

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Atul Jaikumar Divate.**

Office No. 01, First Floor, "**Chordiya Sankul**", CTS No. 6858, Survey No. 37/ 1A/ 1 & 37/ 1A/ 2, Plot No. 02,  
Near Jain Mandir, Opp. NMC Ground & Jogging Track, Anand Nagar, Artillery Centre Road,  
Village - Deolali, Taluka & District - Nashik, PIN Code – 422101,  
State – Maharashtra, Country – India.

**Latitude Longitude: 19°56'51.4"N 73°50'01.8"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, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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





## VALUATION OPINION REPORT

This is to certify that the property bearing Office No. 01, First Floor, "Chordiya Sankul", CTS No. 6858, Survey No. 37/ 1A/ 1 & 37/ 1A/ 2, Plot No. 02, Near Jain Mandir, Opp. NMC Ground & Jogging Track, Anand Nagar, Artillery Centre Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India belongs to **Shri. Atul Jaikumar Divate**.

Boundaries of the property.

Boundaries	Building	Shop
North	Open Plot	Shop No. 2
South	Road	Marginal Space & Road
East	Building	Marginal Space & Lobby
West	Building	Marginal Space

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 **₹18,84,960.00 (Rupees Eighteen Lakh Eighty-Four Thousand Nine Hundred Sixty 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: 2024.04.06 16:11:58 +05'30'

Auth. Sign.



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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• TeleFax : +91 22 28371325/24  
• [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

**The 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 SHOP)**

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	: 31.03.2024
	b) Date on which the valuation is made	: 31.03.2024
3.	List of documents produced for perusal: i. Copy of Agreement for Sale Vide No. 2660/ 2006 Dated.30.05.2006. ii. Copy of Full Occupancy Certificate No. Javak No. / NRV / 11421 / 1749 dated.29.06.2012 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Full Commencement Certificate No. LND / BP / 577 / 1700 / 99-200 dated.03.03.2000 issued by Nashik Municipal Corporation, Nashik. iv. True Copy of Approved Building Plan Accompanying Commencement Certificate No. LND / BP / 577 / 1700 dated.03.03.2000 Issued by Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik. v. Copy of Electricity Bill Vide Consumer No. 049088261266 name of Shri. Rahul Jaikumar Divate dated 28.03.2024 issued by MSEDCL. vi. Copy of Previous Valuation Report by Dated.08.02.2019 issued by D.R. Harkal & Associates.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: <b>Shri. Atul Jaikumar Divate.</b>  <b>Address:</b> Office No. 01, First Floor, " <b>Chordiya Sankul</b> ", CTS No. 6858, Survey No. 37/ 1A/ 1 & 37/ 1A/ 2, Plot No. 02, Near Jain Mandir, Opp. NMC Ground & Jogging Track, Anand Nagar, Artillery Centre Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Atul Divate (Owner) Contact No. +91 9923420021  Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Office No. 01 is located on First Floor. As per Site inspection, the composition of Shop is Single Shop. The property is at 1.3 Km. distance from nearest railway station Nashik Road.



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		<b>Landmark:</b> Near Jain Mandir	
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. 37/ 1A/ 1 & 37/ 1A/ 2, Plot No. 02
	b) Door No.	:	Office No. 01
	c) T.S. No. / Village	:	Village – Deolali
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	True Copy of Approved Building Plan Accompanying Commencement Certificate No. LND / BP / 577 / 1700 dated.03.03.2000 Issued by Executive Engineer, Town Planning Department, Nashik Municipal Coporation, 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	:	Office No. 01, First Floor, " <b>Chordiya Sankul</b> ", CTS No. 6858, Survey No. 37/ 1A/ 1 & 37/ 1A/ 2, Plot No. 02, Near Jain Mandir, Opp. NMC Ground & Jogging Track, Anand Nagar, Artillery Centre Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	Yes
	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 – Deolali 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 / <b>Building</b>		
		<b>As per Actual Site</b>	<b>As per the Document</b>
	North	: Open Plot	Property of Janardan Gadekar Out of S.N. 37/ 1
	South	: Road	Artillery Center Road
	East	: Building	Plot no. 3





