



Vetting Report Prepared For: SBI/ Shinde Palse Branch/ Mr. Anand Sambhaji Waghmare (007835/2305643)

Page 1 of 3

Vastu/Nashik/03/2024/007835/2305643
20/9-391-RPBS
Date: 20.03.2024

To,
The Branch Manager,
State Bank of India
Shinde Palse (Shinde Br 61457)
Nivrutti Complex, Gat No. 82, Nashik Pune Road,
At Post Shinde Taluka and Dist. Nashik'
Pin 422102, State - Maharashtra, Country - India.

Sub: Vetting of Extra Amenities

Sir,

With reference to above subject, we have evaluated the Extra Amenities for Residential Flat No. 27, 7th Floor, "Pushpak Paradise", Survey No. 212/ 2, Plot No. 10+11, Near Sai Mandir, Kalananagar, Vaiduwadi, Village - Mhasrul, Taluka & District – Nashik, PIN – 422 004, State – Maharashtra, Country – India belongs to **M/s. Krishna Developers** Name of Proposed Purchaser: **Mr. Anand Sambhaji Waghmare**.

We have verified the rates quoted as per current market rates. Details of work and Extra Amenities considered as per copy of Extra Amenities issued by **Mr. Anand Sambhaji Waghmare** (First Party) and **Ashish Vinod Purwar** (Second Party) received on dated 19.03.2024. The Extra Amenities amount is **Rs.9,00,000/- (Rupees Nine Lakh Only.)**

The said Cost Vetting Certificate is valid upto next 6 months Only.

Thanking you

Sincerely yours

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.20 13:42:54 +05'30'

Auth. Sign.



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



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Reg. No. CAT-I-F-1763
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Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
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TeleFax : +91 22 28371325/24
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Agreement for Extra Amenities



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जोड़घन क्र.।	
मुद्राक घेण्याचे कारण	Bank
मुद्राक रजि.अनु.क्र. (214)	दिनांक: 19/03/2024 पैकी
मुद्राक घेणाऱ्याचे नाव	आश्रिश विनोद पुरवार
पत्ता :-	श्री. ११, ए.टी. रोड, नाशिक
हस्ता :-	
मुद्राक घेणाऱ्याची स्वाक्षरी	
परिचालन धारक मुद्रांकधिकृत	
परवानग क्रमांक १०८ /२०२२	भगवान वसंत पंजरे, मुद्राक अधिकृत



90AA 786283
TREASURY OFFICE NASHIK
19 MAR 2024
ATPHC ATO

NOTARY
NOTED & REGISTERED
at Serial No. 148
DATE 19/03/24
This Document Contains
Total 4 Pages

!! SHRFE !!

AGREEMENT FOR EXTRA AMINITIES

This article of AGREEMENT FOR EXTRA AMINITIES is made & executed at Nasik on this 19th March 2024

MR. ANAND SAMBHAJI WAGHMARE
AGE : 29 yrs. Occupation : Service

Having R/o : Flat No.07 , Pushpak Paradise Apt, Nr. Omkar Park , Kala Nagar , Dindori Road , Nashik-422004

Herein after referred to as the **PART OF FIRST PARTY** (Which Expression shall unless it be repugnant to the lands, context or meaning thereof mean and include its other partner, executor, assigns etc. their heirs, executors, administrator etc.) **OF THE FIRST PART:**

&

ASHRISH VINOD PURWAR
AGE : 41 Occupation : Business
Res at: 01, Shantusha Row Houses, Sharayu Park, behind Ambika Textile, Jatra Choufuli, NH-3, Nashik-3

Herein after referred to as the **PART OF SECOND PARTY** (Which expression shall unless it be repugnant to the lands, context or meaning thereof mean and include its other partner, executor, assigns etc. their heir, executors, administrator etc.) **OF THE SECOND PART:**

WHEREAS, Agreement for sale is duly sign and Notarized on 18th March 2024 at Nasik for Flat No. 27 admeasuring Total Built up area 96.11 sq.mtrs. i.e. 1034 sq. ft. Carpet Area on the **Seventh Floor** in the known as **PUSHPAK PARADISE APARTMENT**. Bearing S. No. 212/2 ,Plot No.10+11, Mhasrule Shiwar, Tal & Dist. Nasik totally admeasuring 1104.23 sq. mtrs. **MR. ANAND SAMBHAJI WAGHMARE** i.e. the purchaser wants to change some amenities other than the basic amenities provided. Hence the purchaser requested to Contractor to make some addition in the amenities which is provided by the contractor.



