



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Shri.Gaurav Punja Lilke**

Name of Owner: **Shri. Satish Prabhakar Katkade**

Residential Row Bungalow No.2, Ground + First Floor ,Survey No.424/6/2/3, Plot No.40,  
Near Vikas Vidyalaya, Village - Makhmalabad, Taluka & District - Nashik,  
PIN Code – 422 003, State – Maharashtra, Country – India.

**Latitude Longitude: 20°03'05.4"N 73°46'33.8"E**

### Valuation Done for:

**Bank of Baroda**

**Regional Office**

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

### Our Pan India Presence at :

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

### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)





**VASTUKALA**  
Unlocking Excellence

www.vastukala.co.in

MEMBER REG. NO. CD/TAM/INT/10/00001  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207861

## Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/04/2024/008179/2305925  
10/9-64-CCBS  
Date: 10.04.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow No.2, Ground + First Floor, Survey No.424/6/2/3, Plot No.40, Near Vikas Vidyalaya, Village - Makhmalabad, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India, belongs to **Shri. Satish Prabhakar Katkade**. Name of Proposed Purchaser: **Shri.Gaurav Punja Lilke**

Boundaries of the property.

| Boundaries | Row House              |
|------------|------------------------|
| North      | 9.00 Meter Colony Road |
| South      | Marginal Space         |
| East       | Row House No.1         |
| West       | Row House No.3         |

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 **₹ 35,96,700.00 (Rupees Thirty-Five Lakh Ninety-Six Thousand Seven Hundred 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.**

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.04.10 17:56:10 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.

Our Pan India Presence at :

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

**Regd. Office**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S.), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)





**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**

3SNL Building, Datta Mandir Road, Nashik Road,

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

**VALUATION REPORT (IN RESPECT OF ROW HOUSE )**

| I  | General                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Purpose for which the valuation is made                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | : To assess Fair Market value of the property for Bank Loan Purpose.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2. | a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Date of inspection : 02.04.2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|    | b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Date on which the valuation is made : 10.04.2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3. | List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Notarized Agreement between Shri.Satish Prabhakar Katkade (Seller) and Shri.Gaurav Punja Lilke (Proposed Purchaser)</li> <li>ii. Copy of Commencement Certificate Vide No.LND/BP/Risk Based /C1/1106/2021 Dated. 14.12.2021, issued by Nashik Municipal Corporation</li> <li>iii. Copy of Full Occupancy Certificate Building Proposal Number -135732 dated 15.10.2022 issued by Nashik Municipal Corporation</li> <li>iv. Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/1106/2021 Dated. 14.12.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|    | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><u>Name of Proposed Purchaser:</u><br/><b>Shri.Gaurav Punja Lilke</b></p> <p><u>Name of Owner:</u><br/><b>Shri.Satish Prabhakar Katkade.</b></p> <p><u>Address:</u> Residential Row Bungalow No.2, Ground + First Floor ,Survey No.424/6/2/3, Plot No.40,Near Vikas Vidyalaya , Village - Makhmalabad, Taluka &amp; District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India</p> <p><u>Contact Person:</u><br/>Shri.Satish Prabhakar Katkade (Builder)<br/>Contact No. +91 9623499934<br/>Joint Ownership (Proposed)</p> |
| 5. | Brief description of the property (Including Leasehold / freehold etc.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Residential Row Bungalow No.2 is Situated on Ground + First Floor<br><br>As per Approved Plan, the composition of Row Bungalow is:                                                                                                                                                                                                                                                                                                                                                                                                             |



Since 1989

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

An ISO 9001 : 2015 Certified Company



|     |                                                                                                                                                           |   |                                                                                                                                                                                                                                                                                                                                  |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                                           |   | <p><b>Ground Floor</b> – Hall + Kitchen + Toilet + Passage+ Staircase+ Open Space + Porch.</p> <p><b>First Floor</b> – 2 Bedroom+ Toilet + Balcony+ Passage+ Staircase ( i.e. 2BHK)</p> <p>The property is at 17.7 Km. travelling distance from nearest railway station Nashik Road.</p> <p><b>Landmark:</b> Vikas Vidyalaya</p> |
| 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.424/6/2/3, Plot No.40                                                                                                                                                                                                                                                                                                  |
|     | b) Door No.                                                                                                                                               | : | Residential Row Bungalow No.2                                                                                                                                                                                                                                                                                                    |
|     | c) T.S. No. / Village                                                                                                                                     | : | Village - Makhmalabad                                                                                                                                                                                                                                                                                                            |
|     | d) Ward / Taluka                                                                                                                                          | : | Taluka – Nashik                                                                                                                                                                                                                                                                                                                  |
|     | e) Mandal / District                                                                                                                                      | : | District – Nashik                                                                                                                                                                                                                                                                                                                |
|     | f) Date of issue and validity of layout of approved map / plan                                                                                            | : | Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/1106/2021 Dated. 14.12.2021, issued by Executive Engineer Town Planning Nashik Municipal Corporation                                                                                                                                                 |
|     | g) Approved map / plan issuing authority                                                                                                                  | : | Nashik Municipal Corporation, Nashik                                                                                                                                                                                                                                                                                             |
|     | h) Whether genuineness or authenticity of approved map/ plan is verified                                                                                  | : | Yes                                                                                                                                                                                                                                                                                                                              |
|     | i) Any other comments by our empanelled valuers on authentic of approved plan                                                                             | : | No                                                                                                                                                                                                                                                                                                                               |
| 7.  | Postal address of the property                                                                                                                            | : | Residential Row Bungalow No.2, Ground + First Floor ,Survey No.424/6/2/3, Plot No.40,Near Vikas Vidyalaya , Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India                                                                                                          |
| 8.  | City / Town                                                                                                                                               | : | Nashik                                                                                                                                                                                                                                                                                                                           |
|     | Residential area                                                                                                                                          | : | Yes                                                                                                                                                                                                                                                                                                                              |
|     | Commercial area                                                                                                                                           | : | No                                                                                                                                                                                                                                                                                                                               |
|     | Industrial area                                                                                                                                           | : | No                                                                                                                                                                                                                                                                                                                               |
| 9.  | Classification of the area                                                                                                                                | : |                                                                                                                                                                                                                                                                                                                                  |
|     | i) High / Middle / Poor                                                                                                                                   | : | Middle Class                                                                                                                                                                                                                                                                                                                     |
|     | ii) Urban / Semi Urban / Rural                                                                                                                            | : | Urban                                                                                                                                                                                                                                                                                                                            |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality                                                                                         | : | Village - Makhmalabad<br>Nashik Municipal Corporation                                                                                                                                                                                                                                                                            |
| 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                                                                                                                                                                                                                                                                                                                               |



