

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Shyam Shravan Mandlik &  
Smt. Vibhavari Shyam Mandlik**

Residential Land and Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor,  
Near Maharashtra Gramin Bank, Chandshi Road, Village - Chandshi,  
Taluka & District – Nashik, Pin Code – 422 003,  
State – Maharashtra, Country – India.

Longitude Latitude: 20°01'44.9"N 73°44'49.4"E

### Valuation Done for:

**Bank of Baroda**

**Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India

**Nashik** : 4, 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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-  **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





Vastu/Nashik/03/2024/007411/2305304

04/8-52 - RPBS

Date: 04.03.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor, Near Maharashtra Gramin Bank, Chandshi Road, Village - Chandshi, Taluka & District - Nashik, Pin Code - 422 003, State - Maharashtra, Country - India belongs to **Mr. Shyam Shravan Mandlik & Smt. Vibhavari Shyam Mandlik (As per 7/12 Extract).**

Boundaries of the property.

North : Open Plot & Tejomay Bungalow  
South : Borade Bungalow & Open Plot  
East : Road  
West : Open Plot & 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 Fair Market Value for this particular purpose at **₹ 1,51,16,480.00 (Rupees One Crore Fifty-One Lakh Sixteen Thousand Four Hundred Eighty Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj

Chalikwar  
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.04 15:20:16 +05'30'

Auth. Sign.



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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For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj Chalikwar**  
Director

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.04 15:20:16 +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,****Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

Nashik -422 101, State - Maharashtra, Country - India

**2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)**

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 : 02.03.2024
	b) Date on which the valuation is made : 04.03.2024
3.	List of documents produced for perusal
	<ol style="list-style-type: none"> <li>Copy of 7/12 extract date 26.11.2019 in the name of Mr. Shyam Shravan Mandlik &amp; Smt. Vibhavari Shyam Mandlik</li> <li>Copy of Sale Deed date 25.07.2019 b/w. Smt. Vibhavari Shyam Mandlik (the Purchaser) AND Mr. Devendra Shravan Mandlik (the Seller) AND Mr. Shyam Shravan Mandlik (the Confirming Party)</li> <li>Copy of Property Tax Bill No. 473 date 19.07.2019 in the name of Mr. Devendra Shravan Mandlik &amp; Mr. Shyam Shravan Mandlik issued by Grampanchayat Chandshi</li> <li>Copy of Index No. II date 28.07.2017</li> <li>Copy of 7/12 Extract date 25.09.2017</li> <li>Copy of Development Permission and Commencement Certificate No. MNPVP / BP / Village - Chandshi / Taluka - Nashik / G. No. 62/1/62/2/63/64 / B. K. 406 / 324 date 04.03.2021 issued by Nashik Metropolitan Region Development Authority</li> <li>Copy of Approved Plan No. MNPVP / BP / Village - Chandshi / Taluka - Nashik / G. No. 62/1/62/2/63/64 / B. K. 406 / 324 date 04.03.2021 issued by Deputy Metropolitan Planner Nashik Metropolitan Region Development Authority</li> </ol>
4.	<p>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) :</p> <p><b>Mr. Shyam Shravan Mandlik &amp; Smt. Vibhavari Shyam Mandlik (As per 7/12 Extract)</b></p> <p><b>Address:</b> Residential Land and Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor, Chandshi Road, Village - Chandshi, Taluka &amp; District – Nashik, Pin Code - 422 003, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Mr. Shyam Mandlik (Owner) Contact No.: +91 7218000657</p>
5.	<p>Brief description of the property (Including Leasehold / freehold etc.):</p> <p>The property is located in a developing Residential area having good infrastructure, well connected by road. The immovable property comprises of Freehold Residential land and structures thereof. It is located at about 17.6 km. travelling distance from Nashik Road Railway Station.</p>



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<b>Plot:</b>	
The plot under valuation is Freehold residential plot. <b>As per Sale Deed &amp; Approved Plan Plot area is 280.27 Sq. M., which is considered for valuation.</b>	
<b>Structure:</b>	
<b>As per site Inspection structure and measurement are as under:</b>	
<b>Description</b>	<b>Carpet Area in Sq. Ft.</b>
<b>RCC Framed Structure of Ground + 2nd upper floor</b>	
Ground / Stilt Floor – Security Room + Storage Room + Parking + Staircase.	1533.00
First Floor – At Present partition was not yet constructed	1326.00
Second Floor - 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Store Room + Balcony area	1555.00
<b>As per Approved Plan the composition is as under, which is considered for valuation:</b>	
<b>Description</b>	<b>Sq. M.</b>
<b>RCC Framed Structure of Ground + 2nd upper floors</b>	
Ground / Stilt	10.03
First Floor - 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Store Room + Dry Balcony + Balcony	143.17
Second Floor - 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Store Room + Dry Balcony + Balcony	151.37
<b>Total Built up Area</b>	<b>304.57</b>
5a	Total Lease Period & remaining period (if leasehold) : N.A., the land is Freehold
6.	Location of property :
a)	Plot No. / Survey No. : Plot No. 406, Survey No. 62/1, 62/2, 63, 64
b)	Door No. : -
c)	C.T.S. No. / Village : Village – Chandshi
d)	Ward / Taluka : Taluka – Nashik
e)	Mandal / District : District – Nashik
7.	Postal address of the property : Residential Land and Bungalow on Plot No. 406, Survey No. 62/1, 62/2, 63, 64, Ground + Second Floor, Near Maharashtra Gramin Bank, Chandshi Road, Village - Chandshi, Taluka & District – Nashik, Pin Code - 422 003, State – Maharashtra, Country – Indi
8.	City / Town : Village – Chandshi
	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 – Chandshi Nashik Metropolitan Region Development Authority
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.	Dimensions / Boundaries of the property		
			<b>As per the Deed</b>
			<b>Plot</b>
	North		Plot No. 407
	South		Plot No. 405
	East		9 Meter Colony Road
	West		Plot No. 399
			<b>Actual</b>
	North		Open Plot & Tejomay Bungalow
	South		Borade Bungalow & Open Plot
	East		Road
	West		Open Plot & Road
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°01'44.9"N 73°44'49.4"E
14.	Extent of the site	:	<b>Plot Area = 280.27 Sq. M.</b>
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>(As per Approved Plan &amp; Sale Deed)</b>
			<b>Total Built Up Area = 304.57 Sq. M.</b>
			<b>(As per Approved Plan)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner
<b>II CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Good
2.	Development of surrounding areas	:	Developing
3.	Possibility of frequent flooding/ submerging	:	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?	:	N.A.
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.	:	9.00 Mtr. Wide Road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Connected to Municipal Supply Line
16.	Underground sewerage system	:	Connected to Septic Tank
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing 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-coast / tidal level must be incorporated)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	<b>Plot Area = 280.27 Sq. M.</b>
			<b>(As per Approved Plan &amp; Sale Deed)</b>