The amenities to be changed and the estimated cost as follows.

STATEMENT OF AMENITIES CHANGED WORK-MATERIAL-LABOUR			
Particulars	Work Area (sq.ft.)	Rate of Material (Per sq.ft.)	Amount
1 } Providing flooring with Branded Vitrified ceramic tiles in 32''x 32'' of good quality in the flat			
Flooring :			
Material	977 sq.ft.	275(psft)	268675
Labour	977 sq.ft.	90 (psft)	87930
Skirting	250 rft	75 rft	18750
2 } Kitchen Platform in Granite & Glazed tiles upto Lintel in Kitchen			
Kitchen platform in Granite :		475	
Material	25 (rft)	(psrft)	11875
Kitchen platform Support in Kaddapa :			
Material	50	150	4500
Labour	25 (rft)	(psrft)	8750
Kitchen wall tiles :			
Material	130	150	19500
Labour	130	40	5200
3 } Bathroom Tiles			
Material	Bathroom 39 Ft x 7 + 10 % = 900 sq.ft	65	58600
Labour	900	30	27000
Bath Fittings of Jaquar & Labour	3 Bathroom		45000

POP Work			246820
5 } : Material Ceiling	860 (sqft)	287	77400
	Labour	860 (sqft)	90
	Labour	445 rsf	45
			20025
In words : Nine Lacs & One Rupees Only			TOTAL Rs. (Rounded off)
			9,00,025=00
			9,00,001=00

Whereas the part of First party has paid Rs. 11,001/- (Eleven Thousand & One Rupees only) by Online Transfer Dated 09.03.2024 & Balance Amt. Rs.8,90,000/- (Eight Lacs Ninety Thousand Only is yet to Receive from First Party to Second Party.

Signed Sealed And Delivered by the within named

ASHISH VINOD PURWAR
(Part of Second Party)

MR. ANAND SAMBHAJI WAGHMARE
(Part of First Party)

WITNESSES:- 1. Murari Bughal 2. Ganesh Dhore

Parties are Identified by me



ATTESTED
MUKUND R. DHORE
Advocate & Notary Govt of India
Noted Court Compound, Nashik



The Extra Amenities amount is **Rs.9,00,000/- (Rupees Nine Lakh Only)**

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Shri.Suresh Ramdas Bagul**

Name of Owner: **M/s.Rudra Infra**

Residential Flat No.301, Third Floor, "**Sitai Heights Apartment**", Survey No.252/6/1/2/1,
Plot No.1, Next to Lokmanya Hospital, Balram Nagar, Mumbai Agra National Highway,
, Village - Nashik, Taluka & District - Nashik, PIN Code – 422 003,
State – Maharashtra, Country – India.

L Latitude Longitude: 20°01'18.0"N 73°50'04.0"E

Valuation Prepared 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, 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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TeleFax : +91 22 28371325/24
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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.301, Third Floor , "Sitai Heights Apartment", Survey No.252/6/1/2/1,Plot No.1, Next to Lokmanya Hospital , Balram Nagar , Mumbai Agra National Highway , Village - Nashik, Taluka & District - Nashik,PIN Code – 422 003, State – Maharashtra, Country – India belongs to **M/s.Rudra Infra** Name of Proposed Purchaser: **Shri.Suresh Ramdas Bagul**.

