

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Patco Precision Components Pvt. Ltd.**

Industrial Land and Factory Shed, Gat No. 586/1 & 587/ B, Opp. Hari - Om Dhaba, Mumbai - Agra Road,
Near Thyssenkrupp Electrical Steel, Village - Gonde Dumala, Taluka - Igatpuri, District - Nashik,
PIN Code - 422403, State - Maharashtra, Country - India.

Think.Innovate.Create

Latitude Longitude: 19°49'25.8"N 73°40'20.8"E

Valuation Prepared for:

Bank of Baroda



Golf Club Branch

Plot No. 14, Millenium Plaza, Opp. Police Commissioner Office,
Sharanpur Trimbak Link Road, Nashik -422 101,
State - Maharashtra, Country - India.



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

Our Pan India Presence at :

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

 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 Tele/Fax : +91 22 28371325/24
 mumbai@vastukala.org

Valuation Report Prepared For: BOB/ Golf Club Branch/ M/s. Patco Precision Components Pvt. Ltd (007465/2305345) Page 2 of 26

Vastu/Nashik/03/2024/007465/2305345

05/24-93-RYBS

Date: 05.03.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Factory Shed, Gat No. 586/1 & 587/ B, Opp. Hari - Om Dhaba, Mumbai - Agra Road, Near Thyssenkrupp Electrical Steel, Village - Gonde Dumala, Taluka - Igatpuri, District – Nashik, PIN Code – 422403, State – Maharashtra, Country – India belongs to **M/s. Patco Precision Components Pvt. Ltd**

Boundaries of the property.

Boundaries	Plot No. 587/ B	Plot No. 586/ 1
North	Gat No. 583	Gat No. 585
South	Old Road & Gat No. 588	Gat No. 589
East	Mumbai - Agra Highway	Gat No. 587
West	Gat No. 586/ 1	Gat No. 586/ 2

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 **₹ 6,19,25,000.00 (Rupees Six Crore Nineteen Lakh Twenty Five 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.

**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: 2024.03.05 18:01:08 +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
Encl: Valuation Report

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

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Hence certified

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**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: 2024.03.05 18:01:08 +0530

Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
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Reg. No. CAT-I-F-1763
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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

Golf Club Branch

Plot No. 14, Millenium Plaza, Opp. Police Commissioner Office,

Sharanpur Trimbak Link Road, Nashik -422 101,

State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF LAND AND FACTORY SHED)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from Bank of Baroda, Regional Office to assess Fair market value of the property for banking purpose
2.	a) Date of inspection	:	29.02.2024
	b) Date on which the valuation is made	:	05.03.2024
3.	List of documents produced for perusal		
	1. Copy of Agreement for Sale Vide No. 509/ 2015 Dated.20.02.2015		
	2. Copy of Commencement Certificate Vide No. 2367 Dated.01.12.2022 issued Nashik Metropolitan Region Development Authority.		
	3. Copy of Approved Building Plan Accompanying Commencement Certificate Vide No. 2367 Dated.01.12.2022 issued by Nashik Metropolitan Region Development Authority.		
	4. 7/12 Extract.		
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)	:	<p>Name of Owner: M/s. Patco Precision Components Pvt. Ltd.</p> <p>Address: Industrial Land and Factory Shed, Gat No. 586/1+587/ B, Opp. Hari - Om Dhaba, Mumbai - Agra Road, Near Thyssenkrupp Electrical Steel, Village -Gonde Dumala, Taluka - Igatpuri, District – Nashik, PIN Code – 422403, State – Maharashtra, Country – India</p> <p>Contact Person: Mr. Nilesh Yeole (Owner) Contact No. + 91 9545454619 Sole Ownership.</p>
5.	Brief description of the property (Including Freehold / freehold etc.):		