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





| 13.       | Dimensions / Boundaries of the Property /<br><b>Row House</b>                                          |   | <b>Actual</b>                                                                                                                                                                                                                              | <b>As per Agreement</b> |
|-----------|--------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|           | North                                                                                                  | : | 9.00 Meter Colony Road                                                                                                                                                                                                                     | 9.00 Meter Colony Road  |
|           | South                                                                                                  | : | Marginal Space                                                                                                                                                                                                                             | Marginal Space          |
|           | East                                                                                                   | : | Row House No.1                                                                                                                                                                                                                             | Row House No.1          |
|           | West                                                                                                   | : | Row House No.3                                                                                                                                                                                                                             | Row House No.3          |
| 13.1      | Dimensions / Boundaries of the property                                                                |   | <b>Actual</b>                                                                                                                                                                                                                              | <b>As per Agreement</b> |
|           | North                                                                                                  |   | -                                                                                                                                                                                                                                          | -                       |
|           | South                                                                                                  |   | -                                                                                                                                                                                                                                          | -                       |
|           | East                                                                                                   |   | -                                                                                                                                                                                                                                          | -                       |
|           | West                                                                                                   |   | -                                                                                                                                                                                                                                          | -                       |
| 13.2      | Latitude, Longitude & Co-ordinates of the site                                                         | : | 20°03'05.4"N 73°46'33.8"E                                                                                                                                                                                                                  |                         |
| 13.3      | Whether Boundaries Matching with Actual                                                                |   | Yes                                                                                                                                                                                                                                        |                         |
| 14.       | Extent of the site                                                                                     | : | Carpet Area in Sq.Ft = 647.00<br>(Area as per Site Measurement)<br><br><b>Carpet Area in Sq. Ft = 631.00</b><br><b>(Area as per Notarized Agreement)</b><br><br>Built Up Area in Sq. Ft. = 757.00<br>(Area as per Notarized Agreement+20%) |                         |
| 15.       | Extent of the site considered for Valuation<br>(least of 13A& 13B)                                     | : | <b>Carpet Area in Sq.Ft = 631.00</b><br><b>(Area as per Notarized Agreement)</b>                                                                                                                                                           |                         |
| 16        | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Vacant                                                                                                                                                                                                                                     |                         |
| <b>II</b> | <b>APARTMENT BUILDING</b>                                                                              |   |                                                                                                                                                                                                                                            |                         |
| 1.        | Nature of the Apartment                                                                                | : | Residential                                                                                                                                                                                                                                |                         |
| 2.        | Location                                                                                               | : |                                                                                                                                                                                                                                            |                         |
|           | C.T.S. No.                                                                                             | : | Survey No.424/6/2/3, Plot No.40                                                                                                                                                                                                            |                         |
|           | Block No.                                                                                              | : | -                                                                                                                                                                                                                                          |                         |
|           | Ward No.                                                                                               | : | -                                                                                                                                                                                                                                          |                         |
|           | Village / Municipality / Corporation                                                                   | : | Village - Makhmalabad<br>Nashik Municipal Corporation                                                                                                                                                                                      |                         |
|           | Door No., Street or Road (Pin Code)                                                                    | : | Residential Row Bungalow No.2, Ground + First Floor ,Survey No.424/6/2/3, Plot No.40,Near Vikas Vidyalaya , Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India                    |                         |
| 3.        | Description of the locality Residential / Commercial / Mixed                                           | : | Residential                                                                                                                                                                                                                                |                         |
| 4.        | Year of Construction                                                                                   | : | 2022 (As per Full Occupancy Certificate)                                                                                                                                                                                                   |                         |
| 5.        | Number of Floors                                                                                       | : | Ground + First Floor                                                                                                                                                                                                                       |                         |
| 6.        | Type of Structure                                                                                      | : | R.C.C. Framed Structure                                                                                                                                                                                                                    |                         |
| 7.        | Number of Dwelling units in the building                                                               | : | Residential Row Bungalow No.2                                                                                                                                                                                                              |                         |