	West	:	Building	Plot No. 1
13.1	<b>Shop</b>		<b>As per Actual Site</b>	<b>As per the Document</b>
	North		Shop No. 2	The Common Wall of Office No. 2 in Chordiya Sankul
	South		Marginal Space & Road	Artillery Center Road
	East		Marginal Space & Lobby	Open Space in Chordiya Sankul
	West		Marginal Space	Open Space & Compound Wall
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°56'51.4"N 73°50'01.8"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 180.00 (Area as per site Measurement)	
			<b>Built up in Sq. Ft. = 264.00</b> <b>(Area as Per Agreement for Sale)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up in Sq. Ft. = 264.00</b> <b>(Area as Per Agreement for Sale)</b>	
16	Whether occupied by the owner / Vacant? If occupied by Vacant since how long? Rent received per month.	:	Occupied by owner	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Commercial	
2.	Location	:		
	C.T.S. No.	:	CTS No. 6858	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Deolali Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Office No. 01, First Floor, "Chordiya Sankul", CTS No. 6858, Survey No. 37/ 1A/ 1 & 37/ 1A/ 2, Plot No. 02, Near Jain Mandir, Opp. NMC Ground & Jogging Track, Anand Nagar, Artillery Centre Road, Village - Deolali, Taluka & District - Nashik, PIN Code – 422101, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial	
4.	Year of Construction	:	2012 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + 3 <sup>rd</sup> Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	13 Shop on First Floor	
8.	Quality of Construction	:	Average	
9.	Appearance of the Building	:	Average	
10.	Maintenance of the Building	:	Average	
11.	Facilities Available	:		
	Lift	:	N. A	
s	Protected Water Supply	:	Municipal Water supply	





	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>SHOP</b>		
1	The floor in which the Shop is situated	:	First Floor
2	Door No. of the Shop	:	Office No. 01
3	Specifications of the Shop	:	Single Unit
	Roof	:	R.C.C. Slab
	Flooring	:	Mosaic tile Flooring
	Doors	:	Teak Wood door framed
	Windows	:	MS Glazed Ventilators
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper 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.:	:	Consumer No. 049088261266
	Meter Card is in the name of:	:	Shri. Rahul Jaikumar Divate
6	How is the maintenance of the Shop?	:	Average
7	Sale Deed executed in the name of	:	Name of Owner: <b>Shri. Atul Jaikumar Divate.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Shop?	:	<b>Built up in Sq. Ft. = 264.00 (Area as Per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Shop?	:	Carpet Area in Sq. Ft. = 180.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Occupied by owner
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Average
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Shop with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the	:	₹ 7,500.00 per Sq. Ft. on Built Up Area





	specifications and other factors with the Shop under comparison (give details).	
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 5,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	: ₹ 45,480.00 per Sq. M. ₹ 4,225.00per Sq. Ft
	Guideline rate obtained (after Depreciation)	: ₹ 41,864.00 per Sq. M. ₹ 3,889.00per Sq. Ft
5	Registered Value (if available)	: Purchaser Value: 2,04,600 /- Registered Value No. 2660/ 2006 Dated.30.05.2006
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	: ₹ 1,640.00 per Sq. Ft.
	Replacement cost of Shop with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 12 Years
	Life of the building estimated	: 48 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 18.00 %
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,640.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 5,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 7,140.00 per Sq. Ft.</b>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	264.00 Sq. Ft.	7,140.00	18,84,960.00
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 Shop (if Shop is under construction)			
13	After 100% completion final value of Shop			
	<b>Total</b>			<b>18,84,960.00</b>



**Value of Office**

<b>Fair Market Value</b>	<b>18,84,960.00</b>
<b>Realizable value</b>	<b>17,90,712.00</b>
<b>Distress Value</b>	<b>15,07,968.00</b>
<b>Insurable value of the property (264.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>05,28,000.00</b>
<b>Guideline value of the property (264.00 Sq. Ft. X ₹ 3,889.00)</b>	<b>10,26,696.00</b>
<b>Remark:</b>	

