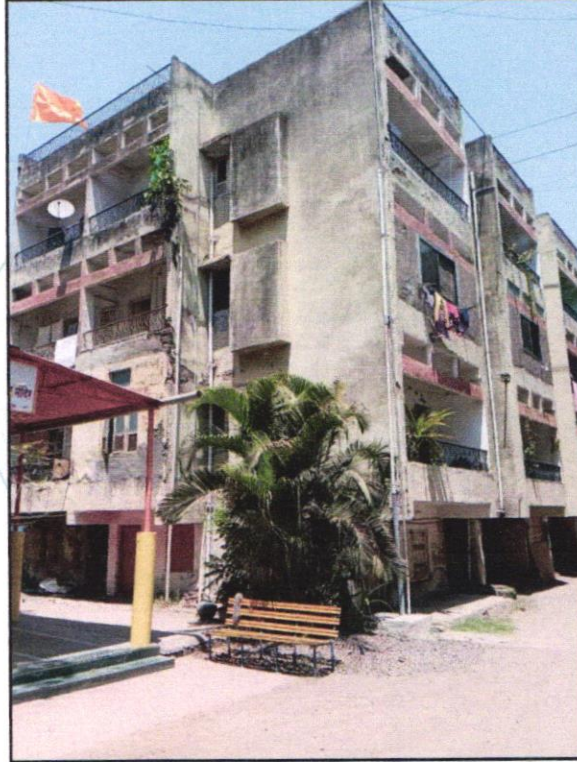


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Swapnil Badrinath Zarekar & Shri. Aditya Badrinath Zarekar**

Residential Flat No. 14, 1<sup>st</sup> Floor, "**Veershaiv Co-op. Hsg. Society**", Survey No. 38 / 10, Plot No. 10,  
Near Shree Shailya Mallikarjuna Mandir, Ligayat Colony, Mohammediya Chowk, Village - Deolali,  
Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude: 19°56'42.6"N 73°49'58.7"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

#### Our Pan India Presence at :

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

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



Vastu/Nashik/03/2024/008067/2305854  
15/6-209-RPBS  
Date: 31.03.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 14, 1st Floor, "Veershaiv Co-op. Hsg. Society", Survey No. 38 / 10, Plot No. 10, Near Shree Shailya Mallikarjuna Mandir, Ligayat Colony, Mohammediya Chowk, Village - Deolali, Taluka & District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India belongs to **Shri. Swapnil Badrinath Zarekar & Shri. Aditya Badrinath Zarekar.**

Boundaries of the property.

Boundaries	Building	Flat
North	Building	Lobby & Flat No. 15
South	Road & Mandir	Marginal Space
East	Building	Flat No. 13
West	Open Plot	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 **₹ 18,90,000.00 (Rupees Eighteen Lakh Ninety 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.31 17:35:39 +05'30'

Auth. Sign.



www.vastukala.org

**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

### Our Pan India Presence at :

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

**Regd. Office** : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
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 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	: 31.03.2024
	b) Date on which the valuation is made	: 31.03.2024
3.	List of documents produced for perusal:	
	i. Copy of Gift Deed Document No. 9189 / 2014 Dated 01.11.2014	
	ii. Copy of Occupancy Certificate Javak No. LND / 1662 dated 19.10.1984 issued by Nashik Municipal Corporation, Nashik.	
	iii. Copy of Electricity Bill Vide Consumer No. 049084032408 dated 22.03.2024 name of Swapnil Badrinath Zarekar (Owner) issued by MSEDCL.	
	iv. Copy of Previous Valuation Report dated 29.07.2016 issued by Gunwant Chaudhari.	
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. Swapnil Badrinath Zarekar &amp; Shri. Aditya Badrinath Zarekar.</b>  <b>Address:</b> Residential Flat No. 14, 1st Floor, "Veershaiv Co-op. Hsg. Society", Survey No. 38 / 10, Plot No. 10, Near Shree Shailya Mallikarjuna Mandir, Ligayat Colony, Mohammediya Chowk, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Swapnil Zarekar (Owner) Contact No. +91 9420827551
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 14 is located on 1 <sup>st</sup> Floor. As per Site, the composition of flat is Living + 1 Bedroom + Kitchen + Bath + WC + 2 Balcony (i.e., 1BHK).  The property is at 1.3 Km. distance from nearest railway station Nashik Road.  <b>Landmark:</b> Near Shree Shailya Mallikarjuna Mandir, Ligayat Colony.
5a.	Total Lease Period & remaining period (if	: N.A. as the property is freehold.



Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org



	leasehold)		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 38 / 10, Plot No. 10
	b) Door No.	:	Residential Flat No. 14
	c) T.S. No. / Village	:	Village – Deolali
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Not Provided & Not Verified, Valuation Done on Provided Documents.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No (R)
7.	Postal address of the property	:	Residential Flat No. 14, 1st Floor, "Veershaiv Co-op. Hsg. Society", Survey No. 38 / 10, Plot No. 10, Near Shree Shailya Mallikarjuna Mandir, Ligayat Colony, Mohammediya Chowk, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 101, 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 – 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 / Building		<b>As per Actual Site</b> <b>As per the Documents</b>
	North	:	Building      Details Not Mentioned
	South	:	Road & Mandir      Details Not Mentioned
	East	:	Building      Details Not Mentioned
	West	:	Open Plot      Details Not Mentioned
13.1	<b>Flat</b>		<b>As per Actual Site</b> <b>As per the Documents</b>
	North		Lobby & Flat No. 15      Staircase & Flat No. 15
	South		Marginal Space      Marginal Space
	East		Flat No. 13      Flat No. 13



	West	Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual	Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	: 19°56'42.6"N 73°49'58.7"E	
14.	Extent of the site	: Carpet Area in Sq. Ft. = 552.00 Balcony Area in Sq. Ft. = 94.00 (Area as per site Measurement)  <b>Total Built up Area in Sq. Ft. = 630.00 (Area as per Gift Deed)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 552.00 Balcony Area in Sq. Ft. = 94.00 (Area as per site Measurement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied	
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Survey No. 38 / 10, Plot No. 10	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Deolali Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 14, 1st Floor, " <b>Veershaiv Co-op. Hsg. Society</b> ", Survey No. 38 / 10, Plot No. 10, Near Shree Shailya Mallikarjuna Mandir, Ligayat Colony, Mohammediya Chowk, Village - Deolali, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 1984 (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	: 4 Flat on 1 <sup>st</sup> Floor	
8.	Quality of Construction	: Average	
9.	Appearance of the Building	: Average	
10.	Maintenance of the Building	: Average	
11.	Facilities Available	:	
	Lift	: No 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	
<b>III FLAT</b>			
1	The floor in which the Flat is situated	: 1 <sup>st</sup> Floor	



2	Door No. of the Flat	:	Residential Flat No. 14
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	French Door Windows.
	Fittings	:	Concealed Plumbing, Casing and Capping 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. 049084032408
	Meter Card is in the name of:	:	Swapnil Badrinath Zarekar
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: <b>Shri. Swapnil Badrinath Zarekar &amp; Shri. Aditya Badrinath Zarekar</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Total Built up Area in Sq. Ft. = 630.00 (Area as per Gift Deed)</b>
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. = 552.00 Balcony Area in Sq. Ft. = 94.00 (Area as per site Measurement)  <b>Total Built up Area in Sq. Ft. = 630.00 (Area as per Gift Deed)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 4,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in 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 Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 4,200.00 per Sq. Ft. on Built up Area



3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 2,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 39,550.00 per Sq. M. ₹ 3,674.00 per Sq. Ft
	Guideline rate obtained (after Depreciation)	:	₹ 29,870.00 per Sq. M. ₹ 2,775.00 per Sq. Ft
5	Registered Value (if available)	:	--
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	40 Years
	Life of the building estimated	:	20 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	60.00%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 800.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 3,000.00 per Sq. Ft.</b>

## Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	630.00 Sq. Ft.	3,000.00	18,90,000.00
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			
	<b>Total</b>			<b>18,90,000.00</b>