	North & South	:	--
	East & West	:	--
2	Total extent of the plot	:	As per valuation table
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 20,000.00 to ₹ 25,000.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	₹ 8,300.00 per Sq. M
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 22,000.00 per Sq. M.
6	<b>Estimated value of land</b>	:	<b>₹ 61,65,940.00</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Residential)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC framed structure
	c) Year of construction	:	New Construction
	d) Age of the building	:	New Construction
	e) Life of the building estimated	:	60 after Completion Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	Ground / Stilt + 2nd upper floors
	g) Plinth area floor-wise	:	<b>Total Built Up Area = 304.57 Sq. M. (As per Approved Plan)</b>
	h) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
	i) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MNPVP / BP / Village - Chandshi / Taluka - Nashik / G. No. 62/1/62/2/63/64 / B. K. 406 / 324 date 04.03.2021 issued by Deputy Metropolitan Planner Nashik Metropolitan Region Development Authority
	j) Approved map / plan issuing authority	:	Deputy Metropolitan Planner Nashik Metropolitan Region Development Authority
	k) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	l) 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	: RCC
2.	Basement	: No
3.	Superstructure	: RCC
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Teak wood door frame with flush doors MS Grills Windows, Proposed Concealed plumbing & Electrical wiring.
5.	RCC Works	: RCC Framed Structure
6.	Plastering	: Cement Plastering
7.	Flooring, Skirting, dado	: Vitrified Tiles Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	: Granite
9.	Roofing including weatherproof course	: As per Brief Description
10.	Drainage	: Connected to Municipal Sewerage System
11.	Compound Wall	:
	Height	: 5'.6" High, R.C.C. columns with B. B. Masonry wall.
	Length	:
	Type of construction	:
12.	Electrical installation	:
	Type of wiring	: Concealed plumbing
	Class of fittings (superior / ordinary / poor)	: ordinary
	Number of light points	: Provided as per requirement
	Fan points	: Provided as per requirement
	Spare plug points	: Provided as per requirement
	Any other item	: -
13.	Plumbing installation	:
	a) No. of water closets and their type	: Provided as per requirement
	b) No. of wash basins	: Provided as per requirement
	c) No. of urinals	: Provided as per requirement
	d) No. of bath tubs	: Provided as per requirement
	e) Water meters, taps etc.	: Provided as per requirement
	f) Any other fixtures	: Provided as per requirement

**Details of Valuation: -**

Items	Area In Sq. M.	Total Life of Structure	Full Rate	Value to be considered	Value / Full Value
Ground / Stilt + 2 upper floors	304.57	60	22,000.00	67,00,540.00	67,00,540.00
<b>TOTAL</b>				<b>67,00,540.00</b>	<b>67,00,540.00</b>

Part - C (Extra Items)		Amount in ₹
1.	Portico	: Included in the Cost of Construction
2.	Ornamental front door	:
3.	Sit out / Verandah with steel grills	:
4.	Overhead water tank	:
5.	Extra steel / collapsible gates	:
	<b>Total</b>	





<b>Part – D (Amenities)</b>		:	<b>Amount in ₹</b>
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works		
7.	Paneling works		
8.	Aluminum works		
9.	Aluminum handrails		
10.	False ceiling		
	<b>Total</b>		(R)
<b>Part – E (Miscellaneous)</b>		:	<b>Amount in ₹</b>
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	<b>Total</b>		
<b>Part – F (Services)</b>		:	<b>Amount in ₹</b>
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement		
	<b>Total</b>		

**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	280.27	8,300.00	23,26,241.00
Structure	As per valuation table		67,00,540.00
<b>Total</b>			<b>90,26,781.00</b>

**3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

<b>Part – A</b>	Land	:	<b>₹ 61,65,940.00</b>
<b>Part – B</b>	Building	:	<b>₹ 67,00,540.00</b>
<b>Part – C</b>	Furniture	:	<b>₹ 22,50,000.00</b>
<b>Part – D</b>	Amenities	:	---
<b>Part – E</b>	Miscellaneous	:	---
<b>Part – F</b>	Services	:	---
	<b>Total</b>	:	<b>₹ 1,51,16,480.00</b>
	<b>Say</b>	:	<b>₹ 1,51,16,480.00</b>



<b>Fair Market Value</b>	: ₹ 1,51,16,480.00
<b>Realizable Value</b>	: ₹ 1,43,60,656.00
<b>Distress Value</b>	: ₹ 1,20,93,184.00
<b>Insurable Value In (₹)</b>	₹ 56,95,459.00
<b>Remark:</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 arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

### Method of Valuation / Approach

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

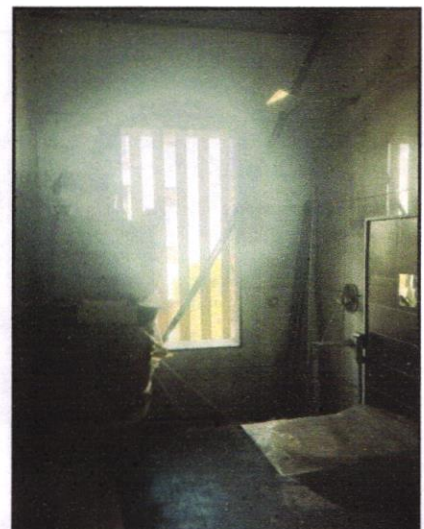
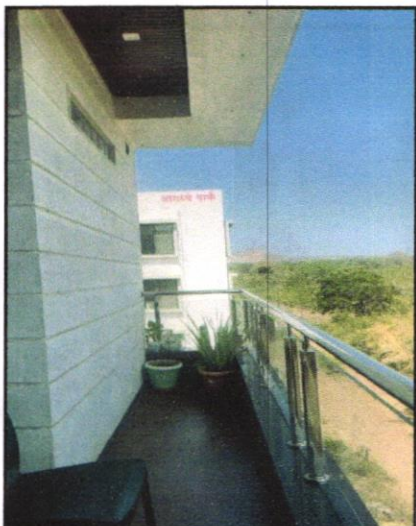
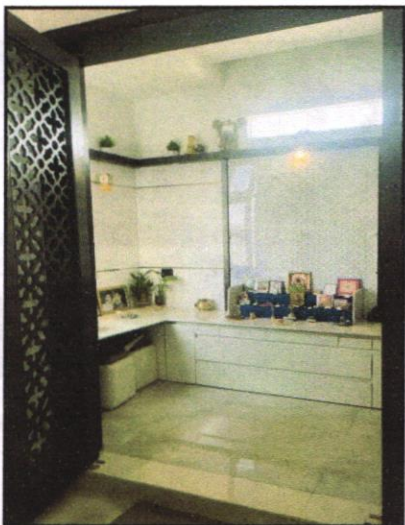
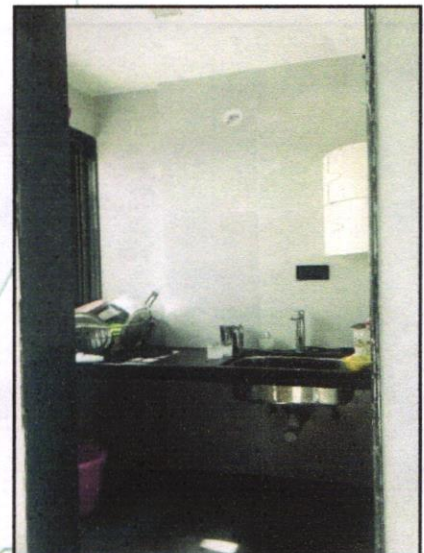
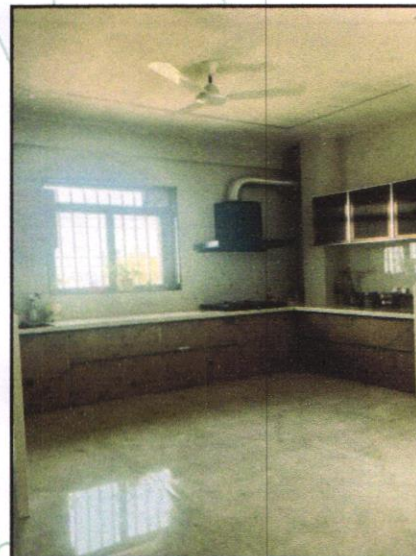
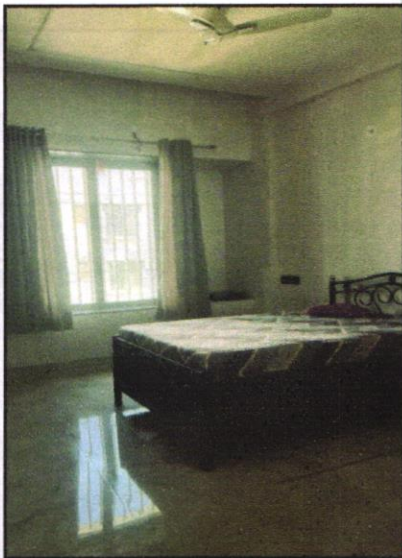
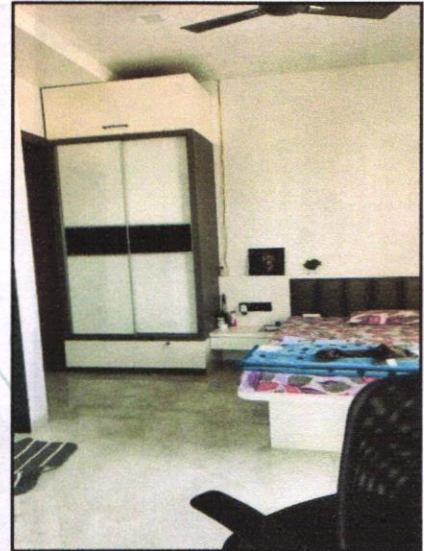
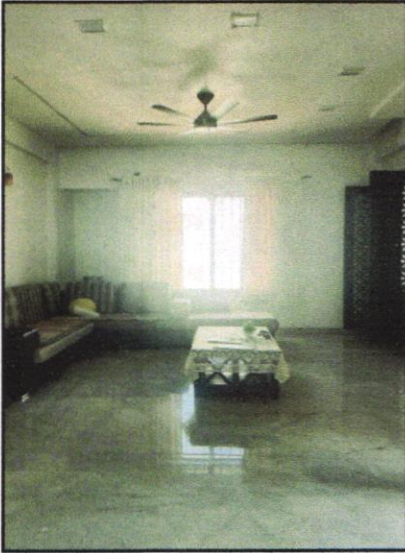
There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

