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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri, Sanjay Kisan Hile**

Commercial Shop No.1, Ground Floor, " **Gujrani Tower** ", C.T.S. No.521-A, Municipal House No.363-A
Behind Visava Hotel, Devdhar Lane, Ravivar Peth Road, Village – Nashik, Taluka & District - Nashik,
PIN Code – 422 001, State – Maharashtra, Country – India.

Latitude Longitude: 20°00'24.2"N 73°47'16.0"E

Valuation Prepared for:

Bank of Baroda

Mumbai Naka Parisar Nashik Branch

Shop No. 14 & 15, Suyojit Commercial Complex, Near Hotel Prakash, Mumbai Naka Parisar,
Nashik, PIN – 422009, State - Maharashtra, Country - India.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

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

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

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Valuation Report Prepared For: BOB / Mumbai Naka Parisar Nashik Branch / Shri.Sanjay Kisan Hile (008187/2305937)

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Vastu/Nashik/04/2024/008187/2305937

11/12-76-CCBS

Date: 11.04.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No.1, Ground Floor, " **Gujrani Tower** ", C.T.S. No.521-A, Municipal House No.363-A Behind Visava Hotel, Devdhar Lane, Ravivar Peth Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India belongs to **Shri.Sanjay Kisan Hile**.

Boundaries of the property.

Boundaries	Building	Shop
North	C.T.S. No.520-B & 520-A	C.T.S. No.520-B & 520-A
South	C.T.S. No.524	Passage
East	C.T.S. No.521-B	Shop No.2
West	Devdhar Lane	Marginal Space & Devdhar Lane

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 **₹ 48,07,400.00 (Rupees Forty-Eight Lakh Seven Thousand Four 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.04.11 14:35:48 +05'30'

Auth. Sign.



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

To,
The Chief Manager,
Bank of Baroda
Mumbai Naka Parisar Nashik Branch
 Shop No. 14 & 15, Suyojit Commercial Complex,
 Near Hotel Prakash, Mumbai Naka Parisar,
 Nashik, PIN – 422009, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF SHOP)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 15.03.2024
	b) Date on which the valuation is made	: 11.04.2024
3.	List of documents produced for perusal: 1) Copy of Deed of Apartment Vide No.1707/2022 Dated.10.02.2022 2) Copy of Occupancy Certificate Javak No.NRV/Nashik/008893 Dated.04.10.2007, issued by Nashik Municipal Corporation 3) Copy of Approved Building Plan Accompanying Commencement Certificate No.40 dated 13.06.2006 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Shri.Sanjay Kisan Hile <u>Address:</u> Commercial Shop No.1, Ground Floor, " Gujrani Tower ", C.T.S. No.521-A,Municipal House No.363-A Behind Visava Hotel , Devdhar Lane , Ravivar Peth Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India. <u>Contact Person:</u> Shri.Sanjay Kisan Hile (Owner) Contact No. +91 988154540440 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Shop No.1 is located on Ground Floor. As per Approved Plan The composition of Shop is Single Shop + Mezzanine Floor The property is at 9.7 Km. distance from nearest railway station Nashik Road. <u>Landmark:</u> Behind Visava Hotel.
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.



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6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No.521-A, Municipal House No.363-A
	b) Door No.	:	Commercial Shop No.1
	c) T.S. No. / Village	:	Village – Nashik
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No.40 dated 13.06.2006 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Commercial Shop No.1, Ground Floor, " Gujrani Tower ", C.T.S. No.521-A, Municipal House No.363-A Behind Visava Hotel , Devdhar Lane , Ravivar Peth Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	No
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik 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
13.	Dimensions / Boundaries of the Property / Building		
		As per Actual Site	As per the Deed
	North	: C.T.S. No.520-B & 520-A	C.T.S. No.520-B & 520-A
	South	: C.T.S. No.524	C.T.S. No.524
	East	: C.T.S. No.521-B	C.T.S. No.521-B
	West	: Devdhar Lane	Devdhar Lane
13.1	Shop	As per Actual Site	As per the Deed