Since 1989

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

An ISO 9001 : 2015 Certified Company



|            |                                                         |   |                                                                                                                                                         |
|------------|---------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.         | Quality of Construction                                 | : | Good                                                                                                                                                    |
| 9.         | Appearance of the Building                              | : | Good                                                                                                                                                    |
| 10.        | Maintenance of the Building                             | : | Good                                                                                                                                                    |
| 11.        | Facilities Available                                    | : |                                                                                                                                                         |
|            | Lift                                                    | : | N. A                                                                                                                                                    |
|            | Protected Water Supply                                  | : | Municipal Water supply                                                                                                                                  |
|            | Underground Sewerage                                    | : | Connected to Municipal Sewerage System                                                                                                                  |
|            | Car parking - Open / Covered                            | : | Covered Parking                                                                                                                                         |
|            | Is Compound wall existing?                              | : | Yes                                                                                                                                                     |
|            | Is pavement laid around the building                    | : | Yes                                                                                                                                                     |
| <b>III</b> | <b>ROW Bungalow</b>                                     |   |                                                                                                                                                         |
| 1          | The floor in which the Row Bungalow is situated         | : | Ground + First Floor                                                                                                                                    |
| 2          | Door No. of the Row Bungalow                            | : | Residential Row Bungalow No.2                                                                                                                           |
| 3          | Specifications of the Row Bungalow                      | : | <b>2BHK</b>                                                                                                                                             |
|            | Roof                                                    | : | R.C.C. Slab                                                                                                                                             |
|            | Flooring                                                | : | Vitrified tile flooring                                                                                                                                 |
|            | Doors                                                   | : | Teak Wood door framed with flush doors                                                                                                                  |
|            | Windows                                                 | : | Aluminum Sliding windows                                                                                                                                |
|            | Fittings                                                | : | Concealed plumbing, Concealed C.P.Fitting Wiring                                                                                                        |
|            | Finishing                                               | : | Cement Plastering                                                                                                                                       |
| 4          | Bungalow Tax                                            | : |                                                                                                                                                         |
|            | Assessment No.                                          | : | Details Not Available                                                                                                                                   |
|            | Tax paid in the name of:                                | : | Details Not Available                                                                                                                                   |
|            | Tax amount:                                             | : | Details Not Available                                                                                                                                   |
| 5          | Electricity Service connection No.:                     | : | Details Not Available                                                                                                                                   |
|            | Meter Card is in the name of:                           | : | Details Not Available                                                                                                                                   |
| 6          | How is the maintenance of the Row Bungalow?             | : | Good                                                                                                                                                    |
| 7          | Sale Deed executed in the name of                       | : | <u>Name of Proposed Purchaser:</u><br><b>Shri.Gaurav Punja Lilke</b><br><br><u>Name of Owner:</u><br><b>Shri.Satish Prabhakar Katkade.</b>              |
| 8          | What is the undivided area of land as per Sale Deed?    | : | Details not available                                                                                                                                   |
| 9          | What is the plinth area of the Row Bungalow?            | : | Built Up Area in Sq. Ft. = 757.00<br>(Area as per Notarized Agreement+20%)                                                                              |
| 10         | What is the floor space index (app.)                    | : | As per NMC norms                                                                                                                                        |
| 11         | What is the Carpet Area of the Row Bungalow?            | : | Carpet Area in Sq.Ft = 647.00<br>(Area as per Site Measurement)<br><br><b>Carpet Area in Sq.Ft = 631.00</b><br><b>(Area as per Notarized Agreement)</b> |
| 12         | Is it Posh / I Class / Medium / Ordinary?               | : | Medium                                                                                                                                                  |
| 13         | Is it being used for Residential or Commercial purpose? | : | Residential purpose                                                                                                                                     |



Since 1989

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

An ISO 9001 : 2015 Certified Company





|           |                                                                                                                                                                                                                                                                                            |   |                                                                                   |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------|
| 14        | Is it Owner-occupied or let out?                                                                                                                                                                                                                                                           | : | Vacant                                                                            |
| 15        | If rented, what is the monthly rent?                                                                                                                                                                                                                                                       | : | ₹ 7,000.00 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 developed 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 Row Bungalow 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) | : | ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area                               |
| 2         | Assuming it is a new construction, what is the adopted basic composite rate of the Row Bungalow under valuation after comparing with the specifications and other factors with the Row Bungalow under comparison (give details).                                                           | : | ₹ 5,700.00 per Sq. Ft. on Carpet Area                                             |
| 3         | Break – up for the rate                                                                                                                                                                                                                                                                    | : |                                                                                   |
|           | i) Building + Services                                                                                                                                                                                                                                                                     | : | ₹ 2,000.00 per Sq. Ft.                                                            |
|           | ii) Land + others                                                                                                                                                                                                                                                                          | : | ₹ 3,700.00 per Sq. Ft.                                                            |
| 4         | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)                                                                                                                                                                                                   | : | ₹ 30,000.00 per Sq. M.<br>₹ 2,787.00 per Sq. Ft.                                  |
|           | Guideline rate (After Depreciation)                                                                                                                                                                                                                                                        | : | N.A. as the age of the property is below 5 years                                  |
| 5         | Registered Value (if available)                                                                                                                                                                                                                                                            | : | -                                                                                 |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>                                                                                                                                                                                                                                           | : |                                                                                   |
| <b>a</b>  | Depreciated building rate                                                                                                                                                                                                                                                                  | : | N.A. as the age of the property is below 5 years                                  |
|           | Replacement cost of Row Bungalow with Services (v(3)i)                                                                                                                                                                                                                                     | : | ₹ 2,000.00 per Sq. Ft.                                                            |
|           | Age of the building                                                                                                                                                                                                                                                                        | : | 02 Years                                                                          |
|           | Life of the building estimated                                                                                                                                                                                                                                                             | : | 58 years Subject to proper, preventive periodic maintenance & structural repairs. |
|           | Depreciation percentage assuming the salvage value as 10%                                                                                                                                                                                                                                  | : | N.A. as the age of the property is below 5 years                                  |
|           | Depreciated Ratio of the building                                                                                                                                                                                                                                                          | : | -                                                                                 |
| <b>b</b>  | Total composite rate arrived for Valuation                                                                                                                                                                                                                                                 | : | -                                                                                 |
|           | Depreciated building rate VI (a)                                                                                                                                                                                                                                                           | : | ₹ 2,000.00 per Sq. Ft.                                                            |
|           | Rate for Land & other V (3) ii                                                                                                                                                                                                                                                             | : | ₹ 3,700.00 per Sq. Ft.                                                            |
|           | <b>Total Composite Rate</b>                                                                                                                                                                                                                                                                | : | <b>₹ 5,700.00 per Sq. Ft.</b>                                                     |
|           | <b>Remark : -</b>                                                                                                                                                                                                                                                                          | : |                                                                                   |