<p>The property is located in a developing Industrial area having good infrastructure, well connected by road and train. The immovable property comprises of Freehold Industrial land and structures thereof. It is located at about 34.3 km. travelling distance from Nashik Road Railway Station.</p> <p>Plot: The plot under valuation is Freehold Industrial plot. As per Approved Building Plan Plot area is 6500.00 Sq. M, which is considered for valuation.</p> <p>As per Approved Building Plan Built Up area is 2250.00 Sq. M., which is considered for valuation.</p> <p>As per Approved Plan, the composition of Factory Shed is: Ground Floor – Finish Goods + 2 Office + Account Area + Reception + 2 Toilet + Production Area + passage.</p>		
5a	Total Lease Period & remaining period (if Freehold) : N.A., the land is Freehold	
6.	Location of property :	
a)	Plot No. / Survey No. : Gat No. 586/1 & 587/ B	
b)	Door No. : Industrial Land and Factory Shed, Gat No. 586/1 & 587/ B	
c)	C.T.S. No. / Village : Village - Gonde Dumala	
d)	Ward / Taluka : Taluka – Igatpuri	
e)	Mandal / District : District – Nashik	
7.	Postal address of the property : Industrial Land and Factory Shed, Gat No. 586/1& 587/ B, Opp. Hari - Om Dhaba, Mumbai - Agra Road, Near Thyssenkrupp Electrical Steel, Village - Gonde Dumala, Taluka - Igatpuri, District – Nashik, PIN Code – 422403, State – Maharashtra, Country – India.	
8.	City / Town : Village - Gonde Dumala	
	Industrial 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 - Gonde Dumala 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 (Plot 587/ B)	
	A	B
	As per the Deed	Actuals
	North Gat No. 583	Gat No. 583
	South Old Road & Gat No. 588	Old Road & Gat No. 588
	East Mumbai - Agra Highway	Mumbai - Agra Highway

	West	Gat No. 586/ 1	Gat No. 586/ 1
	Dimensions / Boundaries of the property (Factory Shed Plot No. 586/1)	A Actual	B Plan
	North	Gat No. 585	Gat No. 585
	South	Gat No. 589	Gat No. 589
	East	Gat No. 587	Gat No. 587
	West	Gat No. 586/ 2	Gat No. 586/ 2
13.	Whether Boundaries Matching with Actual 1	Yes	
13.	Latitude, Longitude & Co-ordinates of the site 2	: 19°49'25.8"N 73°40'20.8"E	
14.	Extent of the site	: Plot Area = 6500.00 Sq.M	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: (As per Approved Building Plan) Structure Area = As per table Attached (As per Approved Building Plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Occupied by M/s. Patco Precision Components Pvt. Ltd	
II CHARACTERISTICS OF THE SITE			
1.	Classification of locality	: Good	
2.	Development of surrounding areas	: Developing	
3.	Possibility of frequent flooding/ sub-merging	: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by	
5.	Level of land with topographical conditions	: Plain	
6.	Shape of land	: Rectangular	
7.	Type of use to which it can be put	: For Industrial purpose	
8.	Any usage restriction	: Industrial	
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.	: Above 20 Ft	
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 publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	: No	
Part – A (Valuation of land)			



1	Size of plot	:	Plot Area = 6500.00 (As per Approved Building Plan)
	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)	:	□ 4,500.00 to □ 5,500.00 per Sq. M.
4	Guideline rate obtained from the Registrar's Office	:	□ 3,650.00 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	:	□ 5,200.00 per Sq. M.
6	Estimated value of land	:	□ 3,38,00,000.00
Part – B (Valuation of Factory Shed)			
1	Technical details of the Factory Shed	:	
	a) Type of Factory Shed (Industrial / Commercial / Industrial)	:	Industrial
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description
	c) Year of construction	:	2024 (As per Site inspection)
	d) Age of the Factory Shed	:	New Construction
	e) Life of the Factory Shed estimated	:	60 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	f) Number of floors and height of each floor including basement, if any	:	As per Brief Description
	g) Plinth area floor-wise	:	As per valuation table
	h) Condition of the Factory Shed	:	
	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 Building Plan Accompanying Commencement Certificate Vide No. 2367 Dated.01.12.2022 issued by Nashik Metropolitan Region Development Authority.
	j) Approved map / plan issuing authority	:	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	: As per Brief Description
2.	Basement	: No
3.	Superstructure	:
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Rolling Shutter
5.		:
6.		:
7.		:
8.	RCC Works	: Composite Structure
9.	Plastering	: Cement Plastering
10.	Flooring, Skirting, dado	: Cement Coba
11.	Special finish as marble, granite, wooden paneling, grills etc.	: ----
12.		
13.	Roofing including weatherproof course	: As per Brief Description
14.	Drainage	: Connected to Municipal Sewerage System
15.	Compound Wall	:
	Height	: Not Applicable
	Length	:
	Type of construction	:
16.	Electrical installation	:
	Type of wiring	: Open Fitting
	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	: Provided as per requirement
17.	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.	Year Of Const.	Total Life of Structure	Full Rate	Age Of Build.	Rate to be considered	Value to be considered	Value / Full Value
Ground Floor	2250.00	2024	60	12,500.00	00	12,500.00	2,81,25,000.00	2,81,25,000.00
						TOTAL	2,81,25,000.00	2,81,25,000.00