Boundaries of the pro

Boundaries	Building	Flat
North	Plot No.9	Staircase
South	12.00 Meter Road	Side Margin
East	Survey No.252/6	Side Margin
West	Colony Road	Flat No.302

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 for this particular purpose at **₹ 58,80,000.00 (Rupees Fifty-Eight Lakh Eighty 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

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: 2024.03.20 13:45:35 +05'30'

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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 Chief Manager,**Bank of Baroda****Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,

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

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 19.03.2024
	b) Date on which the valuation is made	: 20.03.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> i. Copy of Notarized Agreement Between M/s.Rudra Infra (the Seller) and Shri.Suresh Ramdas Bagul (Proposed Purchaser) ii. Copy of Commencement Certificate No. LND/BP/ C1/125/2021 dated.21.06.2021 issued by Nashik Municipal Corporation. iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/125/2021 dated.21.06.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. iv. Copy of RERA Registration Certificate No. P51600048065 dated 08.12.2022 issued by Maharashtra Real Estate Regulatory Authority. 	
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 Proposed Purchaser: Shri.Suresh Ramdas Bagul</p> <p>Name of Owner: M/s.Rudra Infra</p> <p>Address: Residential Flat No.301, Third Floor , "Sitai Heights Apartment", Survey No.252/6/1/2/1,Plot No.1, Next to Lokmanya Hospital , Balram Nagar , Mumbai Agra National Highway , Village - Nashik, Taluka & District - Nashik,PIN Code – 422 003, State – Maharashtra, Country – India.</p> <p>Contact Person: Shri.Rajesh Shimpi (Builder Person) Contact No. +91 9359981379</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.301 is located on Third Floor. As per Approved plan, the composition of flat is Hall + 3 Bedroom + Kitchen + Toilet + Balcony+ Passage (i.e. 3BHK).



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		The property is at 9.6 Km. distance from nearest railway station Nashik Road. Landmark: Next to Lokmanya Hospital	
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.252/6/1/2/1, Plot No.1
	b) Door No.	:	Residential Flat No.301
	c) T.S. No. / Village	:	Village – Nashik
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/125/2021 dated.21.06.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No.301, Third Floor , "Sitai Heights Apartment" , Survey No.252/6/1/2/1,Plot No.1, Next to Lokmanya Hospital , Balram Nagar , Mumbai Agra National Highway , Village - Nashik, Taluka & District - Nashik,PIN Code – 422 003, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Documents
	North	:	Plot No.9 Plot No.9



	South	:	12.00 Meter Road	12.00 Meter Road
	East	:	Survey No.252/6	Survey No.252/6
	West	:	Colony Road	Colony Road
13.1	Flat		As per Actual Site	As per the Documents
	North		Staircase	Staircase
	South		Side Margin	Side Margin
	East		Side Margin	Side Margin
	West		Flat No.302	Flat No.302
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'18.0"N 73°50'04.0"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 881.00 Balcony Area in Sq. Ft. = 120.00 (Area as per site Measurement)</p> <p>Carpet Area in Sq. Ft. = 860.00 Balcony Area in Sq. Ft. = 120.00 Total Carpet Area in Sq.Ft = 980.00 (Area as per Notarized Agreement)</p> <p>Total Built up Area in Sq. Ft. = 1078.00 (Area as per Notarized Agreement +10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Carpet Area in Sq. Ft. = 860.00 Balcony Area in Sq. Ft. = 120.00 Total Carpet Area in Sq.Ft = 980.00 (Area as per Notarized Agreement)</p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential Cum Commercial	
2.	Location	:		
	C.T.S. No.	:	Survey No.252/6/1/2/1, Plot No.1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No.301, Third Floor , " Sitai Heights Apartment ", Survey No.252/6/1/2/1,Plot No.1, Next to Lokmanya Hospital , Balram Nagar , Mumbai Agra National Highway , Village - Nashik, Taluka & District - Nashik,PIN Code – 422 003, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential Cum Commercial	
4.	Year of Construction	:	2023 (As per Site Information)	
5.	Number of Floors	:	Ground (Parking) + 4 th Upper Floors	