## Value of Flat

Fair Market Value	18,90,000.00
Realizable value	17,95,500.00
Distress Value	15,12,000.00
Insurable value of the property (630.00 Sq. Ft. X ₹ 2,000.00)	12,60,000.00



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



**Guideline value of the property (630.00 Sq. Ft. X ₹ 2,775.00)****17,48,250.00**

### 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.

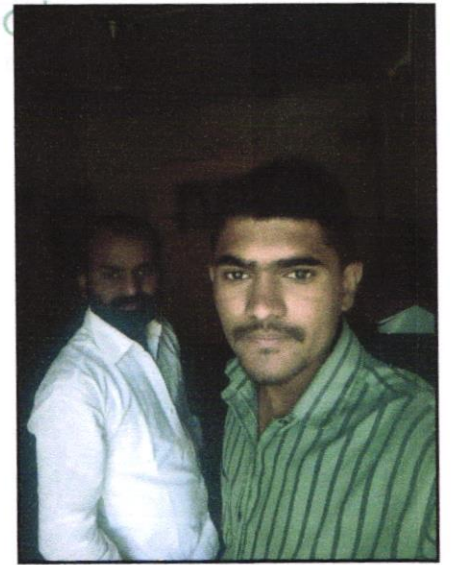
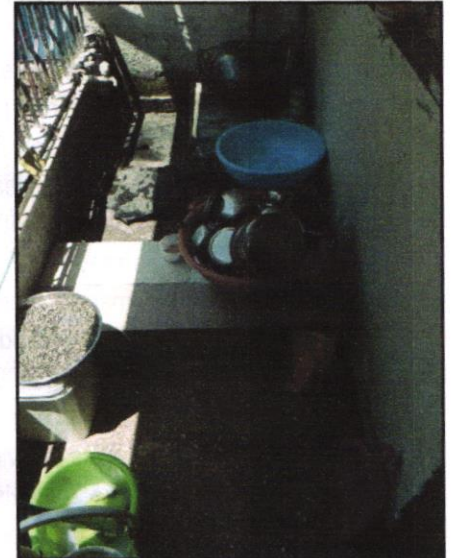
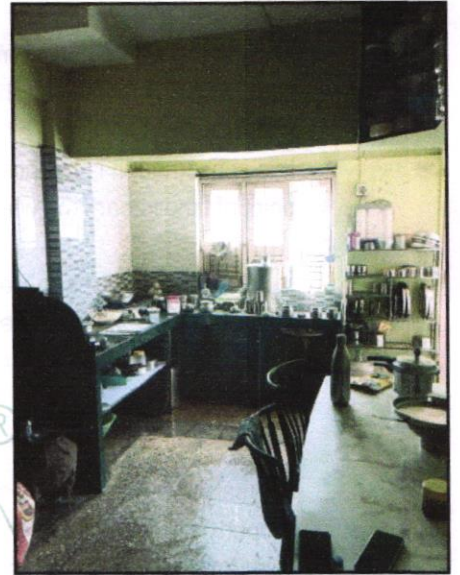
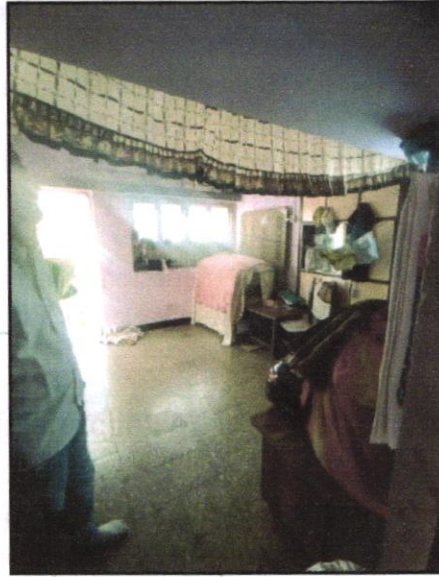
### Method of Valuation / Approach

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 Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,500.00 to ₹ 4,500.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,000.00 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	Good
ii) Likely rental values in future in and	₹ 4,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