**Details of Valuation:**

| Sr. No. | Description                                                                                                   | Qty.           | Rate per unit (₹) | Estimated Value (₹) |
|---------|---------------------------------------------------------------------------------------------------------------|----------------|-------------------|---------------------|
| 1       | Present value of the Row Bungalow                                                                             | 631.00 Sq. Ft. | 5,700.00          | 35,96,700.00        |
| 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      | As per current stage of work completion the value of the Row Bungalow (if Row Bungalow is under construction) |                |                   |                     |
| 12      | After 100% completion final value of Row Bungalow                                                             |                |                   |                     |
|         | <b>Total Value of the property</b>                                                                            |                |                   | <b>35,96,700.00</b> |

**Value of Row Bungalow**

|                                                                      |                     |
|----------------------------------------------------------------------|---------------------|
| <b>Fair Market Value of the property</b>                             | <b>35,96,700.00</b> |
| <b>Realizable value of the property</b>                              | <b>34,16,865.00</b> |
| <b>Distress Value of the property</b>                                | <b>28,77,360.00</b> |
| <b>Insurable value of the property (757.00 Sq. Ft. X ₹ 2,000.00)</b> | <b>15,14,000.00</b> |
| <b>Guideline value of the property (Notarized Agreement)</b>         | <b>21,70,009.00</b> |



Since 1989

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

An ISO 9001 : 2015 Certified Company





### 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 Row Bungalow, where there are typically many comparables available to analyze. As the property is a Residential Row Bungalow, 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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,700.00 per Sq. Ft. on Carpet Area for valuation.

|                                                                                                                                                                                                                          |                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 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 | There is no threat of acquisition by Govt. CRZ Provisions not applicable. |
| i) Saleability                                                                                                                                                                                                           | Good                                                                      |
| ii) Likely rental values in future in and                                                                                                                                                                                | ₹ 7,000.00 Expected rental income per month                               |
| iii) Any likely income it may generate                                                                                                                                                                                   | Rental Income                                                             |