As the property is a Residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 20,000.00 to ₹ 25,000.00 per Sq. M. for land and Structure there of Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential building / Plot, all round development of commercial and Residential application in the locality etc.

We estimate ₹ 22,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

i) Saleability	Good
ii) Likely rental values in future in and	-
iii) Any likely income it may generate	-

#### 4. ACTUAL SITE PHOTOGRAPHS



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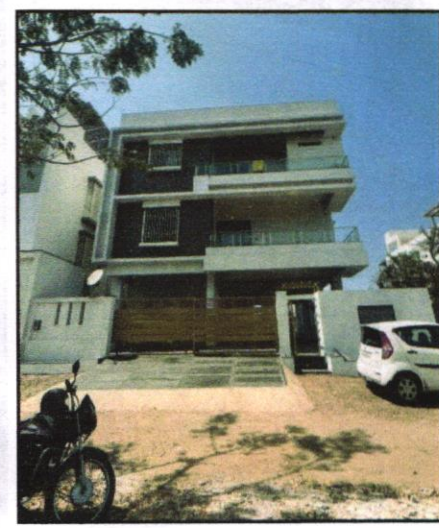
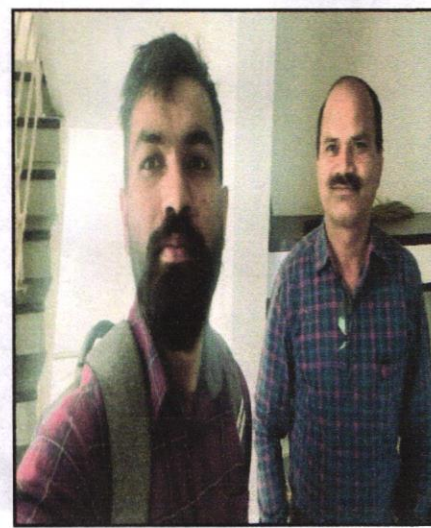
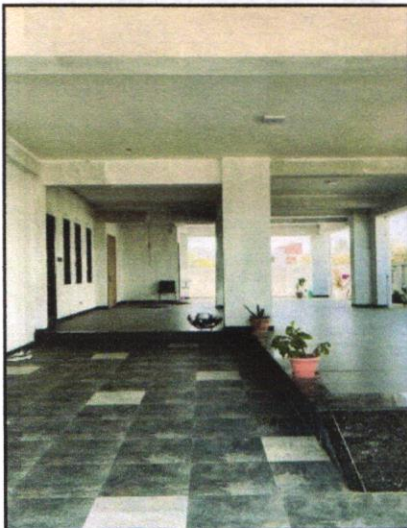
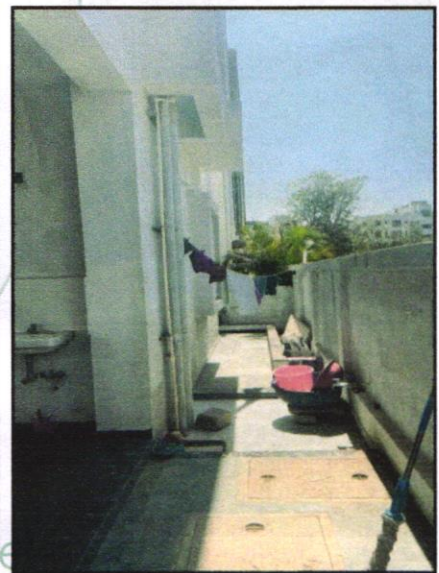
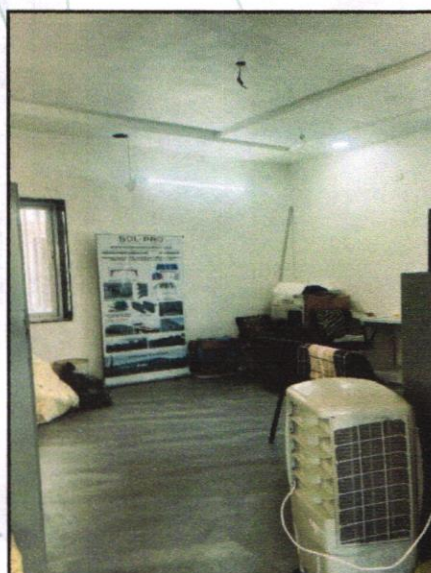
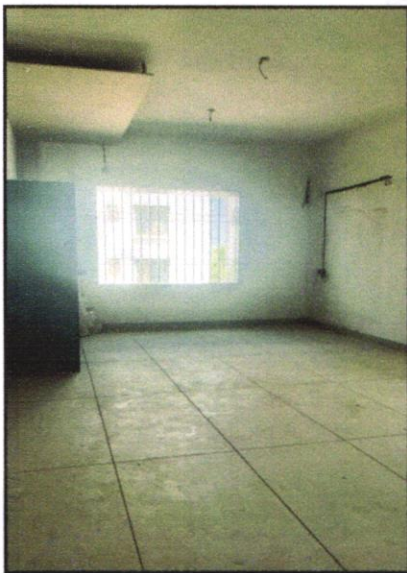
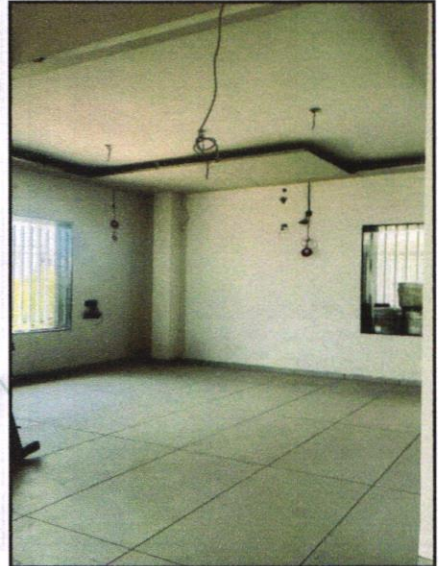
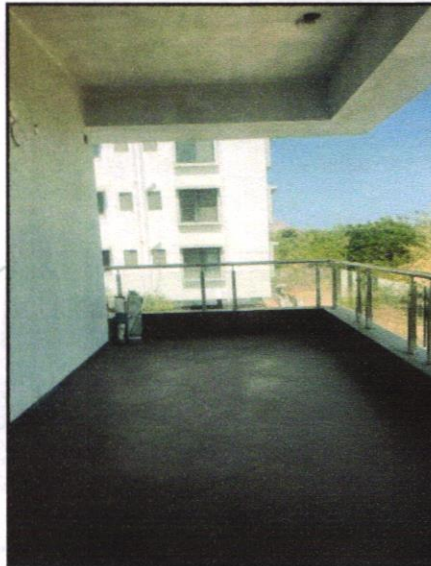
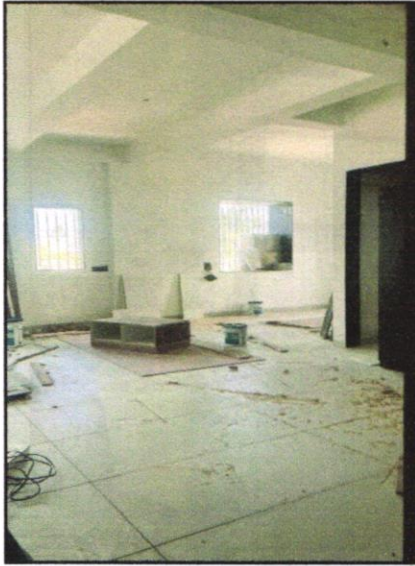
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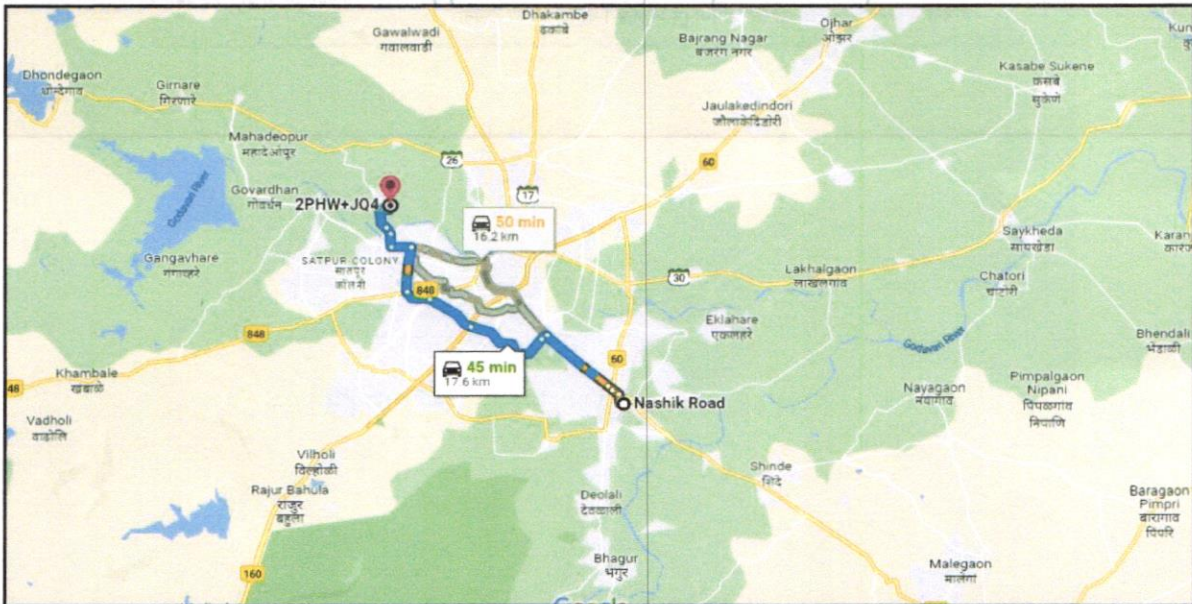