**Justification for price / rate**

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

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

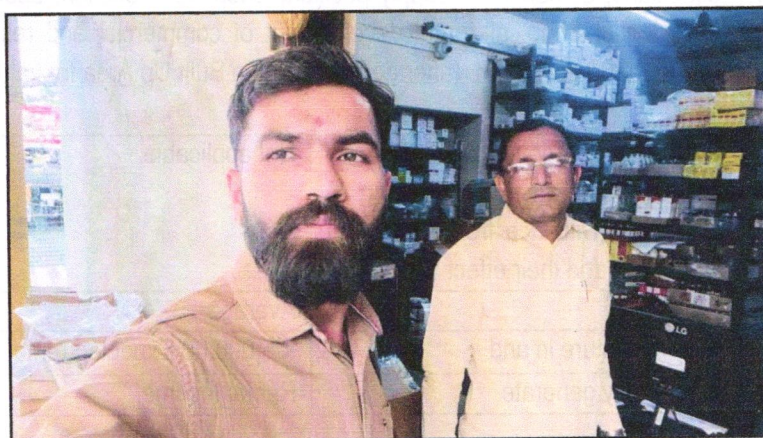
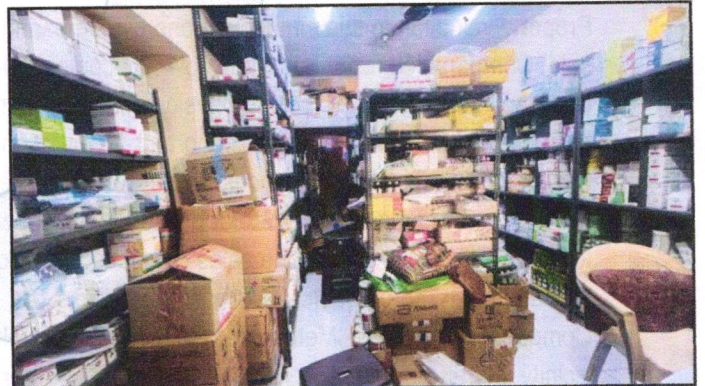
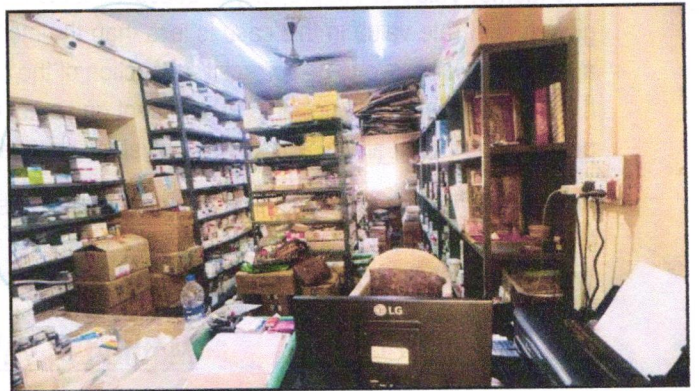
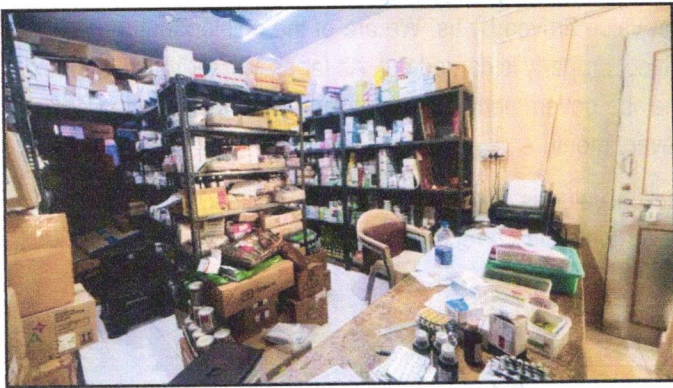
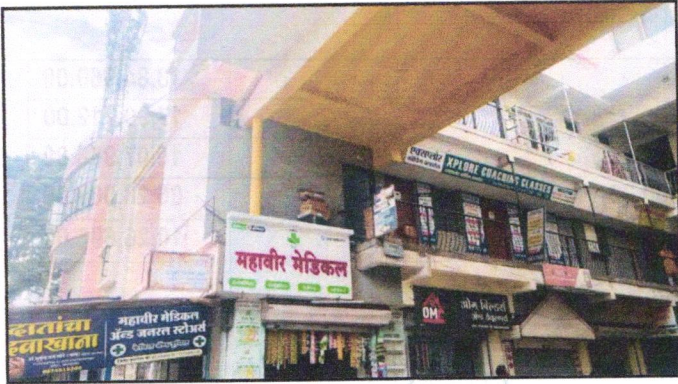
**Method of Valuation / Approach**