Since 1989

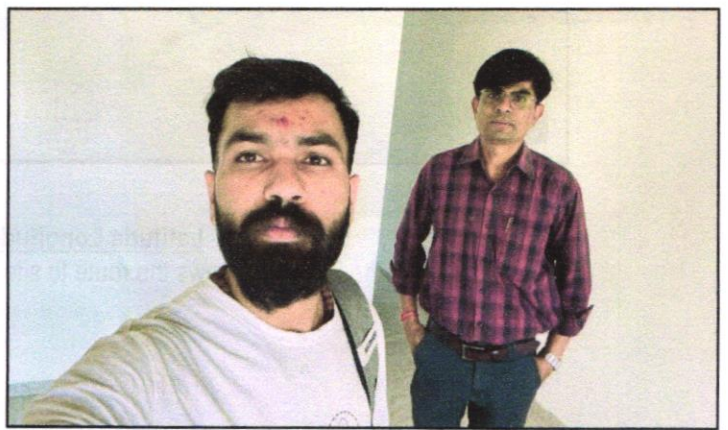
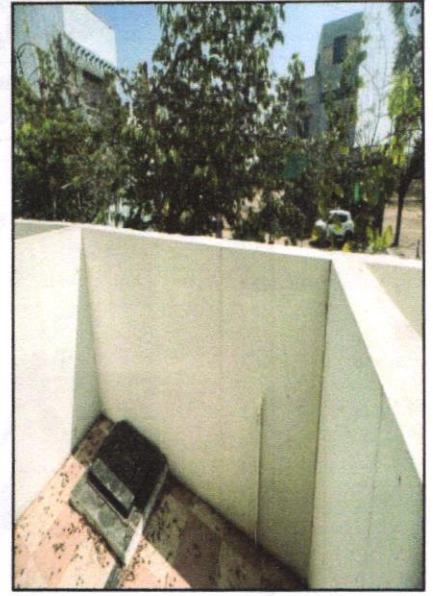
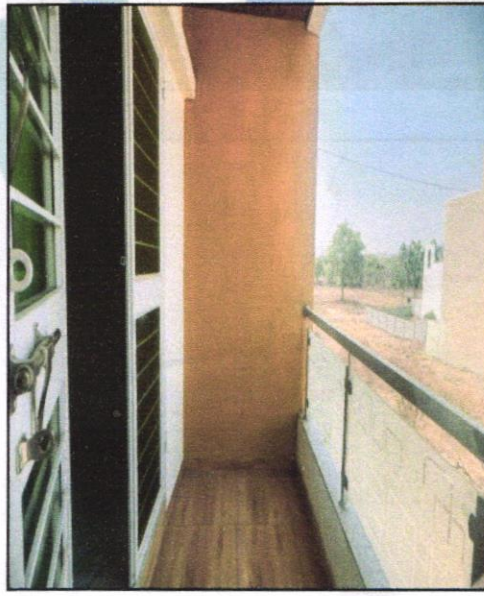
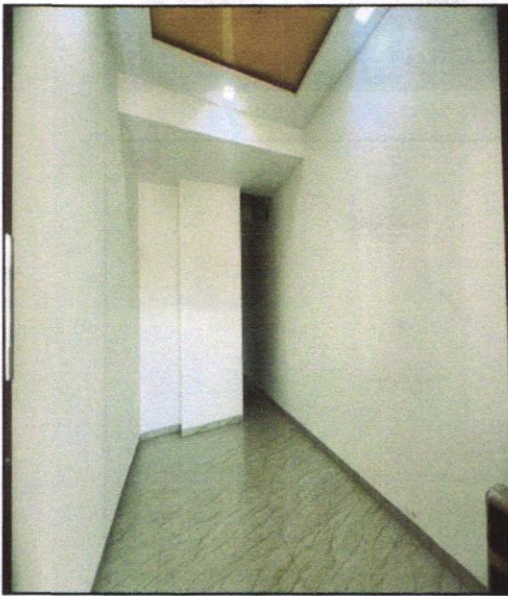
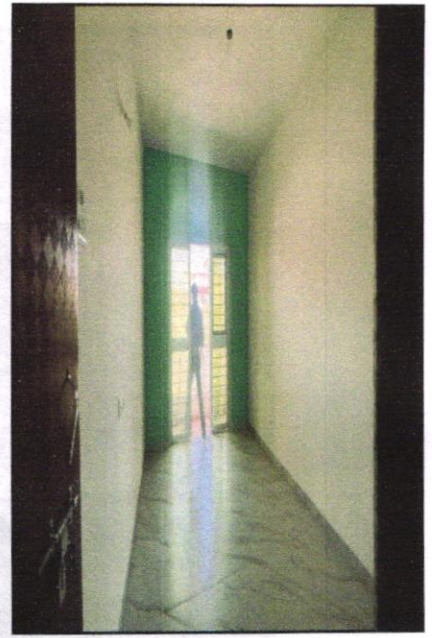
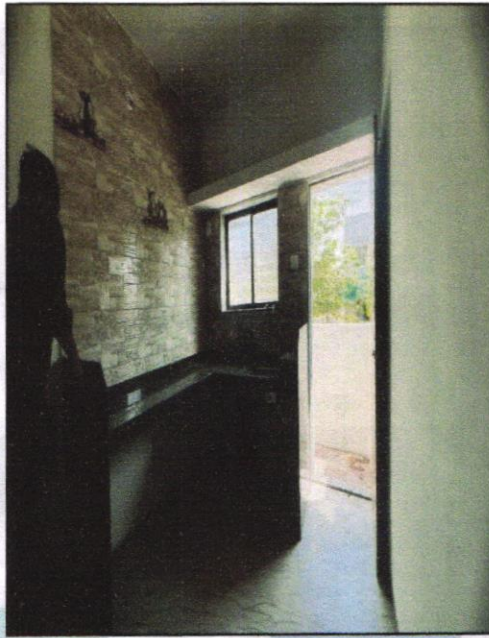
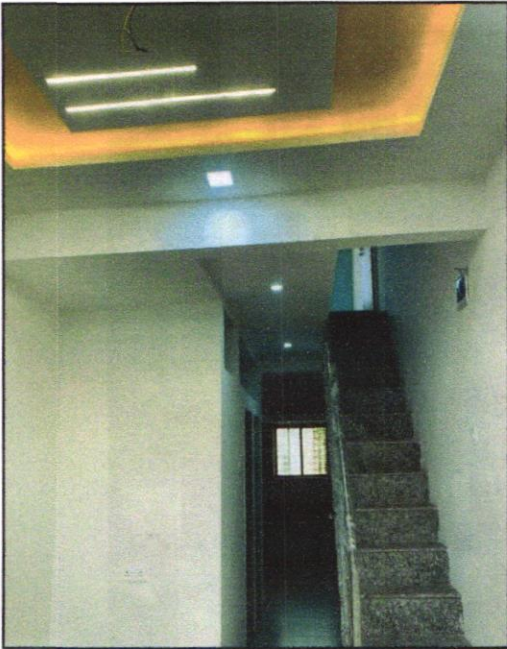
**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