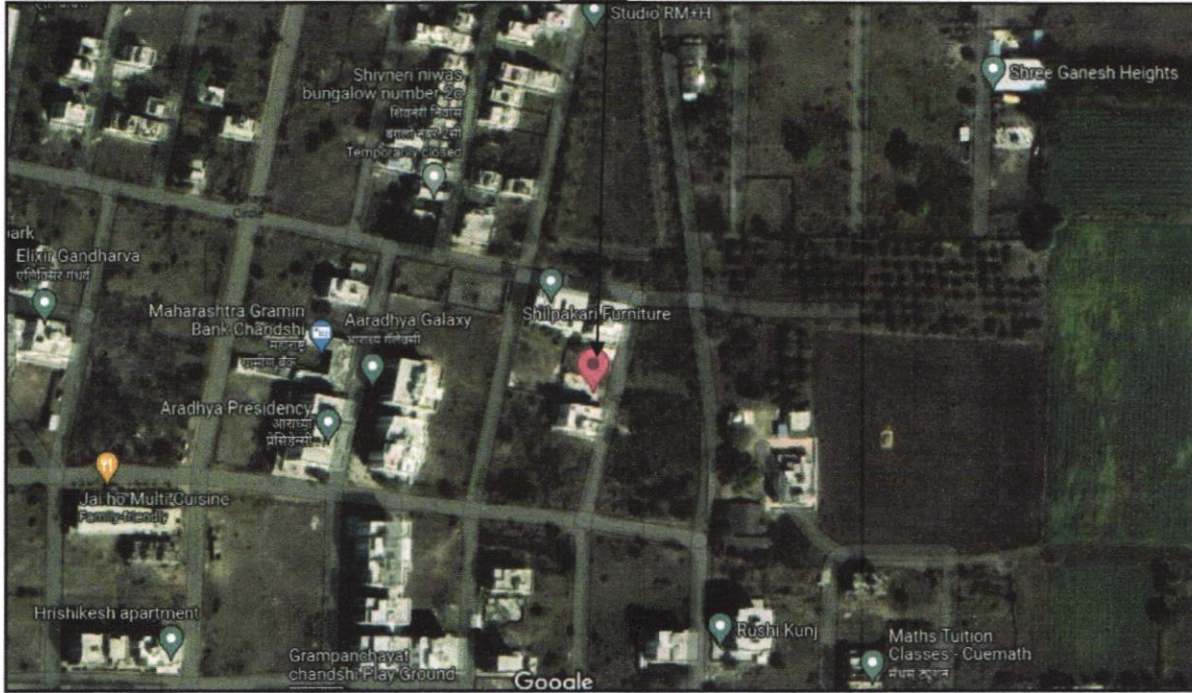


### ACTUAL SITE PHOTO GRAPHS



### 5. ROUTE MAP OF THE PROPERTY


Site w/r



**Longitude Latitude: 20°01'44.9"N 73°44'49.4"E**


**Note:** The Blue line shows the route to site from nearest Railway Station (Nashik – 17.6 Km)

## 5. 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

[Home](#)
[Valuation Rules](#) [User Manual](#)
[Close](#) [Feedback](#)

Year	Annual Statement of Rates					Language
20232024						English
<p><b>Selected District</b> नाशिक</p> <p><b>Select Taluka</b> नाशिक</p> <p><b>Select Village</b> मौजे : चांदशी</p> <p><b>Search By</b> <input checked="" type="radio"/> Survey No <input type="radio"/> Location</p> <p><b>Enter Survey No</b> 64 <input type="button" value="Search"/></p>						
विभाग नं.	विभाग	उपविभाग	दर	एकक (Rs./)	Attribute	
9/9.2	बिनशेती झालेल्या जमिनी	गावठाण परिघस्त क्षेत्रातील हायवे सन्मुख जमिनी व्यक्तिरीक्त बिनशेती झालेल्या उर्वरीत जमिनी (मु.वि.क्र.9.1 या व्यक्तिरीक्त जमिनी)	8300	चौ. मीटर	गट नंबर	