### Actual site photographs



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

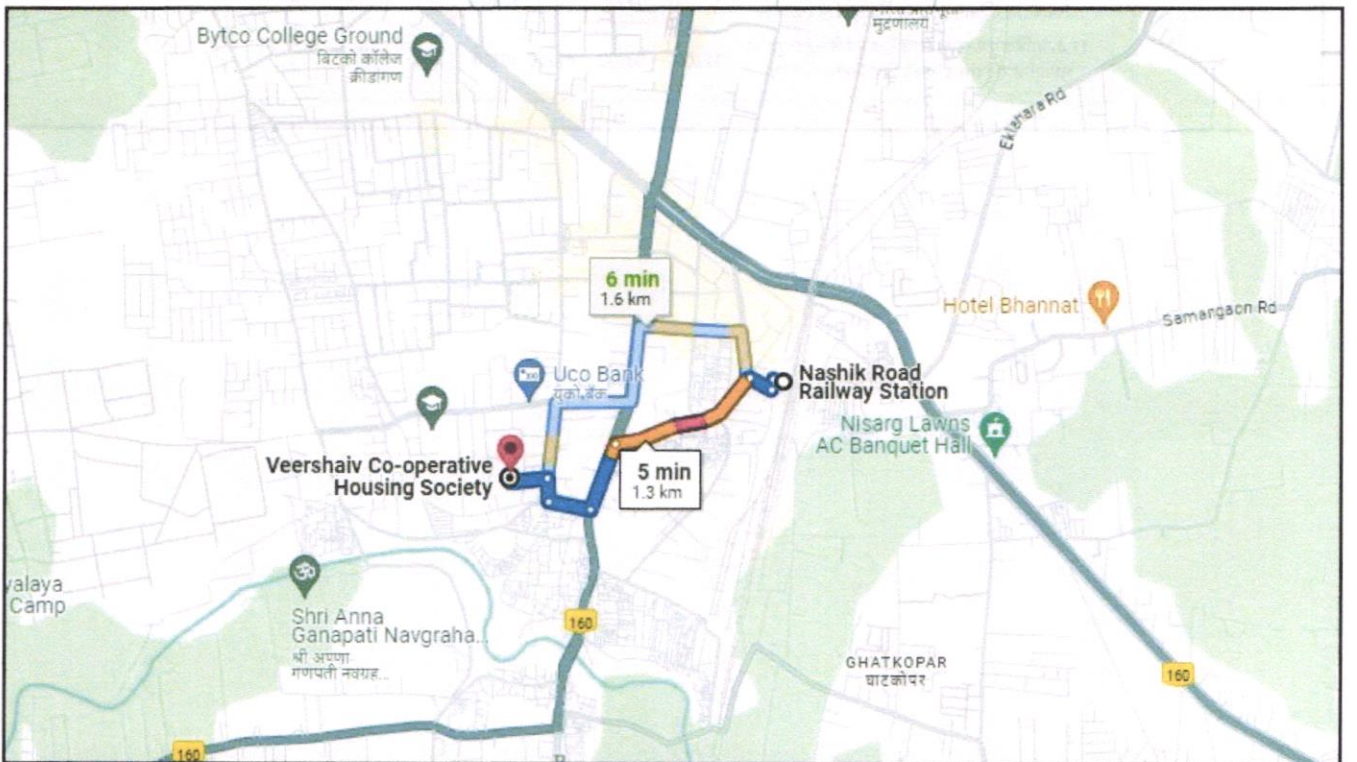
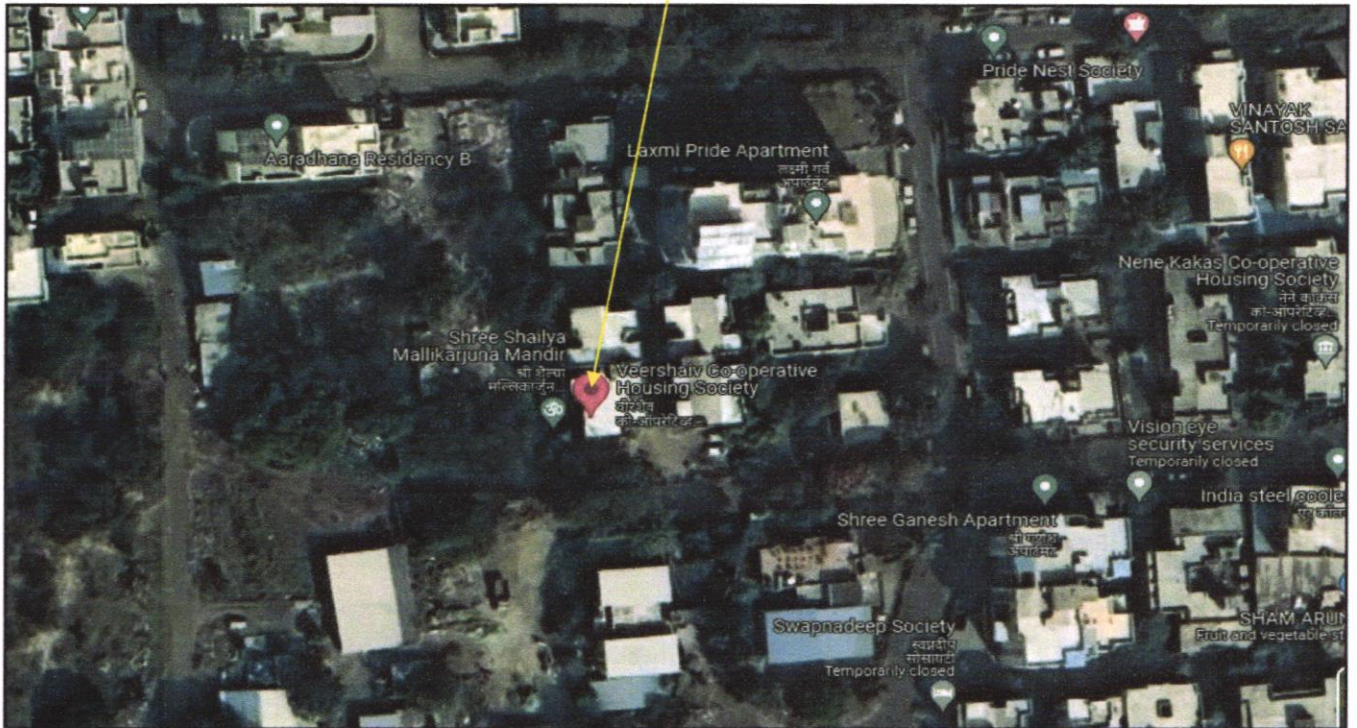
An ISO 9001:2015 Certified Company

