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## Actual Site Photographs



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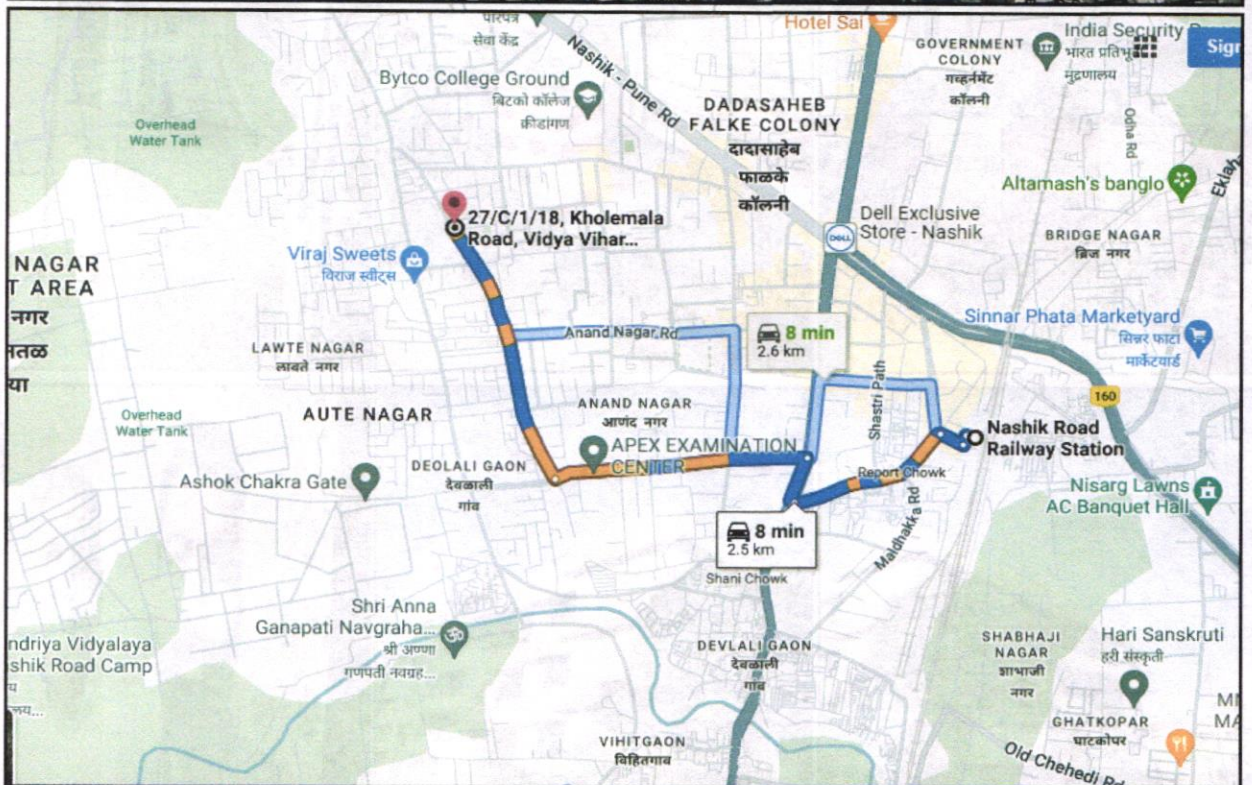
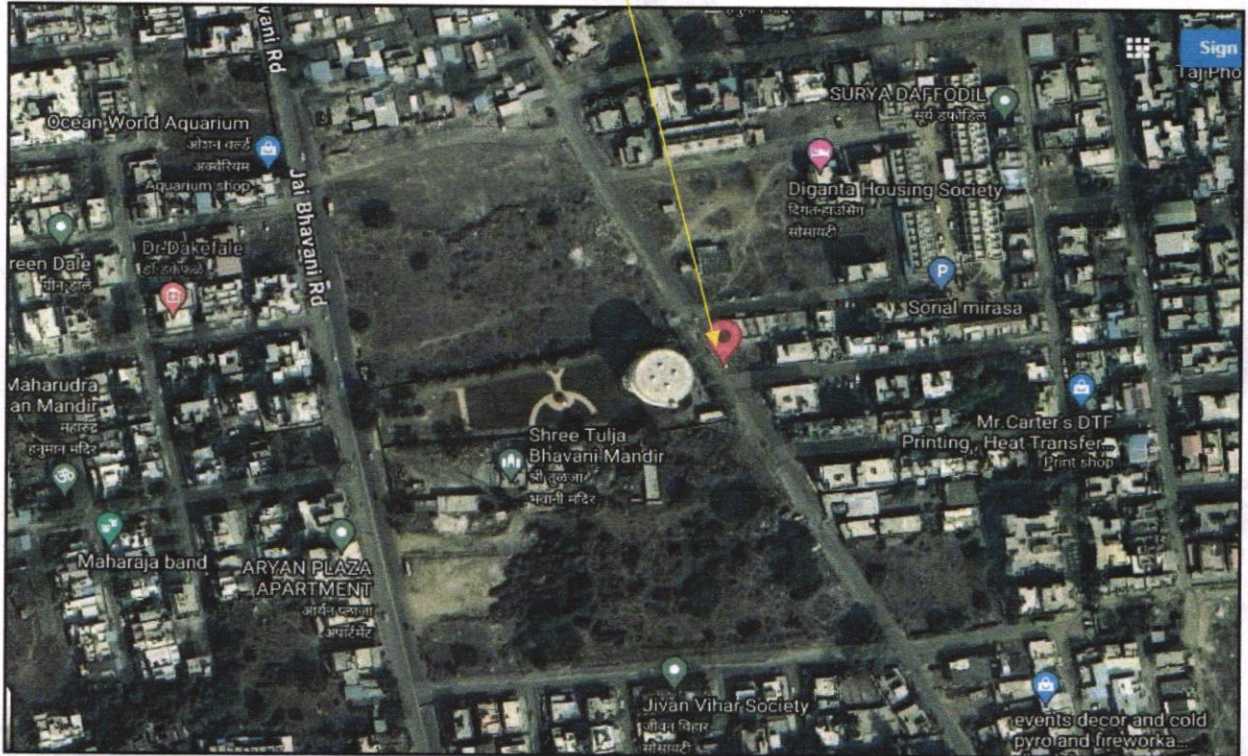
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## Route Map of the property