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	North		C.T.S. No.520-B & 520-A	C.T.S. No.520-B & 520-A
	South		Passage	Passage
	East		Shop No.2	Shop No.2
	West		Marginal Space & Devdhar Lane	Marginal Space & Devdhar Lane
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'24.2"N 73°47'16.0"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 136.00 Mezzanine Floor Area in Sq. Ft. = 55.00 (Area as per Site Measurement) Built up area in Sq. Ft. = 184.00 Mezzanine Floor Area in Sq. Ft. = 76.00 Total Built Up Area in Sq.Ft = 260.00 (Area as per Deed of Apartment)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up area in Sq. Ft. = 184.00 Mezzanine Floor Area in Sq. Ft. = 76.00 Total Built Up Area in Sq.Ft = 260.00 (Area as per Deed of Apartment)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Commercial	
2.	Location	:		
	C.T.S. No.	:	C.T.S. No.521-A, Municipal House No.363-A	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Commercial Shop No.1, Ground Floor, " Gujrani Tower ", C.T.S. No.521-A,Municipal House No.363-A Behind Visava Hotel , Devdhar Lane , Ravivar Peth Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 001, State – Maharashtra, Country – India	
3.	Description of the locality Commercial/ Commercial / Mixed	:	Commercial	
4.	Year of Construction	:	2007 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + 2 nd Uppers Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	6 Shops on Ground Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	SHOP		
1	The floor in which the Shop is situated	:	Ground Floor
2	Door No. of the Shop	:	Commercial Shop No.1
3	Specifications of the Shop	:	1 Shop
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tile Flooring
	Doors	:	Rolling Shutter
	Windows	:	---
	Fittings	:	Open Casing Capping Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Shop?	:	Good
7	Sale Deed executed in the name of	:	Shri.Sanjay Kisan Hile
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Shop?	:	Built up area in Sq. Ft. = 184.00 Mezzanine Floor Area in Sq. Ft. = 76.00 Total Built Up Area in Sq.Ft = 260.00 (Area as per Deed of Apartment)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Shop?	:	Carpet Area in Sq. Ft. = 136.00 Mezzanine Floor Area in Sq. Ft. = 55.00 (Area as per Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium Class
13	Is it being used for Commercial or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 15,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Shop	:	₹ 15,000.00 to ₹ 20,000.00 per Sq. Ft. on Built Up Area

	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)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details).	: ₹ 19,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 17,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 72,700.00 per Sq. M. ₹ 6,754.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	: ₹ 66,223.00 per Sq. M. ₹ 6,152.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: ₹ 1,490.00 per Sq. Ft.
	Replacement cost of Shop with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 17 Years
	Life of the building estimated	: 43 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 25.5%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,490.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 17,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 18,490.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	260.00 Sq. Ft.	18,490.00	48,07,400.00
2	Open Balcony Value of the property			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of			

	the Shop (if Shop is under construction)			
13	After 100% completion final value of Shop			
	Total			48,07,400.00

Value of Shop

Fair Market Value	48,07,400.00
Realizable value	45,67,030.00
Distress Value	38,45,920.00
Insurable value of the property (260.00 Sq. Ft. X ₹ 2,000.00)	5,20,000.00
Guideline value of the property (260.00 Sq. Ft. X ₹ 6,152.00)	15,99,520.00

Justification for price / rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Shop, where there are typically many comparables available to analyze. As the property is a Commercial Shop, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,000.00 to ₹ 20,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all-round development of commercial and Commercial application in the locality etc. We estimate ₹ 18,490.00 per Sq. Ft. (after depreciation) on Built Up 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	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 15 ,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