## Actual site photographs



Since 1989

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

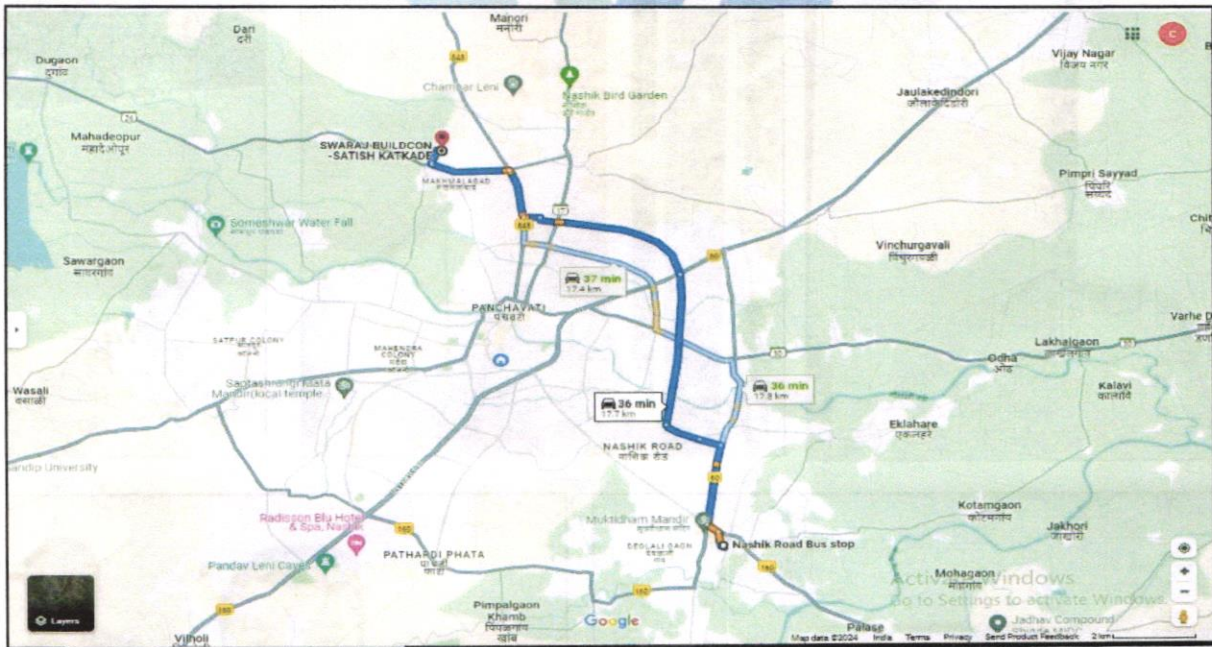
An ISO 9001 : 2015 Certified Company





## Route Map of the property

Site u/r



**Latitude Longitude: 20°03'05.4"N 73°46'33.8"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 17.7 Km.)**



Since 1989


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

An ISO 9001 : 2015 Certified Company






## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mouje Makhamalabad

Search By:  Survey No.  Location

Enter Survey No:  Search

| उपविभाग                                                                              | खुली जमीन | निवासी सदनिका | ऑफिस दुकाने | औद्योगिक | एकक (Rs./) | Attribute               |
|--------------------------------------------------------------------------------------|-----------|---------------|-------------|----------|------------|-------------------------|
| 14.8 - मखमलाबाद म्हुसहळ लिक रस्त्याच्या उत्तरेकडील रस्तां विभाग वगळता अंतर्गत मिळकती | 6500      | 30000         | 32000       | 37500    | 0          | चौ. मीटर सर्वेक्षण नंबर |



## Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

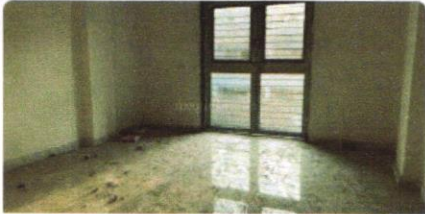
Home > Property in Nashik > House for Sale in Nashik > House for Sale in Makhmalabad > 2 BHK > 1275 Sq-ft

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

₹47.5 Lac

Get ₹14,253 cashback on Home Loan ONLY ON MAGICBRICKS

2 BHK Residential House - 1275 Sq-ft



2 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area  
850 sqft ~  
₹ 5,589/sqft

Facing  
East

Age Of Construction  
New Construction

Transaction Type  
Resale

Furnished Status  
Unfurnished

Status  
Ready to Move

Type Of Ownership  
Freehold

+13 Photos

✔ East Facing Property

Contact Owner
Get Phone No.

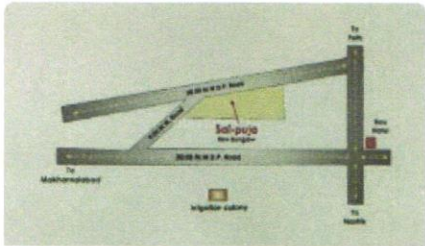
magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > Villas in Nashik > Villa in Makhmalabad > 3 BHK > 1364 Sq-ft

₹55.0 Lac

Get ₹16,500 cashback on Home Loan

3 BHK For Sale in



3 Beds
 2 Baths
 2 Balconies
 1 Covered Parking

Carpet Area  
787 sqft ~  
₹ 6,989/sqft

Facing  
East

Type Of Ownership  
Freehold

Transaction Type  
New Property

Furnished Status  
Unfurnished

Status  
Ready to Move

Car Parking  
1 Covered

Age Of Construction  
New Construction

+4 Photos

Contact Builder
Get Phone No.
👤 Last contact made 60 days ago



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





## Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Ramkrishna Nagar Makhmalabad > 2 BHK > 1350 Sq-ft

Get full support from Relationship Manager 👑 MB Prime
✔ Shortlists Properties
✔ Live Video Call
Join Prime @ 50% OFF

**₹51.0 Lac** Get ₹15,300 cashback on Home Loan ONLY ON MAGICBRICKS

2 BHK Owner Residential House For Sale **Ramkrishna Nagar Makhmalabad, Nashik**

🛏 2 Beds
🚿 3 Baths
🏠 1 Balcony
🏠 Unfurnished

|                                                           |                                                           |                                         |
|-----------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------|
| Super Built-Up Area<br><b>1350 sqft</b> ▾<br>₹ 3,778/sqft | Super Built-Up Area<br><b>1350 sqft</b> ▾<br>₹ 3,778/sqft | Floor<br><b>1 (Out of 2 Floors)</b>     |
| Transaction Type<br><b>Resale</b>                         | Status<br><b>Ready to Move</b>                            | Additional Rooms<br><b>1 Store Room</b> |
| Facing<br><b>East</b>                                     | Furnished Status<br><b>Unfurnished</b>                    | Type Of Ownership<br><b>Freehold</b>    |

+6 Photos

✔ East Facing Property

Contact Owner

Get Phone No.

👤 Last contact made 84 days ago

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Makhmalabad > 3 BHK > 1500 Sq-ft

Save Time & Money with 👑 MB Prime
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

**₹54.0 Lac** Get ₹16,200 cashback on Home Loan ONLY ON MAGICBRICKS

3 BHK Owner Residential House For Sale **Makhmalabad, Nashik**

🛏 3 Beds
🚿 2 Baths
🏠 2 Balconies
🏠 Semi-Furnished

|                                                   |                                           |                                               |
|---------------------------------------------------|-------------------------------------------|-----------------------------------------------|
| Carpet Area<br><b>1350 sqft</b> ▾<br>₹ 4,000/sqft | Transaction Type<br><b>Resale</b>         | Status<br><b>Ready to Move</b>                |
| Facing<br><b>East</b>                             | Furnished Status<br><b>Semi-Furnished</b> | Type Of Ownership<br><b>Power Of Attorney</b> |

1 Photos

✔ East Facing Property

Contact Owner

Get Phone No.