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## 6. PRICE INDICATORS

**HOUSING.COM** Buy In Nashik Chandshi + Add Download App List Proper

**Residential Plot** Chandshi, Nashik

**₹15.0 L** EMI starts at 794 k  
2.00 K/sq.ft

Contact Owner

No Property Images Available  
Request Photos

750 sq.ft Plot Area      2.00 K/sq.ft Avg. Price      Immediate Possession status

OVERVIEW POPULAR PROPERTIES NEARBY LOCALITY CALCULATOR

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

Posted on: Feb 26, 24 Property ID: 69831473

90-0 Lac **82.8 Lac** 3212/sqft EMI - 1.4k | Get pre-approved loan **Special Price by Owner**

Plot For Sale in **Chandsi, Nashik** View on map

East

Plot Area 260 sqm	No Of Open Sides 2	Any Construction Done No
Status <b>Legal &amp; Infra Status</b>	Boundary Wall No	Type Of Ownership Freehold
Transaction Type Resale		

East Facing Plot

Contact Owner Get Phone No.

Contact Owner **Abhishek** +91-7200000000  
Get Phone No.



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## 7. PRICE INDICATORS

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Login ▾ Post Pr

Posted on: Dec 25, 23

Get full support from Relationship Manager MB Prime Shortlists Properties Communicates with Owners Live Video Call [Join Prime @ 50% OFF](#)

₹23.0 Lac **₹21.4 Lac** ₹2968/sqft EMI - ₹10k | [Get Loan offers from 34+ banks](#) **Special Price by Owner**

Plot For Sale in **Chandsi, Nashik** [View on map](#)

**3 Floors allowed**

Plot Area	Any Construction Done	Boundary Wall
72.0 sqm	Yes	Yes

Transaction Type  
**Resale**

[Contact Owner](#) [Get Phone No.](#) [Last contact made 1 day ago](#)

[Contact Owner](#) **dilip Nade** +91-8800 [Get Phon](#)

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8. 7/12 Extract

 महाराष्ट्र शासन गाव नमुना सात ( अधिकार अभिलेख पत्रक ) [ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधित ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ४ ] गाव :- चांदनी (५५०९७०) तालुका :- नाशिक जिल्हा :- नाशिक ULPIN : 29045701110 भूमापन क्रमांक व उपविभाग ६२/१ ६२/२ ६३ ६४/प्लॉट/४०६ 29045701110						
भूधारणा पद्धती भोगवटादार वर्ग -१		भोताचे स्थानीक नाव :				
खेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	खेत्र	आकार	पो.ख. फेरफार क्र	कुल, खंड व इतर अधिकार
खेत्राचे एकक आर.पी.मी	१८४५	श्याम शाबन मंडलिक	१.४०.१४	१४.००	(६६५९)	कुलाचे नाव व खंड
अस्थिक खेत्र	२१५४	विभावरी श्याम मंडलिक	१.४०.१३	१४.००	(६६५९)	इतर अधिकार
बिन शेती	२८०.२७					इतर बिनशेतीकडे वार्ड ( १६,२७ )
बिन शेती	२८.००					प्रलंबित फेरफार : नाही.
आकारणी						शेवटचा फेरफार क्रमांक : ६६९३ व दिनांक : २६/११/२०१९

ई महा भूमि

Dated Copy

**Index No. II**

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. नाशिक 6
25/07/2019		दस्तावेज क्रमांक : 2375/2019
		नोंदणी :
		Regn.63m
<b>नावाचे नाव : चांदशी</b>		
(1) विवेकाचा प्रकार	फरोकघरेचीघत	
(2) मोबदला	1310000	
(3) बाजारभावा/घाटेघट्टयाच्या बाबतिलघट्टाकार अकारणी देतो की घट्टेदार ते नमुद कराये)	1130000	
(4) भू-भाग, पोटहिस्सा व परक्यांच (अमल्यास)	1) पाविकेने नाच-नाशिक इतर वर्धन ; इतर माहिती: तुळशी विल्हा नाशिक, घोट तुळशी ताडुका नाशिक पैकी नाशिक महानगरपालिका नाशिक चांणे हद्दीबाहेरील मीजे - चांदशी येथील खाकर विनशेती प्लॉट मिलकत. चांशी तन्हें नंबर 62/1+62/2+83+84 यामिलकतीचा एकवित संजुर ते-आउट मधील प्लॉट नंबर 406 चांशी एकूण क्षेत्र 280.27 चौ.मी. चांशी अकार रुपये 28.00 रते...., चांशी या इम्लाचा विषय अमलेला मिहून देणार चांशा अविभक्त मिथ्या हिष्सा म्हणजेच 140.135 चौ.मी हि अशी दरोबस्त विनशेती प्लॉट मिलकत. या मिलकतीचा कायम फरोक घरेदीकत दस्त. ( ( Survey Number 62/1+62/2+83+84 ; Plot Number : 408 ; ) )	
(5) क्षेत्रफळ	1) 140.135 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल किंवा		
(7) दस्तऐवज करून देणा-या/सिद्धून देणा-या पदाकाराचे नाच किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तव्यास, इतिहासिचे नाच व पत्ता.	1) नाच-बी.वेवेर बाबय मंडलिक - - बच:-55; पत्ता:-प्लॉट नं. -, गाळा नं. -, इमारतीचे नाच: रा - 06, साईराज अपार्टमेंट, तिरुगती टाऊन बचक, बाकाशवाणी टाँवर, गंगापूर रोड, नाशिक., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, नाशिक. पिन कोड:-422013 पॅन नं:-AAWPM2832L 2) नाच-बी.शाम बाबय मंडलिक - समंती/मातृभता देणार - - बच:-42; पत्ता:-प्लॉट नं. -, गाळा नं. -, इमारतीचे नाच: रा - 08, साईराज अपार्टमेंट, तिरुगती टाऊन बचक, बाकाशवाणी टाँवर, गंगापूर रोड, नाशिक., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, नाशिक. पिन कोड:-422013 पॅन नं:-AHBPM9661M	
(8) दस्तऐवज करून देणा-या पदाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तव्यास, इतिहासिचे नाच व पत्ता	1) नाच-बी.विभाषणी श्याम मंडलिक - - बच:-36; पत्ता:-, रा - 06, साईराज अपार्टमेंट, तिरुगती टाऊन बचक, बाकाशवाणी टाँवर, गंगापूर रोड, नाशिक., - -, गावरकर नागर, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422013 पॅन नं:-ATPPM7157E	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/07/2019	
(10) दस्त नोंदणी केल्याचा दिनांक	25/07/2019	
(11) अनुक्रमांक, खंड व पृष्ठ	2375/2019	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	78600	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	13100	
(14) नोंद		
मुल्यांकनासाठी विचारात घेतलेला संपत्तीत :-		
मुद्रांक शुल्क आकारताना निचडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
<b>सूची क्र. II</b> <b>नोंदणी नंबरची प्रथम प्रत</b> <b>अस्तव्यास तय्यारुज नयकरत</b>  <b>सह दुय्यम निबंधक वर्ग-२,</b> <b>नाशिक-६</b>		

**9. Sale Deed**


मुल्यांकन विभाग क्र. 9.2	
सरकारी मुल्यांकन रु. 11,30,000/-	
आपसातील किंमत रु. 13,10,000/-	
स्टॅम्प रु. 78600/-	
नोंदणी फी रु. 13100/-	

**कायमचे फरोक्त खरेदीखत**

कायमचे फरोक्त खरेदीखत आज दिनांक 25 माहे जुलै इ.स.न 2019 रोज मुरुवार ते दिवशी नाशिक मुक्कामी

सौ. विभावरी श्याम मंडलिक उ.व. 36, धंदा- व्यापार पॅन नं. ए टी पी पी एम 7157 ई रा. 06, साईराज अपार्टमेंट तिरुपती टाऊन जवळ, आकाशवाणी टॉवर गंगापूर रोड नाशिक 422013	लिहून घेणार
यासी	
श्री देवेंद्र ब्राह्मण मंडलिक उ.व. 55, धंदा- नोकरी पॅन नं. ए ए डब्ल्यु पी एम 2832 एन रा 6, साईराज अपार्टमेंट, तिरुपती टाऊन जवळ, आकाशवाणी टॉवर, गंगापूर रोड नाशिक	लिहून घेणार

आणि







11. COMMENCEMENT CERTIFICATE

**नाशिक महानगर प्रदेश विकास प्राधिकरण, नाशिक**  
**Nashik Metropolitan Region Development Authority, Nashik**  
 विभागीय आयुक्त कार्यालय, नाशिकरोड, नाशिक - ४२२ २०१.