www.vastukala.org



## Route Map of the property


Site u/r



**Latitude Longitude: 19°56'42.6"N 73°49'58.7"E**


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

## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year

20242025

**Annual Statement of Rates**

Language

English

Selected District: नाशिक

Select Taluka: नाशिक

Select Village: मौजे देवळाली

Search By:  Survey No  Location

Enter Survey No: 38

उपविभाग	खुली जमीन	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-घिएटरकडून पश्चिमेकडे येणारा 18 मी. रुंद 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

Think.Innovate.Create



Think.Innovate.Create

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org



## Price Indicators

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


Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Nashik Road > 3 BHK Flats for Sale in Nashik Road > 900 Sq-ft

Posted on: Apr 04, 24

Property ID: 71873251

**₹ 45.0 Lac** [EMI - 1.20k](#) | [How much loan can I get?](#)

3 BHK Flat For Sale in Shree Cajanan Estate, **Nashik Road, Nashik**



**3 Beds** | **2 Baths** | **Semi-Furnished**

Super Built-Up Area  
**900 sqft** -  
= 5,000/sqft

Floor  
**6 (Out of 7 Floors)**

Furnished Status  
**Semi-Furnished**

Developer  
**Shree Buildcon Realty**

Project  
**Shree Cajanan Estate**

Transaction Type  
**Resale**

Status  
**Ready to Move**

Contact Owner
Get Phone No.