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	:	
Total		
Part – D (Amenities)	:	Amount in ₹
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	:	
Total		
Part – E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	Included in the Cost of Construction
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total		
Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	Included in the Cost of Construction
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total		

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	6500.00	3,650.00	2,37,25,000.00
Structure	As per valuation table		2,81,25,000.00
Total			5,18,50,000.00

2. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	₹ 3,38,00,000.00
Part – B	Factory Shed	:	₹ 2,81,25,000.00
Part – C	Extra Items	:	
Part – D	Amenities	:	
Part – E	Miscellaneous	:	
Part – F	Services	:	
	Total	:	₹ 6,19,25,000.00



Fair Market Value	:	₹ 6,19,25,000.00
Realizable Value	:	₹ 5,88,28,750.00
Distress Value	:	₹ 4,95,40,000.00
Value as per Circle Rate	:	₹ 5,18,50,000.00
Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))	:	₹ 2,39,06,250.00

Remark:

1) For the purpose of valuation, we have considered the land and Built Up Area as per Approved Building Plan.

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 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 Factory Shed (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 Factory Sheds 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 Factory Shed. The cost approach is commonly used for Industrial Bungalow, Industrial Factory Shed and properties mentioned above.

As the property is an Industrial land and Factory Shed thereof, we have adopted Cost approach / Land and Factory Shed Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,500.00 to ₹ 5,500.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Industrial Factory Shed / Plot, all round development of commercial and Industrial application in the locality etc.

We estimate ₹ 5,200.00 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	-

3. ACTUAL SITE PHOTOGRAPHS



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Vastukala Consultants (I) Pvt. Ltd.