👤 Last contact made 9 days ago



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

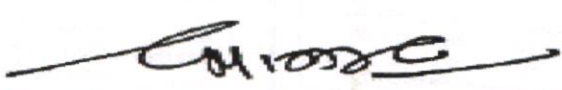


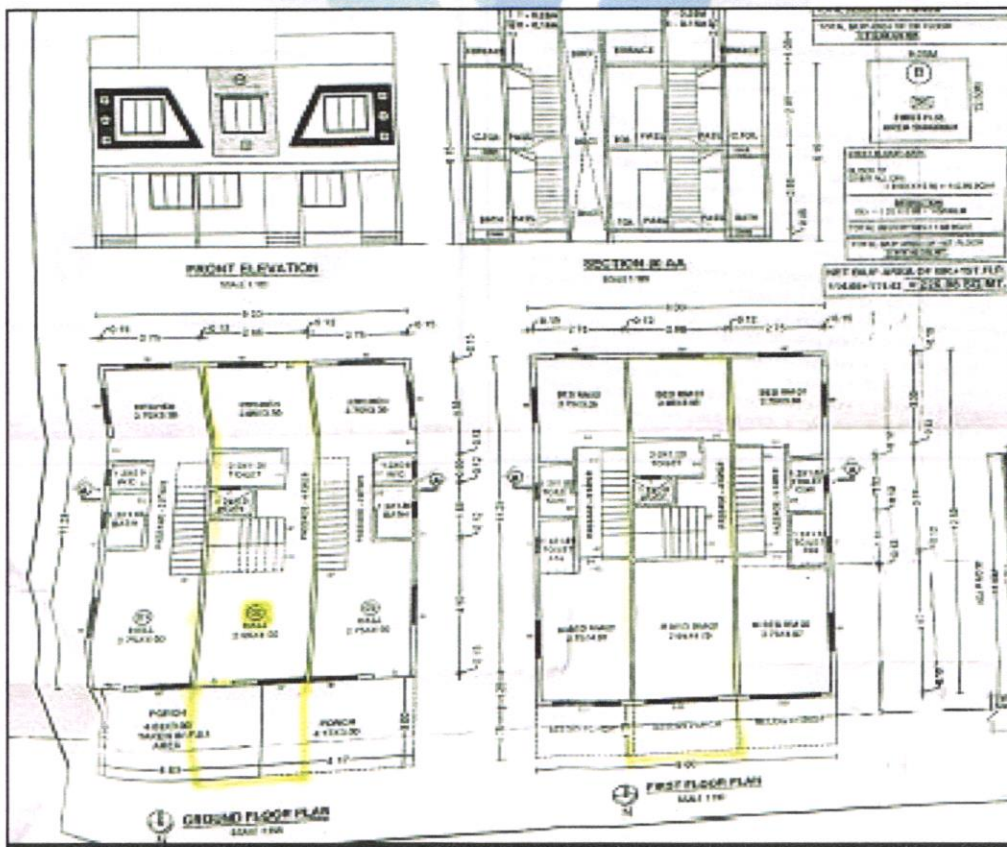






## Approved Plan

|                                                                                                                                                                                                                                                                                                    |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>PROFORMA - I</b><br><b>AREA STATEMENT</b>                                                                                                                                                                                                                                                       | Drawing sheet No<br><b>01 / 01</b> |
| <b>PROP. RISK BASE PLAN FOR RESI. ROW BUNGALOW IN P. NO. 40, S.NO. 424/ 6/ 2/ 3, OF MAKHAMALABAD SHIWAR TAL. &amp; DIST. NASHIK. FOR.- MR.SATISH PRABHAKAR KATKADE.</b>                                                                                                                            |                                    |
| <b>STAMP OF APPROVAL</b><br><div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <b>APPROVED</b> </div> The Plans amended in...<br>As per the conditions Mentioned to the accompanying commencement Certificate No <b>C/11106/2021</b> dated <b>14/12/2021</b> |                                    |
| <br><b>SECTIONAL ENGINEER,</b><br>TOWN PLANING DEPARTMENT<br>NASHIK MUNICIPAL CORPORETION, NASHIK                                                                                                                |                                    |



Since 1989


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

An ISO 9001 : 2015 Certified Company





# Commencement Certificate & Full Occupancy Certificate



**NASHIK MUNICIPAL CORPORATION**  
 NO.LNDWBPC/ Risk Based/ CI/1106/2021  
 DATE:- 14/12/2021

**SANCTION OF BUILDING PERMISSION  
 AND  
 COMMENCEMENT CERTIFICATE**

**TO: Mr. Satish Prabhakar Katkade,**  
 Cto. Er & Sitrn. Engrg. Vilas M. Katkade Of Nashik.


**Sub:-** Sanction of Building Permission & Commencement Certificate on Plot No. 40 of S.No. 424/2/3 of Maharashtra 2nd Ward, Nashik.

**Ref:-** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Risk Based in Date: 09/12/2021 Inward No. GPR/18/183.  
 2) Final Layout No. LNDWBPC/20 Dt: 04/02/2021.


Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1946 (Am. of 1952) to carry out development work under building permission/ Under section 253 of The Maharashtra Municipal Corporation Act (Act No. LDC of 1948) to erect building for Residential purpose as per plan duly amended in ..... subject to the following conditions.