Last contact made 3 days ago

**HOUSING** .COM
Buy in Nashik ▾

+ Add

Download App
List Property **Free**
Saved

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

**2 BHK Flat**

**₹32.0 L** EMI starts at 16.95 K

Hari Sanskruti, Rajwada Nagar, Nashik Road, Nashik

3.85 K/sq.ft

[Contact Seller](#)



Living Room



Main Entrance



Building

+  
2 more

830 sq.ft  
Built Up Area

3.85 K/sq.ft  
Avg. Price

2 Year Old  
Age of property

Ready to move  
Possession status

Middle **i**  
of 12 floors

West facing  
Facing

Semi Furnished  
Furnishing

## Price Indicators

99 acres

Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Nashik Road > 1 BHK Flats in Nashik Road > 20 to 25 Lakh

Posted on Jan 07, 2024 | Ready to move

**20 Lac** @ 4,319 per sq.ft.  
Estimated EMI ₹ 15,974

**1BHK 1Bath**  
Flat/Apartment for Sale  
in JP Royal Greens, Nashik Road, Nashik, Maharashtra

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

Overview Society Owner Details Price Trends Society Reviews Explore Locality >

Property (7) Society (4)

**Area**  
Built Up area: 615 sq.ft. (57.14 sq.m.)  
Carpet area: 463 sq.ft. (43.01 sq.m.)

**Price**  
₹ 20 Lac + Govt Charges & Tax  
@ 4,319 per sq.ft. (Negotiable)

**Floor Number**  
8<sup>th</sup> of 8 Floors

**Property Age**  
1 to 5 Year Old

**Configuration**  
1 Bedroom, 1 Bathroom, 2 Balconies


**Address**  
JP Royal Greens  
Nashik Road, Nashik

**Overlooking**  
Main Road, Park/Garden

Photos (1/7)

Think.Innovate.Create

## Gift Deed



१६१७

नसिन - २

दि. (२९८८) २०१४

४ / १९८

विभाग ११.२० शासकीय मुल्यांकन रुपये १२,०५,०००/-

मोबदला किंमत रुपये १/-

२/मंत्राक + १/ एल.बी.टी. स्टॅम्प रुपये ३६,२००/-

नोंदनी फी रुपये १२,०५०/-

मुल्यांकन १९८४ चे बांधकाम असल्याने ३०% घसान्याची सवलत घेवून किंमत केली आहेत या प्रमाणे मुल्यांकन रु.१२,०५,०००/- करून त्यावर स्टॅम्प रुपये ३६,२००/- व नोंदनी फी रुपये १२,०५०/- लावलेली आहे.

**“श्री”**  
**बक्षिसपत्र**

बक्षिसपत्र आज दिनांक १ माहे नोव्हेंबर इसवी सन २०१४ रोज शनीवार ते दिवशी नाशिकरोड मुक्कामी :-

१. श्री.स्वप्नील बदीनाथ झारेकर  
उ.वय. - २६ वर्षे, धंदा - व्यापार

२. श्री.आदित्य बदीनाथ झारेकर  
उ.वय. - २० वर्षे, धंदा - व्यापार  
राहणार - १४, विरशैव को.ऑफ. डी.सोसा. लि.,  
देवळाली गाव, नाशिक रोड.

- यांसी -

श्री. गोविंद रंगनाथ झारेकर  
उ.वय. ७८, धंदा - व्यापार,  
रा.महेश कॉलनी, आर्टिलरी सेंटर रोड,  
नाशिकरोड, ता.जि. नाशिक.