The 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 Shop, where there are typically many comparables available to analyze. As the property is a Residential Shop, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Residential Shop, all-round development of commercial and residential application in the locality etc. We estimate ₹ 7,140.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Average
ii) Likely rental values in future in and	₹ 5,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



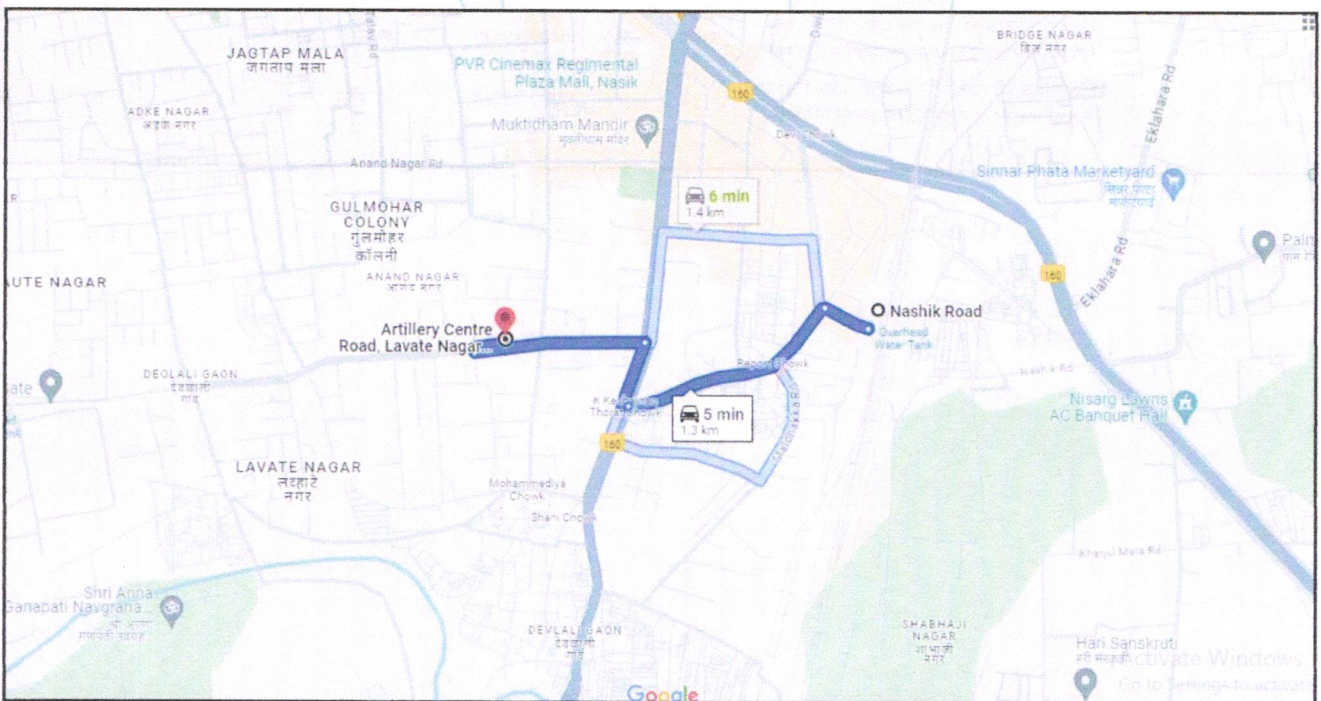
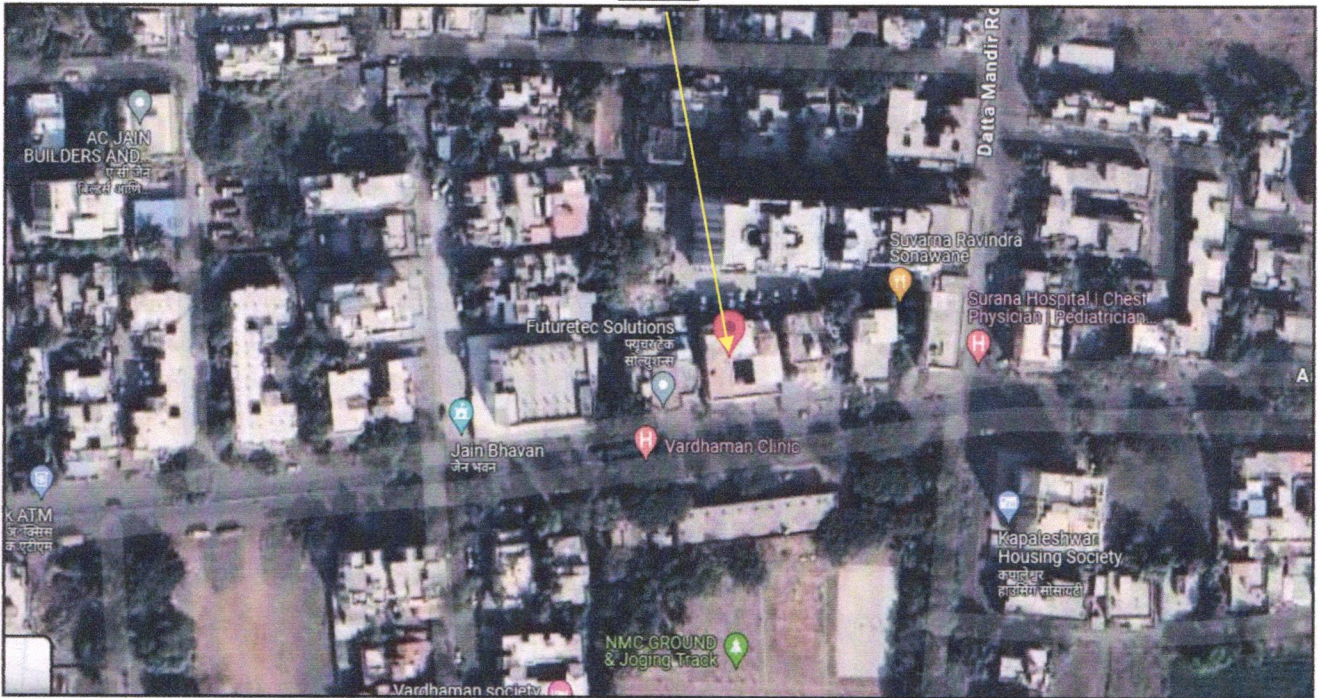
## Actual site photographs