**विकास परवानगी व प्रारंभ प्रमाणपत्र**  
**DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE**

ज.क्र. : नाशिक/विका.प्र.प.पो.बांदशी.रा.नाशिक/ग.नं.६२/१६२/२/१६३/६/५/५ क्र. ००५/३३४  
 दि. ११/११/२०२१

**प्रति,**  
 श्री. शाम श्रवण मंडलिक व इतर  
 रा. चांदशी, ता.नाशिक, जि.नाशिक.  
 व्यास - आर्कि. राहुल सोनवणे

**विषय :** मोठे चांदशी, ता.नाशिक, जि.नाशिक येथील ग. नं. ६२/१६२/२/१६३/६/५/५ मधील प्लॉट क्र. ४०६ चे क्षेत्र २००.१० चौ.मी. क्षेत्रातील रहिवासी प्रयोजनाचे बांधकाम संयुजी करणे.

**संदर्भ :** आपला दि. २९/१२/२०२० रोजीचा अने व प्रस्ताव.  
 मोठे चांदशी, ता.नाशिक, जि.नाशिक येथील ग. नं. ६२/१६२/२/१६३/६/५ मधील प्लॉट क्र. ४०६ चे क्षेत्र २००.१० चौ.मी. क्षेत्रातील रहिवासी प्रयोजनाचे बांधकाम प्रस्ताव संयुजीकरण प्राधिकरणाकडे प्राप्त झाले आहे.

अर्थाताने सदर प्रकरणी खालील प्रमाणे रकमेचा जमा केलेला आहे.

अ.क्र.	घातनाचा प्रकार	घातना क्र. व दि.	रक्कम	भरावण्या दिनांक
१	खानगी शुल्क	३५०/४.६.२०१८ २६६४/४.२.२०२१	१४००/- २००/-	५/१/२०१८ ६/२/२०२१
२	शिफारस आकारणी	निरंक	निरंक	निरंक
३	विकास शुल्क	६५/४.२.२०२१	५४,०००/-	६/२/२०२१
४	कार्यालय कल्पना शुल्क	८१५/४.२.२०२१	६७,०००/-	६/२/२०२१

आणगा प्रस्तावनांकन सादर केलेल्या कागदपत्रात अधीन राहून तसेच खालील अटी व शर्ती अधीन राहून उक्त बांधकाम प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

**अटी व शर्ती:-**

- १ मंजूर नकाशाबाधनायेय जागेचा विकास व बांधकाम करणे बंधनकारक राहिले.
- २ सदर विकास परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाचा कालावधीपर्यंत बांधकाम सुरू करणे बंधनकारक राहिले. बांधकाम सुरू केल्यानंतर प्राधिकरणात त्याप्रमाणे नक्कलवात घ्यावे. तसेच सदर प्राधिकरणाकडे नक्कल दिलेला मुदतीमध्ये सदर बांधकाम व प्रमाणपत्रचे नुस्त्याकरण करणे व घेण्याचे सदरचे बांधकाम व प्रमाणपत्र संयुजीत करणे.

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 NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY  
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मोठे चांदशी, ता.नाशिक, जि.नाशिक येथील ग. नं. ६२/१६२/२/१६३/६/५ मधील प्लॉट क्र. ४०६

- १० वीर उमेदवार जमीन मालकाच्या नावावर घेतला असताना विकासकाक जमोने मालक जोणे इमारतीचे कागदपत्रे जमाकरणे बंधनकारक आहे.
- ११ वेस्ट वॉटर सुटनेट वॉटर उपलब्ध असताना विकासकाक जमोने मालक बांधकाम करणे बंधनकारक राहिले. विकासकाक वॉटर, इंधनाची जोडवणी घ्यावली करणे आवश्यक आहे.
- १२ प्रारंभ प्रमाणपत्र दिलेला खोलातही इमारतीचे बांधकाम पूर्ण झाल्यावर मजूर शिफारस जाणवणे व विकासकाक विभागाकडेलेले विद्युत क्र. ३७५ नुसार पूर्णत्वाचे कागदपत्र प्रवेशा शिफारस जाणवणे घ्यावे. सदर अखेर विद्युत क्र. ३७६ नुसार शोषणटॉप घालायचे प्राप्त करणे घ्याव्यात. बांधकामात इमारतीचा भागचढ / पुर्तित करणे सुरू केलेल्या असताना विकासकाक जमोने मालक बांधकाम करणे बंधनकारक आहे.
- १३ वीर प्रस्तावनाचा घातनाचा विभागाकडेलेले अधिसूचना क्र. S.O.२९९९ (1) १२-०१-२०१९ मधील Appendix-XIV मधील घातनाच्या अटीची पूर्तता करणे असताना विकासकाक जमोने मालक बांधकाम करणे बंधनकारक राहिले. व सदर अटी बंधनकारक असल्यानंतर त्याप्रमाणे सादर करणे आवश्यक राहिले.
- १४ मोठ्या इमारत बांधकामाच्या विकासकी काम करणाऱ्या मजूरशिफारसीत शरीर माता, सानास माता आणि लष्कराकडून असल्यानंतर ० मे ६ वने घडोवट्यातील मुल्लेंडरिहा शेट माथेगणे, शैवराव व विकासकाक घातनाची बंधनकारक. घातनाचाच इ. ता.नाशिक मुंबई कॅम्पटॉपर विकास बांधकाम विभागाकडे घेतले जाणे बंधनकारक आहे.
- १५ भावनाकारणेनात विभागाकडेलेले क्षेत्र असताना वीस लागवड करणे बंधनकारक राहिले.
- १६ मजूर शिफारस घडोवट्यात एकमेकां शुल्क, शिफारस शुल्क, विकास शुल्क व बांधकाम कल्पना शुल्क इत्यादी बांधकाम रकमेची वकी उरणाऱ्यास सदर रक्कम प्राधिकरणाकडे जमा करणे असताना बांधकाम बंधनकारक राहिले.
- १७ असताना घातना सादर केलेले बांधकामाची माहिती अथवा कागदपत्रे ही घुमोवणे दिशाभूल करणाऱ्या आडकालात असल्याची विकास बांधकाम व रड समजलेत येईल.
- १८ लागू एम्बेड्डेड विकास नियंत्रण व प्रोव्हाइजन नियमावलीतील (UDCPN) आवश्यक न्या सर्व तरतुदी अर्थाताने बंधनकारक राहिले.
- १९ घातना बांधकाम (कोव्हिड - १९) या सधोव्या रोजी संघर्षात राहिल्याचे / संघर्षात तिगावने केलेल्या निलंबित झालेले असताना / मागेदरीक सुरुवात घांचे घालणे करणे आपणांचे बंधनकारक राहिले.