लिहून देणार


लिहून देणार

कारणे बक्षिसपत्र लिहून देतो ऐसा जे की :-

१. मिळकतीचे वर्णन :- तुळडी जिल्हा नाशिक पोस्टतुळडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मौजे देवळाली या गावचे शिबारातील सर्व्हे नंबर ३८/१०, प्लॉट नंबर १०, यांसी क्षेत्र ० हेक्टर १२.२५ आर यासी आकार रुपये २०९४.७५ पैसे यांसी चतुःसिमा खालीलप्रमाणे :-

पूर्वेस	:	}	मंजूर ले-आऊट	
पश्चिमेस	:		प्रमाणे	
दक्षिणेस	:			
उत्तरेस	:			

येणेप्रमाणे चतुःसिमेतील वर्णनाची प्लॉट मिळकत त्यात जाण्यायेण्याचे सामाईक वापर करण्याचे



१६१७

नसिन - २

दि. (२९८८) २०१४

५ / १९८

वागवहियाटीचे हक्कांसह व तदंगभूत वस्तुसह दरोवस्त मिळकतीवर "वीरशैव को-ऑफ. डी.सोसा. लि. सोसायटी लिमिटेड" या नावाने ओळखले जाणाऱ्या इमारतीतील पहिल्या मजल्यावरील २ रुम + किचन, सडास, बाथरूमसह सेल्फ कॅटेग, फ्लॅट नंबर १४, यांसी क्षेत्र ६३०.०० चौरस फुट वील्टअप म्हणजेच ५८.५५ चौरस मीटर विल्टअप यांसी मुनिसिपल घर क्रमांक ६०४/००८४/०५/०२ व लाईट मीटर क्र. ९०००५२७९८९ व ग्राहक क्र. ०४९०८४०३२४०८ यांसी चतुःसिमा खालीलप्रमाणे :-

पूर्वेस : फ्लॅट नंबर १३.  
पश्चिमेस : खुली जागा.  
दक्षिणेस : खुली जागा.  
उत्तरेस : जिना व फ्लॅट नंबर १५.

येणेप्रमाणे वर्णनाची फ्लॅट मिळकत फिटींग, फिक्सर्स, व त्यात जाणेयेणेचे व वागवहियाटीचे व सामाईक वापराचे हक्कांसह (म्हणजेच टेरस, महानगरपालिका यांचे पाणी, बोरिंगचे पाणी व पार्किंग) तसेच सोसायटीतील फ्लॅटचे असलेले शेअर्स व सभासदाचे हक्कांसह असलेली फ्लॅट मिळकत.

(२) वर कलम १ यांत वर्णन केलेली प्लॉट मिळकत हि लिहून देणार यांचे स्वतःचे मालकीची त्यांचे स्वतःचे नावावर रेकॉर्ड ऑफ राईटसूला असलेली अशी असून माझे वय झालेले आहे. तसेच लिहून देणार यांची तब्येत देखील खराब असते. लिहून देणार यांचे नातु (मुलाचा मुलगा) हेच माझी सगळी देखभाल करतात तसेच लिहून देणार यांचा त्यांचे मुलापेक्षा नातवावर जास्त जीव असल्याने सदरच्या प्रेमापोटी लिहून देणार यांची सदरची मिळकत ही लिहून देणार यांचे नातु (मुलाचा मुलगा) याला देण्याची इच्छा आहे. परंतु लिहून देणार यांचे मृत्युचे पश्चात त्यावरून वाद होऊ नये यासाठी लिहून देणार हे सदरचे बक्षिसपत्राद्वारे लिहून देणार वर कलम १ यांत वर्णन केलेली मिळकत त्यांचे नातु (मुलाचा मुलगा) याला देत बक्षिस देत आहे.

(४) सदर मिळकतीचे सर्व प्रकारचे सरकारी कर हे लिहून देणार यांनी आजपावेतो भारलेले असून यापुढे मालक म्हणून लिहून देणार यांनी भरावयाचे आहेत.

(५) सदर मिळकतीचा प्रत्यक्ष व निर्वैध कब्जा हा आहे त्या परिस्थितीत लिहून देणार यांना लिहून देणार यांना दिलेला आहे. सदर कब्जा हा लिहून देणार यांना मान्य व कबूल आहे. त्याबाबत कोणतीही तक्रार नाही. सदर मिळकतीचे लिहून देणार हे बक्षिसपत्राने मालक झालेले असून यापुढे सदर मिळकतीचा मालक म्हणून पाहिजे तसा वंशपरंपरागत उपयोग घ्यावा अगार पाहिजे तशी व्यदस्था करावी सदर मिळकतीवर कर्ज घ्यावयाचे असल्यास अथवा विक्री