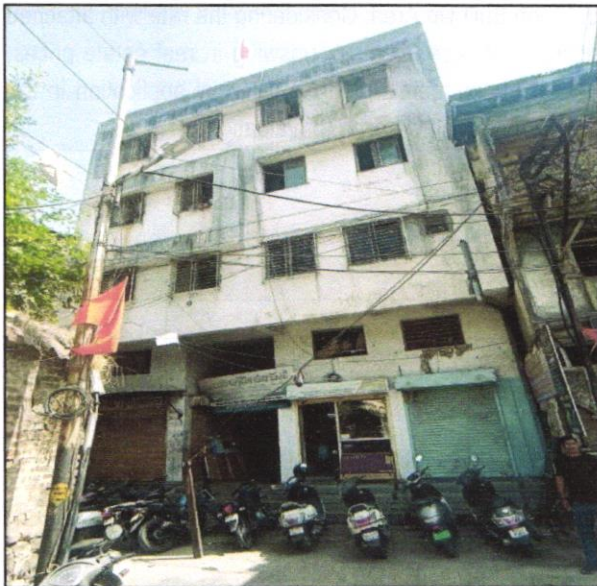
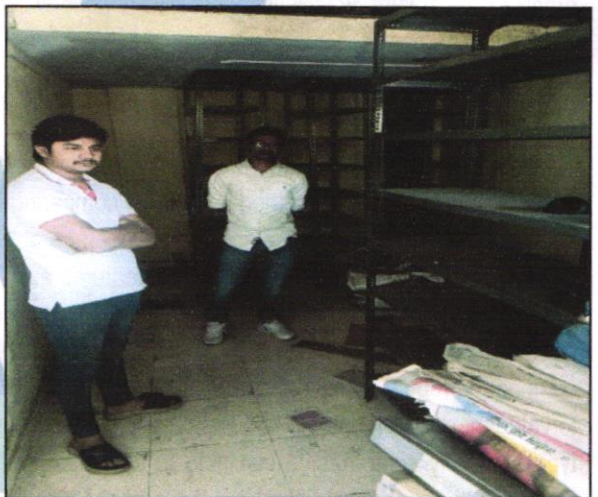
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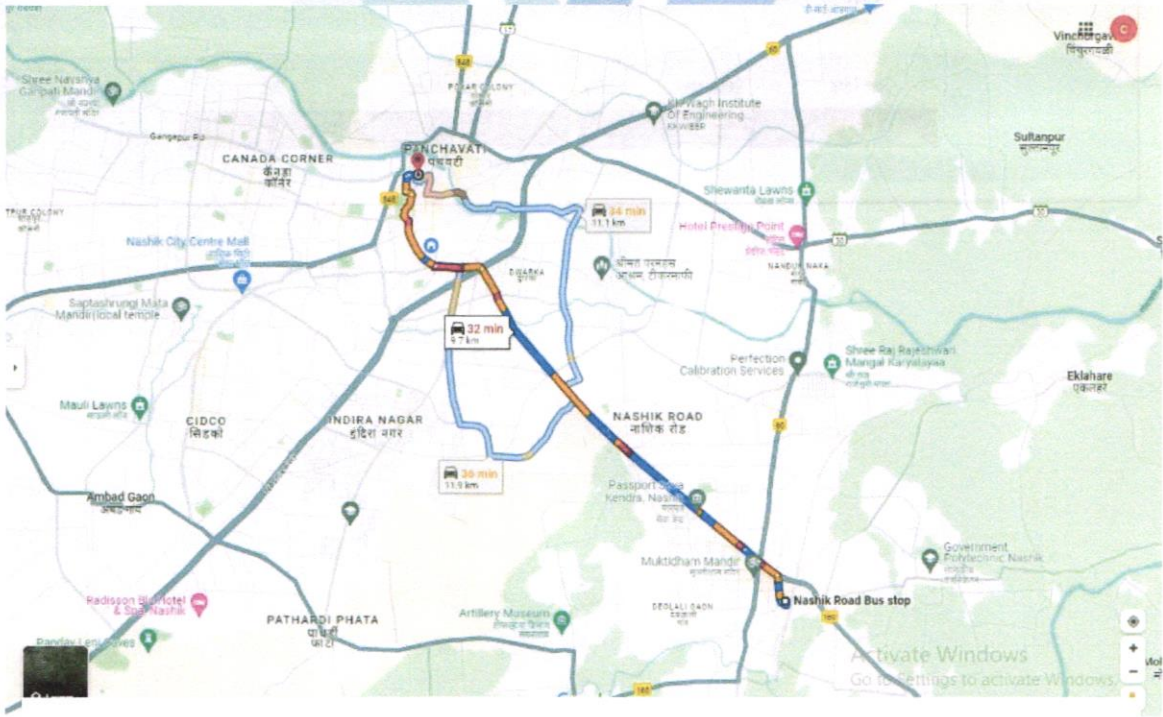
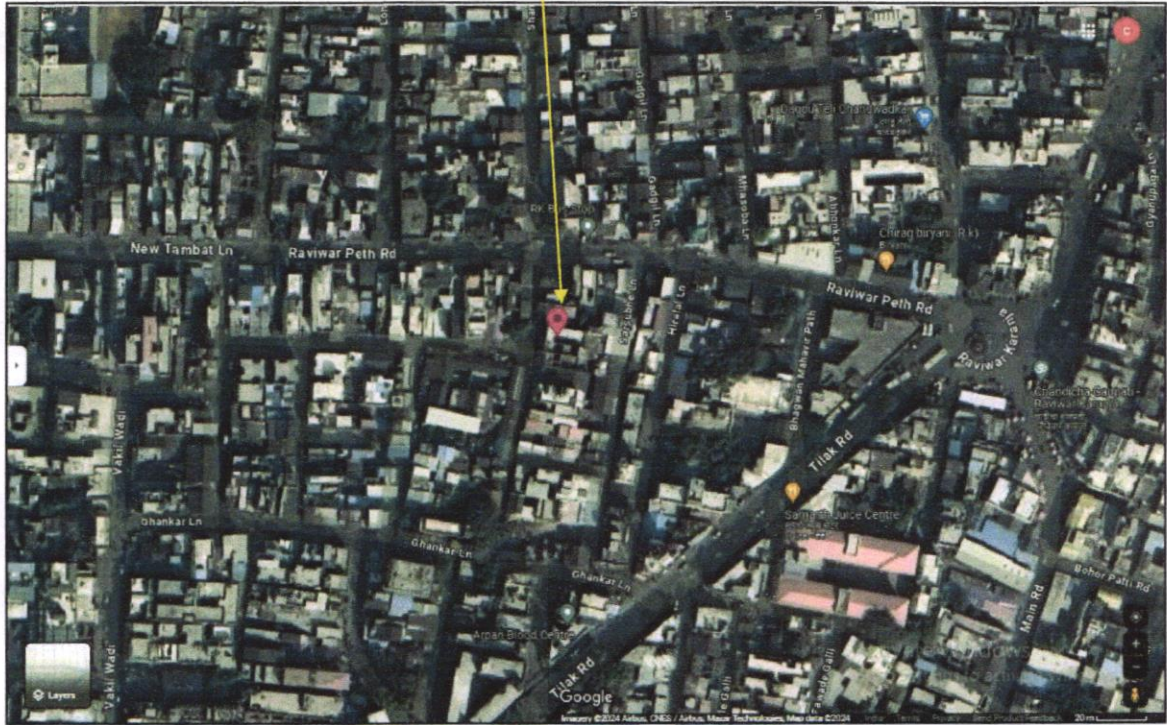