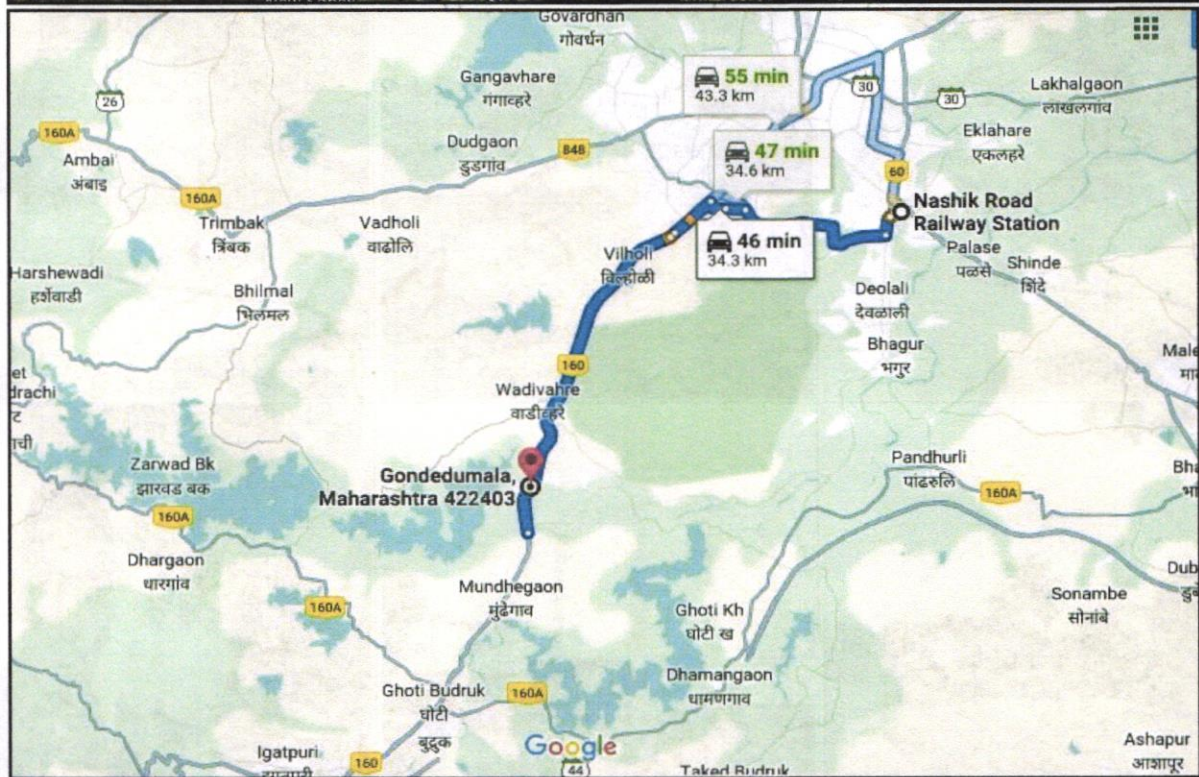
An ISO 9001:2015 Certified Company

www.vastukala.org



ROUTE MAP OF THE PROPERTY


Site u/r



Latitude Longitude: **19°49'25.5"N 73°40'18.1"E**

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 20.8 Km.)

4. READY RECKONER RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 20232024 **Language** English

Annual Statement of Rates

Selected District नाशिक

Select Taluka इगतपुरी

Select Village मोठे : मोठे

Search By Survey No Location

Select Location विनशेती झालेल्या जमिनी

Select	विभाग नं.	उपविभाग	दर	एकक (Sq. Ft.)
SurveyNo	9/9.1	गावठाण परिचस्त क्षेत्रातील विनशेती झालेल्या हाववे सन्मुख जमिनी	4500	चौ. मीटर
SurveyNo	9/9.2	गावठाण परिचस्त क्षेत्रातील हाववे सन्मुख जमिनी व्हाविरिक विनशेती झालेल्या उर्वरीत जमिनी (सु.वि.क्र.9.1 वा व्हाविरिक जमिनी)	3650	चौ. मीटर
SurveyNo	9/9.3	गावठाण परिचस्त क्षेत्रावाहेरील विनशेती झालेल्या हाववे सन्मुख जमिनी	3700	चौ. मीटर
SurveyNo	9/9.4	गावठाण परिचस्त क्षेत्रावाहेरील विनशेती झालेल्या उर्वरीत जमिनी	2880	चौ. मीटर

Activate Windows
Go to Settings to activate Windows.

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5. PRICE INDICATORS

magicbricks Buy Rent Sell Home Loans

Posted on Dec 12, 2023 Property ID: 64808353

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

₹65.0 Lac EMI - ₹29k | Get pre-approved loan

Industrial Land For Sale in **Gonde, Nashik** View on map

Plot Area: 1000 sqm Transaction Type: New Property

Contact Owner Request Photos Last contact made 3 days ago

More Details

Price: ₹65 Lac

Address: Gonde, Nashik, Maharashtra

Contact Owner

RealEstateIndia BUY RENT PROJECTS AGENTS SERVICES Post Property

Home > Nashik > Gonde MIDC > Industrial Land > Industrial Land 700 Sq. Meter for Sale in Gonde MIDC, Nashik

FOR SALE Industrial Plot for Sale in NASHIK

We help you to make your dreams come true with our industrial plot services, with this concern we have industrial plots available at reasonable prices.

Industrial Land 700 Sq. Meter for Sale in Gonde MIDC, Nashik
Listing ID #1148386

700 Sq. Meter

₹70 Lac ₹10,000/Sq. Meter

ENQUIRY NOW GET PHONE NO.

Property Overview

Location: Gonde MIDC, Nashik Plot Land Area: 700 Sq. Meter Ownership: Individual Sale Type: New Type: Industrial Land

Booking Amount: ₹5 Lac Sale Type: New Ownership: Individual

ENQUIRY NOW Show Feedback

Landmark

- Hospitals: 2 kms
- Railway Station: 35 kms
- Bank: 2 kms
- Airport: 30 kms
- School: 3 kms
- Bus Stop: 1 kms
- ATM: 1 kms
- Shopping Mall: 3 kms

Durve Properties
Agent: +91-9422900000

Please share your contact info

Form: Individual Agent

Name: _____

Email Address: _____

+91 - Mobile Number: _____

Message: I am interested in this property.