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flat on Third Floor
8.	Quality of Construction	:	Excellent
9.	Appearance of the Building	:	Excellent
10.	Maintenance of the Building	:	Excellent
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Third Floor
2	Door No. of the Flat	:	Residential Flat No.301
3	Specifications of the Flat	:	3BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Lustre Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Excellent
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser:</u> Shri.Suresh Ramdas Bagul <u>Name of Owner:</u> M/s.Rudra Infra
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Total Built up Area in Sq. Ft. = 1078.00 (Area as per Notarized Agreement +10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 881.00 Balcony Area in Sq. Ft. = 120.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 860.00 Balcony Area in Sq. Ft. = 120.00 Total Carpet Area in Sq.Ft = 980.00 (Area as per Notarized Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial	:	Residential purpose



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	980.00 Sq. Ft.	6,000.00	58,80,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			58,80,000.00

Value of Flat

Fair Market Value	58,80,000.00
Realizable value	55,86,000.00
Distress Value	47,04,000.00
Insurable value of the property (1078.00 Sq. Ft. X ₹2,000.00)	21,56,000.00
Guideline value of the property (1078.00 Sq. Ft. X ₹3,837.00)	41,36,286.00

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.

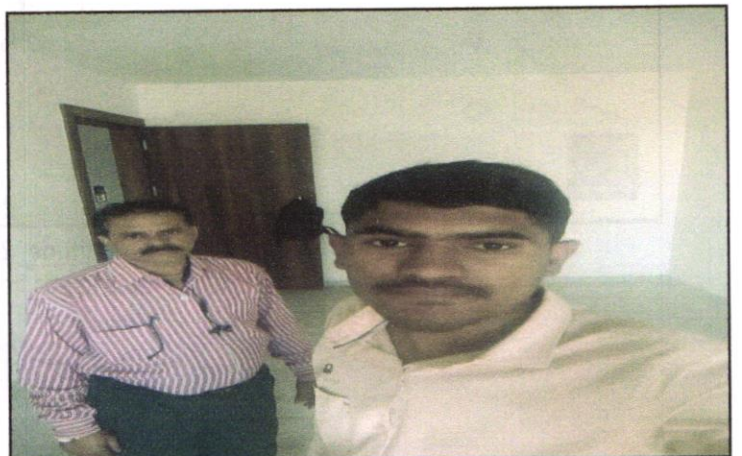
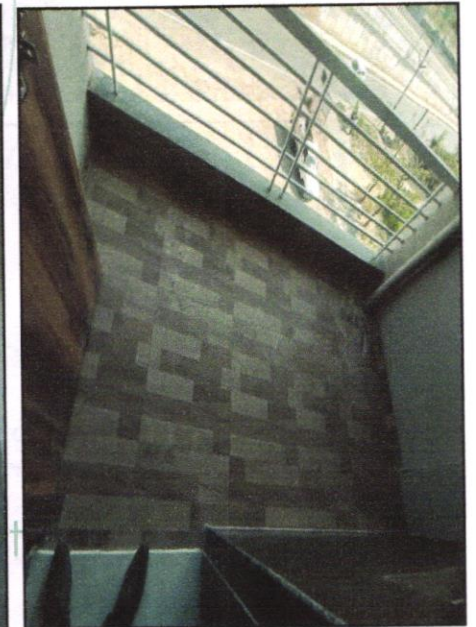
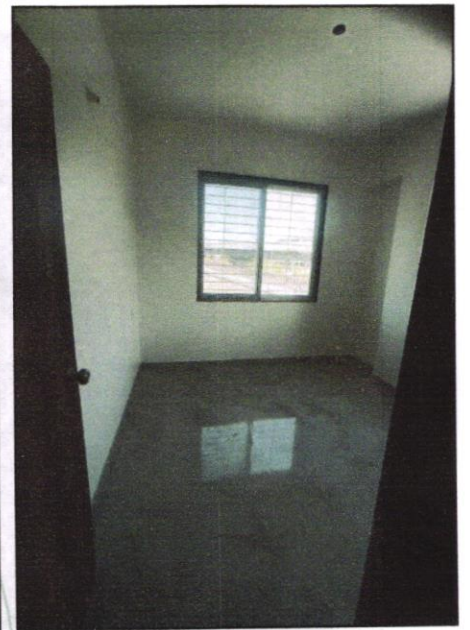
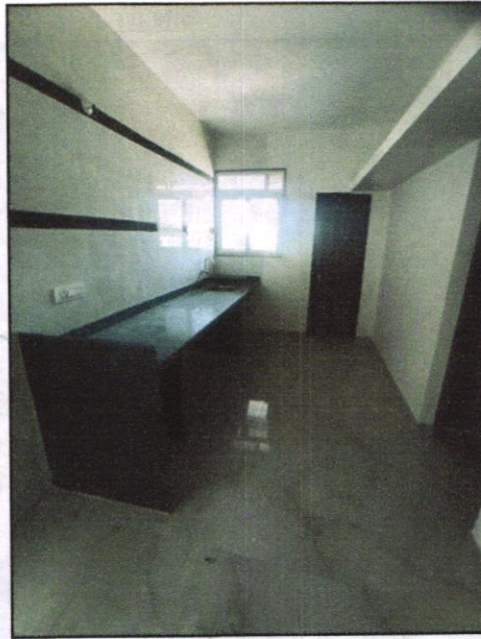
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach


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



Actual site photographs




Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	कुली जमीन	निवासी मदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.3.36-नविन मुंबई आग्रा मार्ग कॅनॉलच्या पुर्वेस आडगावच्या पश्चिम हद्दीपर्यंतचा रस्ता.	23200	41300	47490	57300	0	चौ. मीटर सर्वेक्षण नंबर

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Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Get priority access & benefits with 👑 **MB Prime** Unlock exclusively Reserved Owner Properties Join Prime @ 50% OFF

45.0 Lac [How much loan can I get?](#) ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Flora Heights,



2 Beds
2 Baths
2 Balconies
Unfurnished

Carpet Area
920 sqft
≈ 4.89/sqft

Floor
5 (Out of 7 Floors)

Lifts
2

Developer
Transcon Developers

Project
Flora Heights

Transaction Type
Resale

Furnished Status
Unfurnished

Status
Ready to Move

Type Of Ownership
Freehold

Contact Owner
Get Phone No.

👤 Last contact made 41 days ago

HOUSING.COM
Buy In Nashik ▾

Amrutdham
+ Add

Download App
List Property
Saved

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

Last updated: Feb 7, 2024

2 BHK Flat

Sai residency Saraswati nagar, Amrutdham, Nashik

OFFERS


Zero brokerage Know More

₹35.0L


EMI starts at 18.53 K

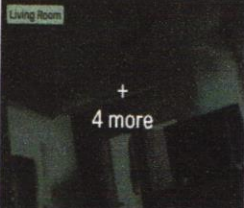
3.33 K/sq.ft

Contact Owner




SHARE
SAVE





+
4 more


1050 sq.ft <small>Built Up Area</small>	3.33 K/sq.ft <small>Avg. Price</small>	6 Year Old <small>Age of property</small>	Ready to move <small>Possession status</small>	Higher of 4 floors	East facing Facing	Unfurnished Furnishing
--	---	--	---	--------------------	--------------------	------------------------



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 Valuers & Appraisers
 Architects
 Interior Designers
 Chartered Engineers (I)
 IIT Graduates
 Licentiate's Engineer

Price Indicators

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3 BHK Flat

By SUNRISE GROUP
Sunrise Residency, Amrutdham, Nashik


₹75.0 L EMI starts at 39.72 K

5.26 K/sq.ft

[Contact Owner](#)



Balcony



Others

1425 sq.ft
Built Up Area

5.26 K/sq.ft
Avg. Price

2 Year Old
Age of property

Ready to move
Possession status

Lower of 6 floors

Fully Furnished
Furnishing

HOUSING.COM Buy in Nashik

+ Add

Download App
List Property Free
Saved

Home / Nashik / Amrutdham / Apartment for Sale in Amrutdham / 3 BHK Flat

3 BHK Flat


By JAIKUMAR CONSTRUCTIONS LTD
Parksyde Homes, Amrutdham, Nashik

Last updated: Feb 22, 2024


₹90.0 L EMI starts at 44.68 K

7.89 K/sq.ft


[Contact Owner](#)