site u/r



**Longitude Latitude: 19°57'15.8"N 73°49'34.1"E**

**Note:** The Blue line shows the route to site from nearest railway Station (Nashik Road– 2.5Km.)



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## Ready Reckoner Rate



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Valuation
Home
Rule Guidline
LOGOUT

### Valuation For Rural Area

**Location Details**

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Nashik Help on Division

District Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>	Village/Zone Name	<span style="border: 1px solid black; padding: 2px;">मौजे देवकासी</span>
Attribute	<span style="border: 1px solid black; padding: 2px;">सखई नंबर</span>	<span style="border: 1px solid black; padding: 2px;">27</span>	SubZone Name	<span style="border: 1px solid black; padding: 2px;">11.11-अभाग- उत्तरेस देक</span>	
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Nashik Muncpal Corq</span>				

Open Land	Residence	Office	Shop	Industry	Unit
14100	38300	44040	48800	0	Square Meter

Next

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## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property **FREE**

Home > Property in Nashik > Deolali Camp > Builder Floor in Deolali Camp > 1150 Sq.ft

Posted on: Nov 25, 23 Property ID: 70173689

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime @ 50% OFF**

**₹53.0 Lac** **₹48.2 Lac** EMI - 124k | Can I afford it? **Special Price by Owner**

2 BHK Builder Floor For Sale in **Deolali Camp, Nashik**

2 Beds 2 Baths 3 Balconies Unfurnished

Super Built-Up Area: 1150 sqft (₹4,609/sqft) Floor: 1 (Out of 4 Floors) Transaction Type: Resale

Status: Ready to Move Furnished Status: Unfurnished

**Contact Owner** **Get Phone No.** Last contact made 2 days ago

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

Home > Flats in Nashik > Flats in Deolali Camp > 2 BHK Flats in Deolali Camp

Posted on Jan 20, 2024 | Ready to move

**₹45 Lac** @ 4,500 per sq.ft. Estimated EMI ₹35,942 **2BHK 2Baths** Flat/Apartment for Sale in Swami Samarth CHS, Deolali Camp, Nashik, Maharashtra

**REERA STATUS** NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Owner Details Registry Record Locality Reviews Recommendations

Property ID: **Area** Super Built up area 1000 sq.ft (92.9 sq.m.) **Configuration** 2 Bedrooms, 2 Bathrooms, 2 Balconies

**Price** ₹45 Lac @ 4,500 per sq.ft. **Address** Swami Samarth CHS Deolali Camp, Nashik

**Floor Number** 3<sup>rd</sup> of 4 Floors **Facing** East

**Property Age** 1 to 5 Year Old

Why should you consider this property? **East Facing** **Full Power Backup** **Gated Society** **24\*7 Water** **Parking Available**