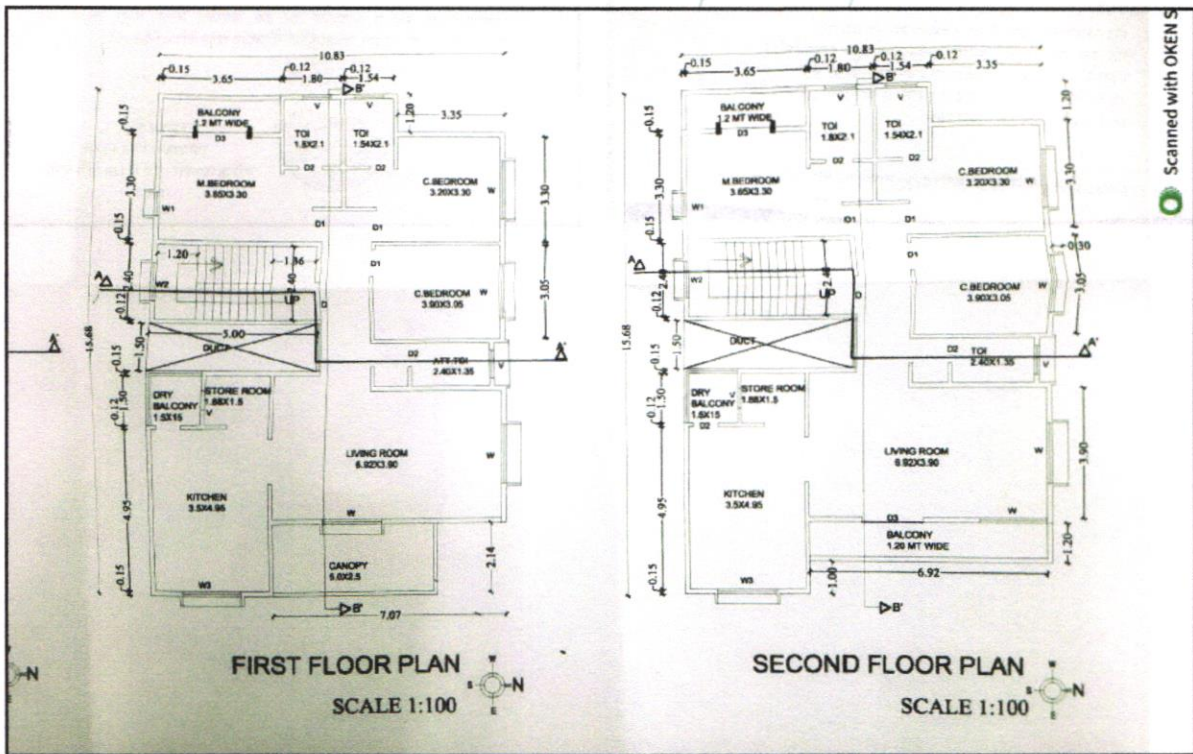
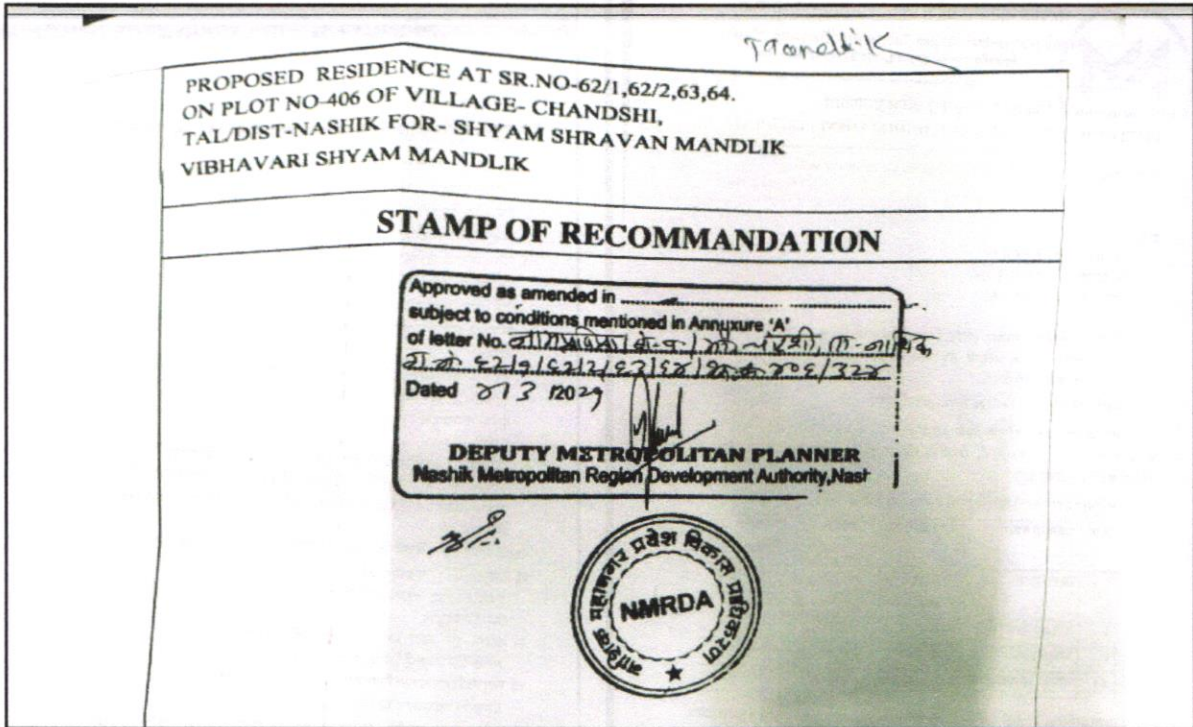
प्रस्तावनाबाधक बांधकाम मंथनाच्या तोंट प्रती सशर्तित करणे घालणे घ्यावे असताना घातनाचा अर्थ अर्थ असताना बांधकाम बांधकामाच्या अधिनकार्यात राहून घेण्यात येत आहे.

(संताम फातने)  
 उपमहानगर नियोजनकार,  
 नाशिक महानगर प्रदेश विकास प्राधिकरण,  
 नाशिक