Project images



Project images



+
15 more



1140 sq.ft
Built Up Area

7.89 K/sq.ft
Avg. Price

Ready to move
Possession status

Unfurnished
Furnishing

Notarized Agreement

<div style="text-align: center;">(२)</div> <div style="text-align: center;">  </div> <p>श्री.सुरेश रामदास बागुल वय: ३५ वर्ष, व्यवसाय: नोकरी (PAN: AMBHPB 9666 N.) (Aadhar No.9375 5349 4346.) वाह.आशिवार्ध चौक, मु.पो. नामपूर, ता. बदनसाक जिल्हा नाशिक-४२३२०८.</p> <p style="text-align: center;">साक्षी</p> <p>रुद्रा इन्ड्रका भागीदारी फर्म सर्वे भागीदार म्हणून (PAN: ABBFR 9716 L.)</p> <p>१) श्री. निरिंद मंगोहर संपीर वय: ४९ वर्ष, व्यवसाय व्यापार, (PAN: AALIPG 5087 B.) (Aadhar No.5301 8095 891०)</p> <p>२) श्री.वासुदेव विषाम भोर वय: ४९ वर्ष, व्यवसाय व्यापार, (PAN: A FFPB 3366 N.) (Aadhar No 3187 0412 8308)</p> <p>३) श्री.आदित्य धंगवेल खात्री वय: ३३ वर्ष, व्यवसाय व्यापार, (PAN: GKSPS 9580 B.) (Aadhar No 8695 4682 1357) शिपाया परता : ०५, पुरो हार्डवेअर, जत्रा मांदूर शिकरोड, वृंदावननगर, आठगाव शिवाय, नाशिक-४२२००३.</p> <p style="text-align: center;">साक्षी</p> <p>१) श्री.सिताराम नागाजी सावने वय: ७५ वर्ष, व्यवसाय: सेवानिवृत्त</p> <p>२) श्री.संतोष केदनाथ साळी वय: ५२ वर्ष, व्यवसाय व्यापार</p>	<div style="text-align: center;">(१)</div> <div style="text-align: center;">  </div> <p>महानगरपालिका हद्दीतील, रविवासी विभागात स्थित आलेली खत नशिक-१ चे हद्दीतील स्थावर जमीन मिल्कतीचा सर्व्हे क्रमांक २५२/६/१/२/१ या मिल्कतीचे एकूण क्षेत्रावर तयार करण्यात आलेल्या नशिक महानगरपालिका मासिक घांती अंतिम मंजूर केलेल्या लेआऊटमधील बिनबोती प्लॉट मिल्कतीचा क्रमांक ०१ (एक) घांती लेआऊटनुसार तसेच ४/१२ उताळण्याचे क्षेत्र ४५१.६६ चौ.मी. पेकी कॉलनीरोड रुंदीकल्याकडे वर्ग झालेले क्षेत्र २९.३६ चौ.मी.वाचलत उर्वरित क्षेत्र ४२२.३० चौ.मी.मिल्कतीत घट्टु.सीमा खालीलप्रमाणे :-</p> <p>पूर्वेत : लागत स.न. २५२/६ पेकी मिल्कत.</p> <p>पश्चिमेत : कॉलनीरोड.</p> <p>दक्षिणे : १२.०० मीटर रुंदीचा सर्व्हीनरोड व पश्चिमेक आठगावरोड.</p> <p>उत्तरे : मंजूर लेआऊटमधील प्लॉट नं.०१ ची मिल्कत.</p> <p>येथेप्रमाणे घट्टु.सीमेतील प्लॉट मिल्कत ही जल, तळ, तुंग, आर, पाबाय, निधीनिक्षेप, तटलभूत वस्तुसह कॉलनीरोड वाचलल्याचे हक्कांतहृमी दरोबत मिल्कत.</p> <p>४) तुम्हास या दलाने विक्रीस कबूल केलेल्या बांधीय प्लॉट/सद्वनिका मिल्कतीचे वर्णन :</p> <p>उपरोक्त कालम १ "अ" घांत वर्णन केलेल्या प्लॉट क्रमांक ०१ चे क्षेत्राचे मिल्कतीवर बांधण्यात आलेल्या सितार्ड हार्डवेअर अपार्टमेंट या नांवाने शीजखत्या जागाव्या ठरवलेलीमधील सिसम्या मजल्यावरील प्लॉट क्रमांक ३०१ (तीनशे एक) घांती मंजूर शिर्डींग नकाशाख्याने घट्टु क्षेत्र ४९.९० चौ.मी. मिल्कत+सदर प्लॉटलगत कारवावोग्य बालकनी क्षेत्र १९.९०४ चौ.मी.+कवर्ड पार्किंगचे क्षेत्र ५.५४ चौ.मी. या दलत्या विषय असून सदर मिल्कतीत घट्टु.सीमा खाली नमूद केल्याप्रमाणे :-</p> <p>पूर्वेत : साईड मार्जीन.</p> <p>पश्चिमे : लागत प्लॉट न.३०२ ची मिल्कत.</p> <p>दक्षिणे : लॉर्ड मार्जीन.</p> <p>उत्तरे : जीना.</p> <p>येथेप्रमाणे घट्टु.सीमातील प्लॉट मिल्कत ही खालील सर्व सुख</p>
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Approved Plan