# Route Map of the property

Site u/r



**Latitude Longitude: 19°56'51.4"N 73°50'01.8"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 1.3 Km.)



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Year

2024/2025

**Annual Statement of Rates**

Language

English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे देवळाली

Search By:  Survey No  Location

Enter Survey No: 37

उपविभाग	सुली कमीत	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
11.16 -विभाग क्र.11.8 च्या अंतर्गत भागातील रहिवास व तत्सम विभागातील मिळकती	7000	31200	34870	39000	0	चौ. मीटर	सि.टी.एस. नंबर
11.20-थिएटरकडून पश्चिमेकडे वेणारा 18 मी. रूंद रस्त्यावरील रहिवास व तत्सम विभागातील मिळकती	15350	39550	45480	49430	0	चौ. मीटर	सर्व्हे नंबर
11.4- नाशिक पुणे रस्त्यावरील रेल्वे पुल ते चेहूडी हद्द या भागातील रहिवास व तत्सम विभागातील मिळकती	12700	36900	41250	46120	0	चौ. मीटर	सि.टी.एस. नंबर

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₹24.0 Lac ~~₹21.8 Lac~~ ₹12834/sqft EMI - ₹11k | [Can I afford it?](#) Special Price by Owner

Commercial Shop For Sale in [Nashik Road, Nashik](#)



Ground Floor Semi-Furnished

Super Area  
187 sqft -  
₹12834/sqft

Floor  
Ground (Out of 4  
Floors)

Contact Owner
Check Availability
Last contact made 17 days ago

Home / Nashik / Nashik Road / Shop for sale in Nashik Road / 350 sq.ft Shop in Nashik Road, Nashik
Last updated: Jan 2, 2024

### 350 sq.ft Shop, Nashik Road, Nashik

Nashik Road, Nashik

₹80.0 L  
Contact Seller






+  
2 more

350 Sq.Ft  
Carpet Area

3% P.A.  
Expected Ret

Freehold  
Ownership

Commercial Project  
Location Hub

GF/ 4 Floors  
Floors



V

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## Agreement For Sale

22/4/98  
मूल्य 113 मं.  
Gen 113 me.