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## 12. APPROVED PLAN



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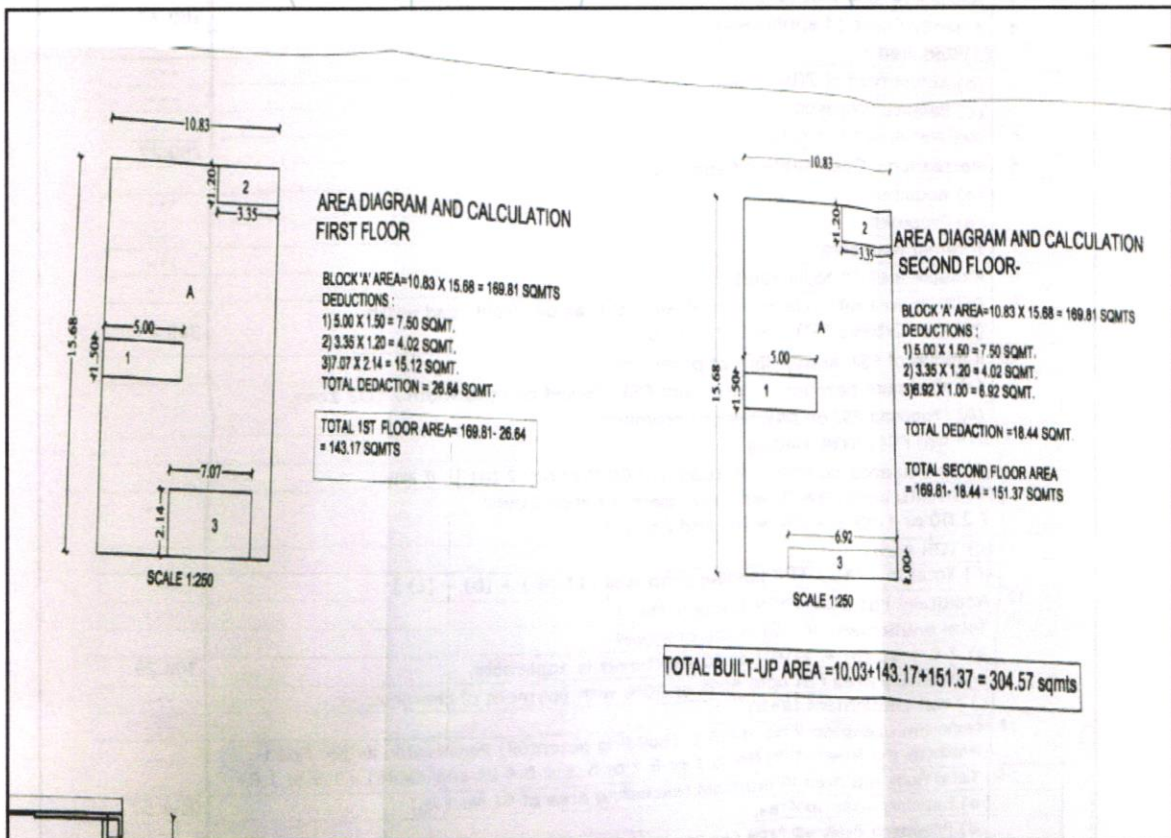
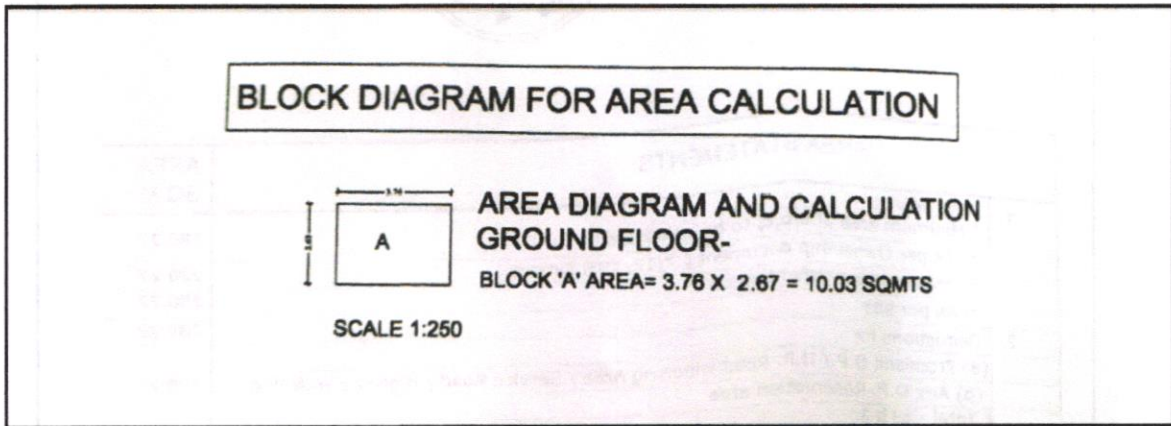
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### 13. Approved Plan



**14. FSI Area Statement**

AREA STATEMENTS		AREA SQ.M
1.	Area of plot ( Minimum area of a,b,c, to be considered )	280.27
	a) As per Ownership document ( 7/12, CTS Extract )	280.27
	b) As per measurement sheet	280.27
	c) As per site	280.27
2.	Deductions for	
	(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	280.27
	(b) Any D.P. Reservation area	---
	( Total - a+b )	---
3.	Balance Area of Plot (1-2 )	280.27
4.	Amenity Space ( if applicable)	
	(a) Required -	---
	(b) Adjustment of 2(b), if any -	---
	(c) Balance Proposed -	---
5.	Net Plot Area (3- 4 (c))	280.27
6.	Recreational Open space (if applicable)	
	(a) Required -	---
	(a) Proposed -	---
7.	Internal road area	---
8.	Plotable area (if applicable)	---
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) 280.27 X 1.10	308.29
10.	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOZ Zone.	---
	(b) Proposed FSI on payment of premium.	---
11.	In - situ FSI / TDR loading	
	(a) In-situ area against D.P. road [ 2.00 X sr.no. 2 (a) ], if any	---
	(b) In-situ area against amenity space if handed over ( 2.00 or 1.85 X sr.no. 4 (b) and / or (c) ] ,	---
	(c) TDR area	---
	(d) Total in - situ / TDR loading proposed [ 11 (a ) + (b) + (c) ]	---
12.	Additional FSI area under Chapter No. 7	---
13.	Total entitlement of FSI in the proposal	
	a) [ 9 + 10 (b) + 11(d) ] or 12 whichever is applicable.	308.29
	b) Ancillary Area FSI upto 60% or 80% with payment of charges.	---
	c) Total entitlement (a+b)	---
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	---
15.	Total Built -up Area in proposal.(excluding area at Sr.No.17b)	
	a) Existing Built-up Area.	304.57
	d) Proposed Built-up Area (as per 'P-line')	---
	c) Total ( a+b)	304.57
16.	F.S.I. Consumed (15/13) should not be more than serial no. 14 above)	304.57
17.	Area of Inclusive Housing if any	
	a) Required ( 20 % of sr.no. 5 )	0.99%
	b) Proposed	---
		---
CERTIFICATE OF AREA		
Certificate that the plot under reference was surveyed by		





As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 1,51,16,480.00 (Rupees One Crore Fifty-One Lakh Sixteen Thousand Four Hundred Eighty Only)**. The **Realizable Value** is **₹ 1,43,60,656.00 (Rupees One Crore Forty-Three Lakh Sixty Thousand Six Hundred Fifty-Six Only)** and the **Distress Value** is **₹ 1,20,93,184.00 (Rupees One Crore Twenty Lakh Ninety-Three Thousand One Hundred Eighty-Four Only)**.

Place: Nashik

Date: 04.03.2024

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: 2024.03.04 15:20:42 +05'30'

Auth. Sign.

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

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)

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



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(Annexure – I)

**15. DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 04.03.2024 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 has personally inspected the property on 04.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property was purchased by Mr. Shyam Shravan Mandlik & Smt. Vibhavari Shyam Mandlik dated 26.11.2019
2.	Purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Branch.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Swapnil Wagh - Valuation Engineer Binu Surendran – Technical Manager Rushikesh Pingle - Technical 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 – 02.03.2024 Valuation Date – 04.03.2024 Date of Report – 04.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 02.03.2024
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;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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 land size, location, sustained demand for Residential land, all round development of commercial and Residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## **16. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **4<sup>th</sup> March 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 advice 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 visualizing 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 contiguous and non-agricultural land parcel admeasuring **Plot Area = 280.27 Sq. M. & Total Built Up Area = 304.57 Sq. M.** and structures thereof. The property is owned by **Mr. Shyam Shravan Mandlik & Smt. Vibhavari Shyam Mandlik**. 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 property is owned by **Mr. Shyam Shravan Mandlik & Smt. Vibhavari Shyam Mandlik**. 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 documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **Plot Area = 280.27 Sq. M. & Total Built Up Area = 304.57 Sq. M.** and structure thereof.

### 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 Owner Occupied and Bank Possession, contiguous and non-agricultural land parcel admeasuring **Plot Area = 280.27 Sq. M. & Total Built Up Area = 304.57 Sq. M.** and structure thereof.

**17. 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

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(Annexure – II)

## **18. 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.

Place: Nashik

Date: 04.03.2024

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,  
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Auth. Sign

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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



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