APPROVAL OF PLANS

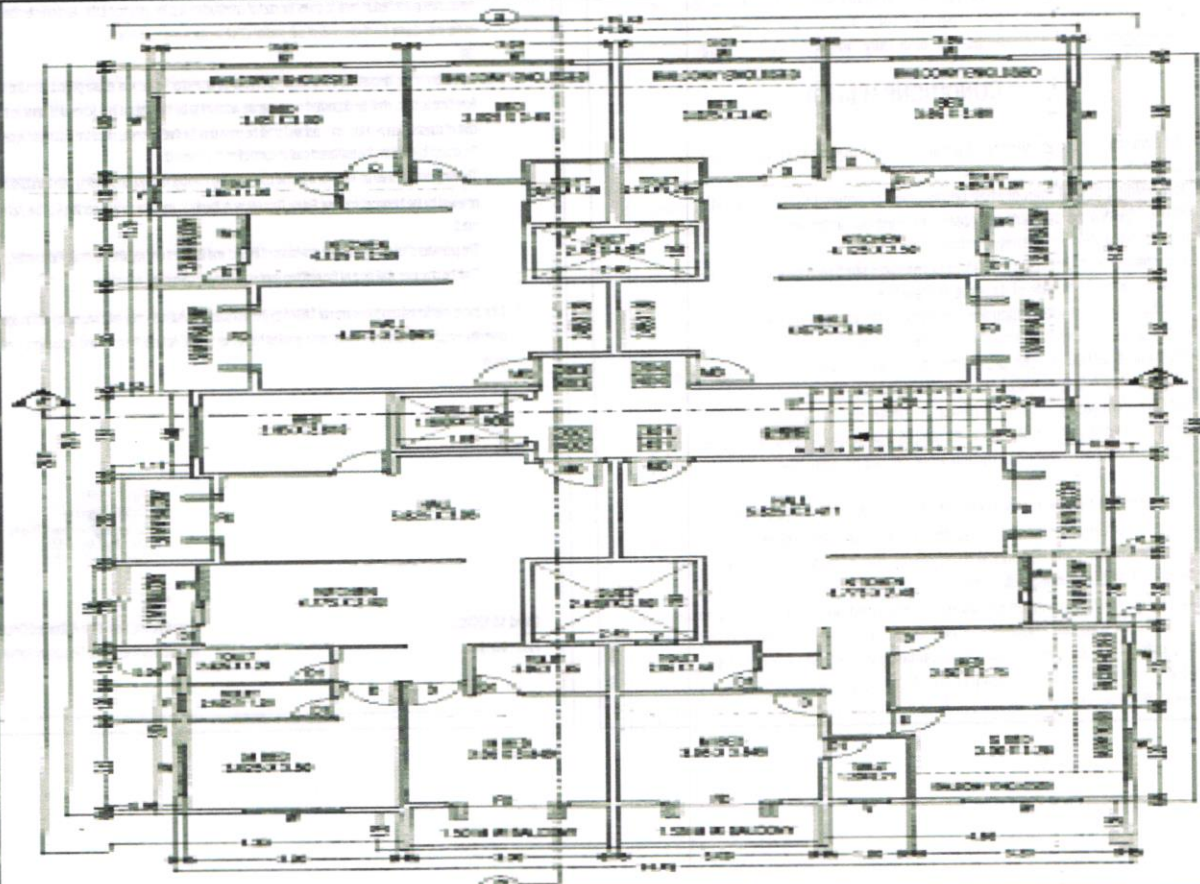
CONTENTS :
SITE PLAN, FLOOR PLANS, B-UP/
CARPET AREA STATEMENT, SECTION,
ELEVATION, LOCATION PLAN,
ETC.