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°00'24.2"N 73°47'16.0"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 9.7 Km.)




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महाराष्ट्र शासन





Valuation For Urban Area

*** Welcome to Va

Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Nashik Help on Division

District Name नाशिक

Taluka Name नाशिक


Village/Zone Name श्रीचं नाशिक गावठाण

Attribute इतर

SubZone Name 1.7 - रस्ता-वेर सावरस

Mahapalika Area Nashik Municipal Cor

Open Land	Residence	Office	Shop	Industry	Unit
34600	49000	56350	72700	0	Square Meter




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

📍 Ground Floor 🏠 Semi-Furnished

Super Area	Floor
200 sqft -	Ground (Out of 6
₹17,500/sqft	Floors)

Contact Owner
Request Photos
👤 Last contact made 34 days ago

Shop for Sale in Panchvati Nashik

SUPER AREA	FLOOR	STATUS	
440 sqft	Ground out of 2	Ready to Move	
PROPERTY AGE	FURNISHING STATUS	PARKING	
Above 20 years old	Furnished	1 Covered,	

Owner: Manish Punjabi

Suitable For: Grocery Shop, Salon/Spa, Mobile Shop, Clothes Shop... [+2 more](#)

Free lease property in market area 247 business point. The construction age of this well...

₹ 71 Lac
₹ 16,136 per sqft

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Commercial Shop for Resale in Panchvati

SUPER AREA	FLOOR	STATUS	
148 sqft	Ground out of 4	Ready to Move	
PROPERTY AGE	FURNISHING STATUS	FACING	
5 to 10 years old	Unfurnished	East	

Owner: Dr Kabra

Suitable For: Meat Shop, Clinic, Stationary Shop, Mobile Shop... [+1 more](#)

Commercial Shop is located at Ground floor in a tower of total 4 floors. It offers an unim...