(वि. वि. अनुसू. क्र. 1) (वि. वि. अनुसू. क्र. 1)

मूल्य क्र. 1186 [अप्रतारणीय]  
ORIGINAL COPY [NOT TRANSFERABLE]

श्रावण केलेल्या प्रमाणची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place: बो-२५५ दिनांक/Date: 30 MAY 2006

Received from: श्री. अतुल जाकुमार दिवते

र. (रु.) (मूल्य/Value): २६२३०/-

on account of: श्री. अतुल जाकुमार दिवते

व्यवसाय वा लेखापत्रकार  
Debitors or Accountant: श्री. अतुल जाकुमार दिवते

निष्पत्ती  
सह दुय्यत निष्पत्तीक दायित्व  
नामिका - १

(हस्ताक्षर/Signature): श्री. अतुल जाकुमार दिवते  
(पदावली/Designation):

मामने श्री. अतुल जाकुमार दिवते  
हजेर  
रकम: चौदा हजार एकरे तीस माथे.  
14130/-  
शब्दतः 099953286

सह दुय्यत निष्पत्तीक दायित्व - २  
3015-106

मुल्यांकन विभाग - १२,१३५  
सरकारी मुल्यांकन रु. २,८२,५००/-  
खरेदीखत रु. २,०४,६००/-  
स्टॅम्प रकम रु. १४,१३०/-

**- कायम फरोक्त खरेदीखत -**

फरोक्त खरेदीखत आज दिनांक ३० मार्च २००६ रोजी  
मामने श्री. अतुल जाकुमार दिवते यांना देण्यात येत आहे.

- 6 -

नसम-२  
दस्ता क्र. (२६६०) २००६  
६/१३

येणे प्रमाणे चतुःसीमेतील जल, तरु, काष्ठ, पाषाण, निधीनिक्षेप व तद्गमूत दरोबरत मिळकत.

**परिशिष्ट - व**

वरील परिशिष्ट - अ यात वर्णन केलेल्या सदर मिळकतीवर बांधकाम केलेल्या व चोरडीया संकुल या नावाने ओळखल्या जाणाऱ्या इमारतीतील पडील्या मजल्यावरील ऑफिस नं. १ (एक) यांसी क्षेत्र बील्टअप २६४-०० चौ. फूट म्हणजे २४.५३ चौ. मि. यांसी चतुःसीमा खालील प्रमाणे.

पूर्वेस : चोरडीया संकुल मधील मोकळी जागा  
पश्चिमेस : मिळकतीची खुली जागा व कंपाउंड वॉल.  
दक्षिणेस : आर्टीलरी सेंटरोडचा रस्ता  
उत्तरेस : चोरडीया संकुल मधील ऑफिस नं. २ ची सामाईक भिंत.

येणेप्रमाणे चतुःसीमेतील ऑफिस मिळकत जल, तरु, काष्ठ, पाषाण, निधीनिक्षेप व तद्गमूत वस्तुसह दरोबरत मिळकत. त्याच प्रमाणे मंजूर प्लॅन नुसार दर्शविलेल्या सामाईक सुविधा. जाण्या- येण्याचा, पाकींगचा सामाईक वापर तसेच संडास, बाथरूम वापरण्याचा अधिकार व सदर ऑफिस समोरील पॅसेज सामाईकरित्या वापरण्याचे अधिकारासह.

**सदर ऑफिसात असलेल्या सुविधा (अॅमिनिटिज)**

- १ स्पोर्ट्स फ्लोअरिंग
- २ केसींग पट्टी इले. वायरिंग
- ३ उंची १२ फूट
- ४ पाण्याची सोय सामाईक सोय हिस्सेराशीप्रमाणे येणाऱ्या रकमेच्या मोबदल्यात असेल.
- ५ निरू फिनीश इंटरनल प्लास्टर
- ६ आर.सी.सी. फ्रेम स्ट्रक्चर
- ७ दर्शनी भागास रोलिंग शटर

येणे प्रमाणे प्रस्तुतचे खरेदीखत लिहून देणार यांनी लिहून घेणार यांचे

COMPUTERISED BY - SANTOSH XEROX, 5, MUKTIPLAZA, OPP. MUKTIDHAM, NSK-RD. 468545  
C : New : Chordiya pm5



## Commencement Certificate



### NASHIK MUNICIPAL CORPORATION

NO. : LND / DP / 577/1700/99-2000  
OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE : 03/03 /2000

### SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO Shri. Vijay Uttamchand Chordiya.

C/o Shri. Rasik Bothara Architect.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 2  
of S. No. 37/1A/2 of Deolali Shiwar

Ref - Your Application & Plan dated 17/1/2000 Inward No. 2025

Sanction of building permit & 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 permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act. No. LIX of 1949) to erect building for. Residential LODGING/COMM.