Transaction Type: **Resale** Property Ownership: **Freehold** Furnishing: **Unfurnished** Gated Community: **Yes**

Parking: **1 Covered** Water Source: **24\*7 Water** Power Backup: **Full** Property Code: **055226468**



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## Price Indicators

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

Home » Flats in Nashik » Flats in Deolali Camp » 2 BHK Flats in Deolali Camp Posted on Nov 01, 2023 | Ready to move

**77.83 Lac** @ 5,500 per sq.ft. **2BHK 3Baths**  
 Flat/Apartment for Sale  
 in Nashik - Deolali Camp, Nashik, Maharashtra

**CONTACT OWNER** **FREE**  
Shortlist

**RERA STATUS** **NOT AVAILABLE** | Website: <https://maharera.rajmaharera.com/>

**Overview** | Owner Details | Registry Record | Locality Reviews | Recommendations

**Property (19)**

**Area**  
 Built Up area: 1415 sq.ft. (131.46 sq.m.)  
 Carpet area: 1000 sq.ft. (92.9 sq.m.)

**Configuration**  
 2 Bedrooms, 3 Bathrooms, 1 Balcony

**Price**  
 77.83 Lac  
 @ 5,500 per sq.ft. (Negotiable)

**Address**  
 Nakshatra  
 Deolali Camp, Nashik

**Floor Number**  
 1<sup>st</sup> of 3 Floors

**Property Age**  
 0 to 1 Year Old

**3 people shortlisted this property since last week.**

**Why you should consider this property?**

**HOUSING.COM** Buy in Nashik ▾   Download App | List Property **FREE** | Saved

**Karnavat Sai Laxmi Villas Apartments** **₹33.56 L** | 6.88 K/sq.ft  
EMI starts at 17.77 K

By **KARNAVAT BUILDERS AND DEVELOPERS** Price excludes maintenance, floor rise etc. **See More**

Deolali Gaon, Nashik **Contact Developer**

**Become the first to Rate**

**No Property Images Available**

**2 BHK Apartment Configuration** | **Dec. 2020 Possession Starts** | **6.88 K/sq.ft Avg. Price** | **487.00 sq.ft. (Carpet Area) Size**

[Overview/Home](#) | [Around This Project](#) | [More About Project](#) | [About Project](#) | [Recommended Properties](#) | [Floor Plan](#) >

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is at ₹ **44,32,000.00** (Rupees **Forty Four Lakh Thirty Two Thousand Only**). The Realizable Value of the above property is ₹ **42,10,400.00** (Rupees **Forty Two Lakh Ten Thousand Four Hundred Only**). and the Distress Value is ₹ **35,45,600.00** (Rupees **Thirty Five Lakh Forty Five Thousand Six Hundred Only**).

Place: Nashik

Date: 02.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.03.02 14:35:53 +05'30'

Auth. Sign.

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

### Certificate

This is to certify that Approved Building Accompanying Commencement Certificate No. 46/ 1327 dated. 18.06.2011 of Building " Ram Park Apartment " is approved by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik is genuine & construction is as per copy of Approved Building Plan furnished.

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).

Think.Innovate.Create

Date  
Signature

(Name of the Branch Manager with Office Seal)

Enclosures		
	Declaration From Valuers (Annexure -I)	Attached
	Model code of conduct for valuer (Annexure - II)	Attached

**Annexure – I****DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated 02.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 29.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Shri. Yogesh Rupsingh Patil From M/S. Hariom Construction As per Deed of Apartment Vide No. 1597/ 2013 Dated.20.02.2013
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, RLP Nashik Branch, to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar- Regd. Valuer Sanjay Phadol-Regional Technical Manager Sachin Raundal- Site Engineer Binu Surendran- Technical Manager Rishidatt Yadav-Technical Officer.
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment -29.02.2024 Valuation Date -02.03.2024 Date of Report -02.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done - 29.02.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, allround development of Industrial and residential 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 **03<sup>th</sup> March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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 Residential Flat, admeasuring **Total Built Up Area in = 800.00 Sq. Ft.** is being Owned by Name of Owner: **Shri. Yogesh Rupsingh Patil.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Built Up Area in = 800.00 Sq. Ft.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



## Annexure – II

### MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

#### 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.



### 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.03.02 14:36:03 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Auth. Sign.



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An ISO 9001:2015 Certified Company

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