I agree to be contacted thru call, WhatsApp, sms or e-mail by RealEstateIndia and other web portals for similar properties.

SUBMIT

By Proceeding you agree to our Terms & Conditions

PRICE INDICATORS

magicbricks
Buy Rent Sell Home Loans
Hi, rahidat
Post Property

₹2.01 Cr EMI: ₹ 91k | Can I afford it?

Industrial Land For Sale in **Gondedumala, Nashik** [View on map](#)

Corner Plot

Plot Area	Boundary Wall	Transaction Type
20,000 sqft	Yes	Resale

Contact Owner
Request Photos
Last contact made 12 days ago

Contact Owner

Yogita rahul +91-88XXXXXXX

Request Photos

More Details

Price: **₹2.01 Cr**

Address: **Gondedumala, Nashik, Maharashtra**

Description: Discover a rare opportunity with this corner industrial land for sale in Gondedumala, Nashik. Strategically located, this property offers versatile possibilities for your business ... [Read more](#)

Contact Owner

99acres
Lease

Post property

Home > Commercial land for rent in Nashik > Industrial land for rent in Nashik > Industrial land for rent in Gondedumala

₹1 Lac Per Month

Industrial Lands/Plots for Lease
in Gondedumala, Nashik, Maharashtra

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

Overview
Owner Details
Recommendations

Property (2)

Photos (1/3)

Dimensions

Plot area **2 acres**
(80672 sq. ft.)

Address

Gondedumala, Nashik

Corner Property

Yes

No. of Open Sides

2

Rent

₹ 1 Lac [View Rent Details](#)

Facing

South-East

Authority approved

Yes

Possession

Immediate

Contact Owner FREE



Shortlist

Why should you consider this property?

Close to School
Close to Market
Close to Railway Station
Close to Highway
Close to School
Close to Market
Corner Property