Purpose as per plan duly amended in Dive subject to the following conditions :

#### CONDITIONS

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit 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 unauthorised development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) 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 1965 etc.].
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- 8) The building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

*Atul*



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





**Occupancy Certificate**

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/अपूर्ण:)

जाचक क्र./संवि/ ११४२१/१०४९

No. A 11421

दिनांक : २९/०९/२०१२

श्री./श्रीमती श्री. विजय उत्सवर्गद चौबडीया.

संदर्भ : तुमचा दिनांक ०४/०५/२०१२ चा अर्ज क्रमांक सी३/६६१/१८

महाशय,

दाखला देण्यात येतो की देवळसी शिवाशतील / स. नं. ३७/१३५-२

प्लॉट नं. ०२ मधील इमारतीच्या तक न तीन मजले.

मजल्याचे इकडील बांधकाम परवानगी क्र. सी३/०८ दिनांक ०९/०४/२०१० अन्वये

दिल्याप्रमाणे आर्किटेक्ट/श्री. रसिक कुमर, श्री. रसिक कुमर रू. २५०००/- श्री. योगेश धर्मे

याचे निरीक्षणखाली पूर्ण झाली असून निवासी / निवासेतर / वैयक्तिक कारणासाठी खालील अटी शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ६८०.०९ चौ.मी. चौ.मी.

व घटई क्षेत्र ६१०.०९ चौ.मी. चौ.मी.

१) सदर इमारतीचा वापर निवासी/निर्वासेतर/वैयक्तिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) घरपट्टी आकारणीसाठी आकारणी प्रत अधिका (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.

३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.

४) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

५) तपासणी फी रु. १००/- बुक नं./ पावती नं. ०२५३/२२ दि. ०४/०५/२०१२  
रोजी भरलेली आहे. @ बाळकनी बंद टंडरु- पु. ४,०००/- मुद्रतवाट  
फी रु. १५००/- अनाधिकृत वापर रु. १०,०००/- व उर्वरित तपासणी  
फी रु. ४०००/- बुक नं./ पावती नं. ०२५३/०० दि. १०/०५/२०१२  
रोजी भरलेली आहे.

कार्यकारी अभियंता  
तुमर रचना विभाग  
नाशिक महानगरपालिका, नाशिक

TRUE COPY

FOR BOTHARA ASSOCIATES  
Ar. Rasik Kumar Bothara  
CA/95/18474 B Aroh





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 **₹ 18,84,960.00 (Rupees Eighteen Lakh Eighty-Four Thousand Nine Hundred Sixty Only)**. The **Realizable Value** of the above property is **₹ 17,90,712.00 (Rupees Seventeen Lakh Ninety Thousand Seven Hundred Twelve Only)**, and the **Distress Value** is **₹ 15,07,968.00 (Rupees Fifteen Lakh Seven Thousand Nine Hundred Sixty-Eight Only)**.

Place: Nashik

Date: 31.03.2024

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: 2024.04.06 16:12:20 +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 31.03.2024 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 31.03.2024. 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 was purchased by Shri. Atul Jaikumar Divate From Shri. Vijay Ramchandra Chordiya Agreement for Sale Vide No. 2660 / 2006 dated.30.05.2006
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 Raundal– Site Engineer Binu Surendran – Technical Manager Rushikesh Pingle – 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 – 31.03.2024 Valuation Date - 31.03.2024 Date of Report - 31.03.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 31.03.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> <li>Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	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 Shop size, location, upswing in real estate prices, sustained demand for Residential Shop, 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 **31<sup>st</sup> March 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as 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 Shop, admeasuring **Total Built Up Area = 264.00 Sq. Ft.** in the Name of Owner: **Shri. Atul Jaikumar Divate.** 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 Owned by **Shri. Atul Jaikumar Divate**. 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 Shop, admeasuring **Total Built Up Area = 264.00 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 Shop 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.









**(Annexure – II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it 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 Necessary 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: 31.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai,  
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Auth. Sign.

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

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