1) This drawing is based on information/documents provided by owner/G.P.A.M.

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. **2196/2021** dated **21/9/2021**

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik



TYPICAL 3RD & 4TH FLOOR PLAN
SCALE 1:100



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Commencement Certificate & RERA Certificate



NASHIK MUNICIPAL CORPORATION

NO.INDRUP/1/1/1/2021
DATE: 08/12/2022

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

**TO: Mr.Sitaram Targo & Others
C/o.Ar.Prashant Themaskar & Stru.Engg.Sund Patel Of Nashik**


Sub: Sanction of Building Permission & Commencement Certificate on Plot No.-1, of S.No.252/6/1/2/1 of Nashik Shiwar.

Ref:- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/ Dated:- 28/12/2020 Inward No.C1/BR/346
2) Final Layout No/LND/WS/428 Date: 05/01/1998

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential+Commercial** Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 48)

- The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted
- This permission does not entitle you to develop the land which does not vest in you
- The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz. under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966]
- The balconies, attas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, attas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken
- At least FIVE trees should be planted around the building in the open space of the plot.



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))**

This registration is granted under section 5 of the Act to the following project under project registration number : **P6180004806**

Project: SITAI HEIGHTS , Plot Bearing / CTS / Survey / Final Plot No.:P NO 1 SNO 252/6/1/2/1 NASHIK SHIVAR Nashik, Nashik, Nashik, 422101;

- Rudra Infra having its registered office / principal place of business at: Tehsil: Nashik, District: Nashik, Pin: 422003.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5; OR
That entire of the amounts to be realized hereafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 08/12/2022 and ending with 01/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vijayram Hemnand Prabhu
(Secretary, Maharashtra)
Date: 08/12/2022 12:03:01

**Date: 08/12/2022
Place: Mumbai**

**Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority**

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 **₹ 58,80,000.00 (Rupees Twenty- Fifty-Eight Lakh Eighty Thousand Only)**. The **Realizable Value** of the above property **₹55,86,000.00 (Rupees Fifty-Five Lakh Eighty-Six Thousand Only)**. and the **Distress Value** **₹47,04,000.00 (Rupees Forty-Seven Lakh Four Thousand Only)**.

Place: Nashik

Date: 20.03.2024

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: 2024.03.20 13:46:07 +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

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

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 Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 20.03.2024 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 19.03.2024. 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property is being purchased by Shri.Suresh Ramdas Bagul from M/s.Rudra Infra as per Vide Notarized Agreement
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 Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Ruandal – Site Engineer Binu Surendran – Technical Manager Chintamani Chaudhari – 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 – 19.03.2024 Valuation Date - 20.03.2024 Date of Report - 20.03.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.03.2024
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;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, 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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th 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 nec Nayaray 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 nec Nayaray part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area = 980.00 Sq. Ft.** in the Name of Name of Proposed Purchaser: **Shri.Suresh Ramdas Bagul.** Name of Owner: **M/s.Rudra Infra.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by Name of Proposed Purchaser: **Shri.Suresh Ramdas Bagul**. Name of Owner: **M/s.Rudra Infra** 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.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Total Carpet Area = 980.00 Sq. Ft.**

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 Current use / Existing use premise is considered for this assignment.

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 Flat 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 Residential Flat, admeasuring **Total Carpet Area = 980.00 Sq. Ft.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****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.



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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: 20.03.2024

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.20 13:46:21 +05'30'

Auth. Sign.

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