Close to Railway Station

Agreement For Sale

<div style="text-align: center;">  <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center;">इगत</p> <p style="text-align: center;">(40९/२०१५)</p> <p style="text-align: center;">३/३८</p> </div> </div> <p>मुल्यांकन विभाग क्रमांक :- १.२ मुल्यांकन रुपये :- ५,४९,०००/- मोबदला रुपये :- १०,००,०००/- मुद्रांक रुपये :- ५०,०००/- नोंदणी फी रुपये :- १०,०००/-</p> <p style="text-align: center;">कायमचे फरोक्त खरेदीखत</p> <p>कायमचे फरोक्त खरेदीखत आज दिनांक २० माहे फेब्रुवारी इसवी सन २०१५ ते दिवशी इगतपुरी मुक्कामी -</p> <p>पॅटको प्रिंसीपल कम्पोनेंट्स प्रा.लि., कंपनी कायद्यान्वये गोंदविलेली कंपनी पॅन-एचबीसीटी २०५८ के तर्फे डायरेक्टर श्री. रविंद्र दादासाहेब पाटील उ.व. ५१, धंदा-शेती व व्यापार रा. बी/३, युनिटी पार्क, वित्ते मळा, कॉलेजरोड, नाशिक यांसी</p> <p>लिहून घेणार</p> <p>१. सौ. सावित्राबाई सुकदेव शिंदे उ.व. ६०, धंदा-शेती</p> <p>२. श्री. नंगाधर सुकदेव शिंदे उ.व. ४२, धंदा-शेती पॅन क्र. FHSPSO797C</p> <p>३. श्री. प्रकाश सुकदेव शिंदे उ.व. २८, धंदा-शेती पॅन क्र. BREPS0206A</p> <p>नं. १ ते ३ रा.मु.पो. गोंदविलेला, ता. इगतपुरी, जि. नाशिक.</p> <p>४. सौ. मथुरा रामचंद्र शेटे उ.व. ४५, धंदा-शेती रा. मु.पो. दुर्गाव, ता.जि. नाशिक.</p>	<div style="text-align: center;">  <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center;">इगत</p> <p style="text-align: center;">(40९/२०१५)</p> <p style="text-align: center;">४/३८</p> </div> </div> <p>५. सौ. शोभा बहिरु नाडवे उ.व. ५०, धंदा-शेती रा. धामणगांव, ता. इगतपुरी, जि. नाशिक.</p> <p style="text-align: right;">लिहून घेणार</p> <p>कारणे कायमचे फरोक्त खरेदीखत लिहून देतात ते ऐसा जे की,</p> <p>१अ. मिळकतीचे वर्णन - तुकडी जिल्हा नाशिक पोट तुकडी तालुका इगतपुरी पैकी मौजे गोंदविलेला या गांवेचे शिवारातील शेतजमीन मिळकत, यांसी गट नंबर ५८५, यांसी क्षेत्र ०० हेक्टर ८० आर या मिळकतीपैकी महामार्गाकरीता भारत सरकारचे भुतल परिवहन मंत्रालयाने संपादित केलेल्या ०० हेक्टर ०.५ आर म्हणजेच ५५० चौ.मी. क्षेत्र वजा जाता लिहून घेणार यांचे मालकीची ०० हेक्टर ०२.५० आर क्षेत्राची मिळकत यांसी आकार रु. १-५३ पैसे यांसी चतुःसिमा-</p> <p>पूर्वेस - मुंबई आश्रम महामार्ग पश्चिमेस - गट नंबर ५८६/१ (लिहून घेणार यांचे मालकीचे क्षेत्र) दक्षिणेस - जुना रस्ता व त्या पलीकडे गट नंबर ५८८ उत्तरेस - गट नंबर ५८३</p> <p>येणेप्रमाणे चतुःसिमापूर्वक वर्णनाची शेतजमीन मिळकत, जल, तरु, काष्ठ, पाषाण, निधिनिक्षेप व झाड झाडोऱ्यासह, तबंगभुत वस्तुंसह, तसेच या मिळकतीत जाण्यायेण्याचे सर्व वागवहिवाटीचे मार्गांनी वागण्याचे हक्कांसह, पूर्वापारचे वागवहिवाटीसाठी जाणे-येणेसाठी असलेले रस्ते वापरण्याचे हक्क व अधिकारांसह मिळकत दरोबरस्त.</p> <p>१ब. या खरेदीखताचा विषय असलेल्या मिळकतीचे वर्णन - वर वरम १अ याल वर्णन केलेल्या तुकडी जिल्हा नाशिक पोट तुकडी तालुका इगतपुरी पैकी मौजे गोंदविलेला या गांवेचे शिवारातील शेतजमीन मिळकत,</p>
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Approved Plan