## Occupancy Certificate



**भांडावक महानगरपालिका नाशिक**

नाशिक नगरपालिका नाशिक

जा. नं. एल. एन. डी/एम्.एस/१६.६

No 1562 दिनांक १९/०१/१९८०

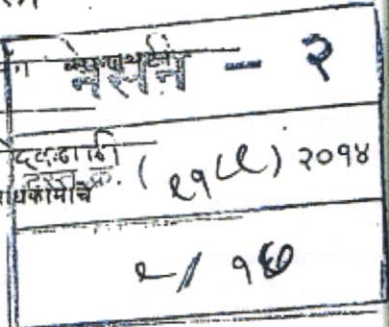
स. नं. अ. १५८९ फलम २६३ अन्वये

**इमारत बांधकाम पूर्ण केलेबाबत दाखला**

श्री/श्रीमती ~~चेदारमिन कीरशाय का. भा.पि. देवदास~~ **नरमन - २**  
 लि. नशिवाकरोड

विवरण - सि.स.न./स.न. ~~१८२/१०~~ प्लॉट नं. १० देवदास  
 का. प्लॉट नं. मधील केलेले बांधकामाचे (१९८६) २०१४

कम्प्लीशन सर्टिफिकेट बाबत  
 संदर्भ - तुमचा दिनांक २७.८.१९८० चा अर्ज.



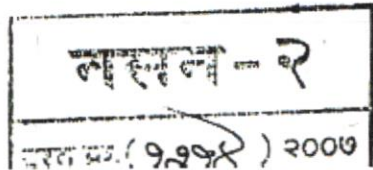
महाराज,

वरील अर्जा बघून कळविणेत येते की, उकडील बांधकाम परवानगी नं. ~~१८२/१०~~ दिनांक २७/०८/१९८० अन्वये तुमची सि.स.न./स.न. ~~१८२/१०~~ प्लॉट नं. ~~१०~~ देवदास का. प्लॉट नं. मध्ये प्रसिद्ध व्याजुकीक तक्रार २ मजबूत मजबूतीचे ~~१८२/१०~~ श्री. फूट बांधकाम पूर्ण केलेले आहे. त्याचे चढई क्षेत्र (फारमेट एरिया) ~~४२~~ ४२ ~~८६३०५~~ श्री. फूट हीम. त्याचा बांधकाम परवानगीत नमूद केलेले कारणासाठी वापर करणे परवानगी देणेत येत आहे. व परवानगी नुसार बांधकाम पूर्ण केले बखलचा दाखला देणेत येत आहे कळाये.

सहाय्यधिकारी  
 नाशिक नगरपालिका नाशिक

**शहर रचना व विकास अधिकारी,**

नाशिक महानगरपालिका



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 **₹ 18,90,000.00 (Rupees Eighteen Lakh Ninety Thousand Only)**. The **Realizable Value** of the above property **₹ 17,95,500.00 (Rupees Seventeen Lakh Ninety-Five Thousand Five Hundred Only)**. and the **Distress Value** **₹ 15,12,000.00 (Rupees Fifteen Lakh Twelve Thousand Only)**.

Place: Nashik

Date: 31.03.2024

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: 2024.03.31 17:35:55 +05'30'

**Auth. Sign.**

**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. Swapnil Badrinath Zarekar & Shri. Aditya Badrinath Zarekar from Shri. Govind Rangnath Zarekar vide Gift Deed dated 01.11.2014.
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 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 **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 Flat, admeasuring **Total Built up Area = 630.00 Sq. Ft.** in the Name of **Shri. Swapnil Badrinath Zarekar & Shri. Aditya Badrinath Zarekar**. 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 **Shri. Swapnil Badrinath Zarekar & Shri. Aditya Badrinath Zarekar**. 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 Built up Area = 630.00 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 Built up Area = 630.00 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.
15. A valuer shall wherever nec Nayaray 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 necNayaraily 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.31 17:36:03 +05'30'

Auth. Sign.

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

Think.Innovate.Create