**CONDITIONS (1 to 47)**

- The land vacated in consequence of cancellation of the setback rule shall form part of Public Street.
- No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue. If the permittee is unable to complete construction within the period for which commencement certificate / Building permission is granted, it shall become invalid automatically unless otherwise provided in stipulated plan. Construction work commenced after expiry of period for which commencement certificate / Building permission is granted shall be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1946 & under Maharashtra Municipal Corporation Act, 1948 shall be taken against such defaulters which should always be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
- Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work (if under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1990).
- The balconies, verandahs & veranias should not be constructed and merged into adjoining rooms or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, verandahs & veranias are covered or merged into adjoining rooms the construction shall be treated as unauthorized and action shall be taken.
- At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 18 of the reservation of Tree Act, 1975.
- The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity in all levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self-cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of inmates. A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone masonry and pebbles



**Nashik Municipal Corporation**  
**FULL OCCUPANCY CERTIFICATE**



Approval No.: NMC/CI/2021/W/PLD/1070  
 Proposed Code: NMC/22-ENTRY-63/18

Building Proposal Number: 135732  
 Date: 15/10/2022

|                                         |                           |                          |               |
|-----------------------------------------|---------------------------|--------------------------|---------------|
| Residential/MI                          | GROUND FLOOR(114.00 Sq.m) | FIRST FLOOR(111.42 Sq.m) | (114.65 Sq.m) |
| Building Name: SATISH PRABHAKAR KATKADE |                           |                          |               |


To:  
 MR SATISH PRABHAKAR KATKADE,  
 SAHARA NAGAR, MANJIMALABAD SHYWAR  
 VILAS KATKADE (Student Engineer)


**Statement:**  
 The FULL development work / erection-re-erection / or alteration in of building / part building No / Name MR SATISH PRABHAKAR KATKADE (Plot No. 40, City Survey No./ Survey No./ Khassara No / Out No. 424/2/3, Village Nema/ Taluqa MANJIMALABAD, completed under the supervision of Structural Engineer, License No as per approved plan vide Permission No. LNDWBPC/11106/2021 Date 14/12/2021 may be occupied on the following conditions -

- Authority will supply only drinking water as per availability
- All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
- It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system (if applicable)
- It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal (if applicable)

Please refer approved plan issued vide Permission No LNDWBPC/11106/2021 Date 14/12/2021

**Signature valid**  
 Digitally signed by SATISH PRABHAKAR KATKADE, Date: 2022.10.15 11:05:45 IST Reason: Approved by the authority Location: Nashik Municipal Corporation

  
 Scan QR code for verification of authenticity.

  
 Scan QR code for Building Details.

Yours faithfully,  
 Junior Engineer.



Since 1989

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

An ISO 9001 : 2015 Certified Company





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 ₹ **35,96,700.00 (Rupees Thirty-Five Lakh Ninety-Six Thousand Seven Hundred Only)**. The **Realizable Value** of the above property ₹**34,16,865.00 (Rupees Thirty-Four Lakh Sixteen Thousand Eight Hundred Sixty-Five Only)** and the **Distress value** ₹ **28,77,360.00 (Rupees Twenty-Eight Lakh Seventy-Seven Thousand Three Hundred Sixty Only)**.

Place: Nashik

Date: 10.04.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.04.10 17:56:26 +05'30'

  
Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report

**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)



Since 1989

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

An ISO 9001 : 2015 Certified Company





(Annexure – III)

### DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 10.04.2024 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 have personally inspected the property on 02.04.2024. 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company





| Sr. No. | Particulars                                                                                                                                                                                               | Valuer comment                                                                                                                                                                                                                                                                                                                                                                  |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | background information of the asset being valued;                                                                                                                                                         | The property under consideration is Purchased by Shri.Gaurav Punja Lilke from Shri.Satish Prabhakar Katkade as per Notarized Agreement                                                                                                                                                                                                                                          |
| 2.      | purpose of valuation and appointing authority                                                                                                                                                             | As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess value of the property for Banking purpose                                                                                                                                                                                                           |
| 3.      | identity of the valuer and any other experts involved in the valuation;                                                                                                                                   | Sharadkumar B. Chalikwar – Regd. Valuer<br>Sanjay Phadol- Regional Technical Manager<br>Swapnil Wagh– Site Engineer<br>Binu Surendran – Technical Manager<br>Chintamani Chaudhari – Technical Officer                                                                                                                                                                           |
| 4.      | disclosure of valuer interest or conflict, if any;                                                                                                                                                        | We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant                                                                          |
| 5.      | date of appointment, valuation date and date of report;                                                                                                                                                   | Date of Appointment – 02.04.2024<br>Valuation Date - 10.04.2024<br>Date of Report - 10.04.2024                                                                                                                                                                                                                                                                                  |
| 6.      | inspections and/or investigations undertaken;                                                                                                                                                             | Physical Inspection done on - 02.04.2024                                                                                                                                                                                                                                                                                                                                        |
| 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 Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, 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 **10<sup>th</sup> April 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while 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 Row Bungalow, admeasuring **631.00 Sq. Ft. Carpet Area** owned by **Shri.Satish Prabhakar Katkade** Name of Proposed Purchaser: **Shri.Gaurav Punja Lilke**.Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

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

An ISO 9001 : 2015 Certified Company





### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri.Satish Prabhakar Katkade** Name of Proposed Purchaser: **Shri.Gaurav Punja Lilke** 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 Row Bungalow, admeasuring **631.00 Sq. Ft. Carpet Area**

### 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 Purchasers 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 Row Bungalow 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company



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 Row Bungalow, admeasuring **631.00 Sq. Ft. Carpet Area**

#### **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.



Since 1989

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

An ISO 9001 : 2015 Certified Company





(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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an



Since 1989

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

An ISO 9001 : 2015 Certified Company





advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik  
Date: 10.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.04.10 17:56:35 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