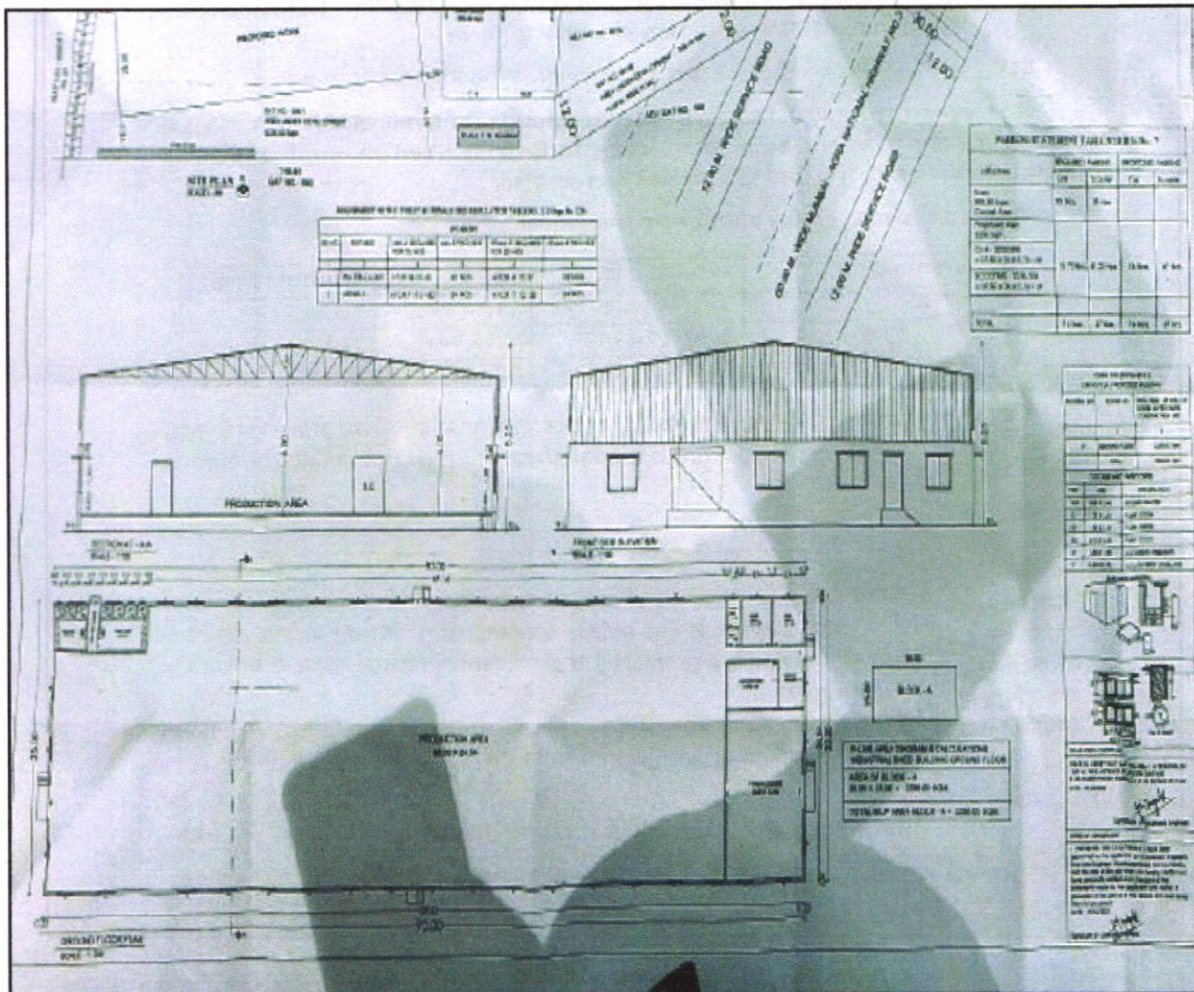
**BUILDING PLAN FOR INDUSTRIAL SHED
FOR INDUSTRIAL PURPOSE
IN GAT No. 586/1+587/B, AT- GONDE DUMALA,
TAL - IGATPURI, DIST- NASHIK.
FOR -
M/S PATCO PRECISION COMPONENTS PVT.LTD.
THROUGH DIRECTOR
MR. RAVINDRA DADASAHEB PATIL**

STAMP OF APPROVAL

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. 2174/2011/2012/1100/23117
21. 2. 2012 dt. 21.2.2012 by 2174. YSR/19 + YSR/19/2356
Dated 7 192 120 22

(Signature)
DEPUTY METROPOLITAN PLANNER
Nashik Metropolitan Region Development Authority, Nashik





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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is **6,19,25,000.00 (Rupees Six Crore Nineteen Lakh Twenty Five Thousand Only)**. The Realizable Value **5,88,28,750.00 (Rupees Five Crore Eighty Eight Lakh Twenty Eight Thousand Seven Hundred Fifty Only)** and the Distress value **4,95,40,000.00 (Rupees Four Crore Ninety Five Lakh Forty Thousand Only)**.

Place: Nashik

Date: 05.03.2024

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: 2024.03.05 18:01:30 +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

(Annexure – I)

1.

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 05.03.2024 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 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.
- 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Patco Precision Components Pvt. Ltd from Savitrabai Sukdev Shinde & Others as per Vide Deed of Assignment Vide No.509/ 2015 Dated.20.02.2015.
2.	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Golf Club 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;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Sachin Raundal - Valuation 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 – 05.03.2024 Date of Report – 05.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 29.02.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For Factory Shed 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, Industrial land size, location, sustained demand for Industrial land, all round development of commercial and Industrial 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

2. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **05th 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 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 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 **6500.00 Sq. M.** and structures thereof. The property is owned by **M/s. Patco Precision Components Pvt. Ltd.** 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 Name of Owner: **M/s. Patco Precision Components Pvt. Ltd.** 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 **6500.00 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 vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **800.00 Sq. M.** and structure thereof.

3. 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)

4. 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: 05.03.2024

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

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