₹ 25 Lac
₹ 16,892 per sqft

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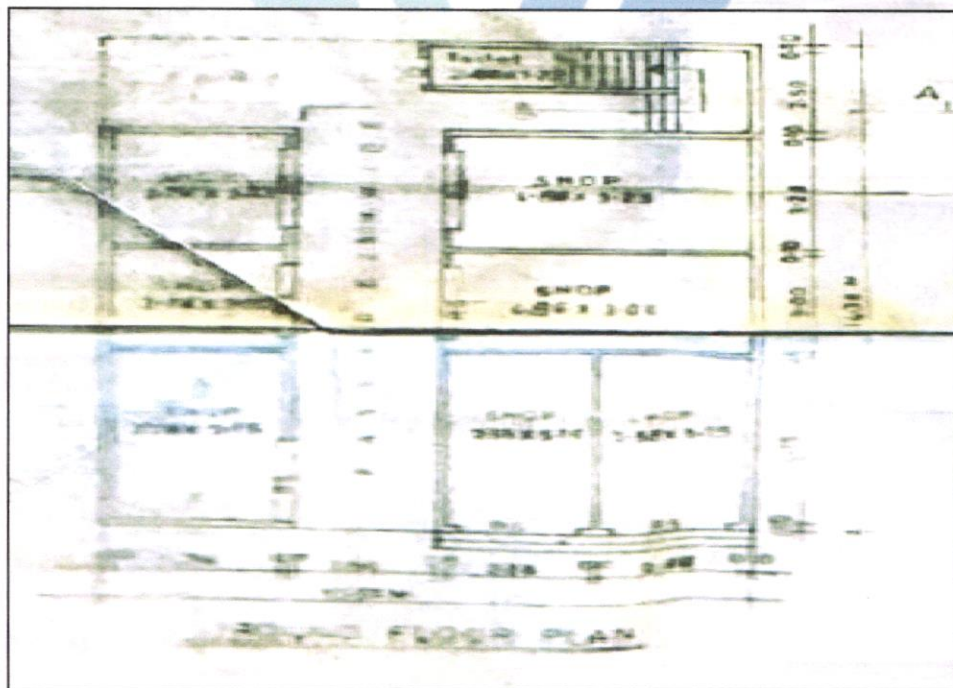
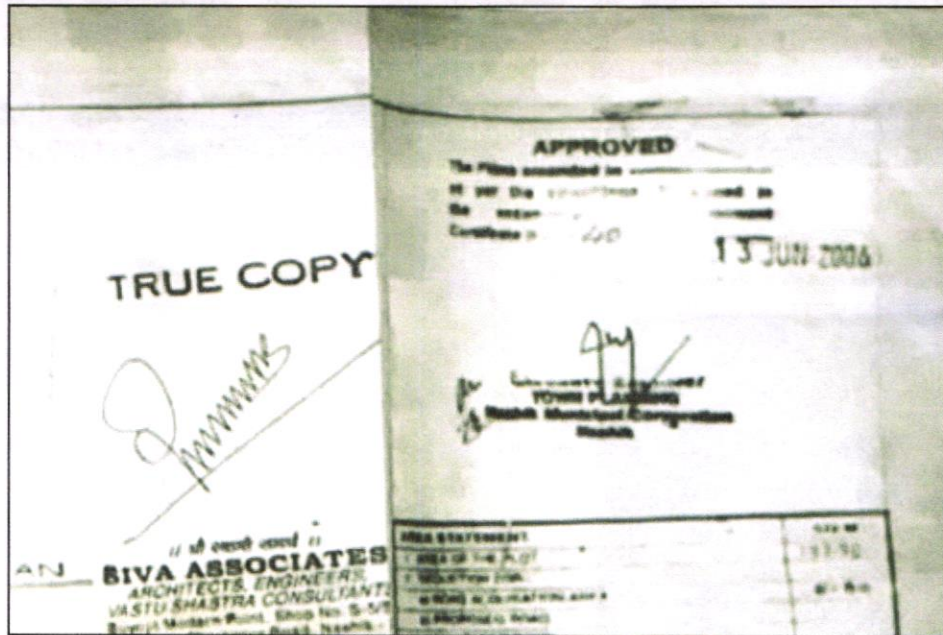
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Approved Plan



Deed of Apartment

॥ श्री ॥

मुद्रांक क्र. १४३३
 मालकी मुद्रांक क्र. ३५२/१००६
 मालकी क्र. ५४१/०००१
 मुद्रांक क्र. २३/५१०१ (अर्थशास्त्र विभाग क्र. १२४४/२००६ दिनांक २८/१२/२००६ अन्वये अर्ज)
 मालकी क्र. ५४१/०००१ (अर्थशास्त्र विभाग क्र. १२४४/२००६ दिनांक २८/१२/२००६ अन्वये अर्ज)

॥ फ्लॉट ऑफ अपार्टमेंट ॥

फ्लॉट ऑफ अपार्टमेंट आज ताचीस १० मध्ये फेब्रुवारी इखवी सन २०२२ रोज गुन्धार ते दिव
 नाशिक मुद्रांकनी...

श्री. संजय किरान हिरे,
 उ.व. ५४, धडा व्यापार,
 पिन नंबर - AACHP5554,
 रा. तुळस न १३, अश्वीना हांगोमी, महात्मनाथ रोड,
 मंगेश नगर, दिन वस्तुपालक, भववटी, नाशिक ४२२००३

.... लिहून घेणार

वसु
 १. श्री. कांचन सगुनलाल गुजराणी,
 उ.व. ४८, धडा व्यापार व वस्तुपालक,
 पिन नंबर - AKHPG37305H
 २. श्री. हनुमंत गुजराणी,
 उ.व. ५४, धडा व्यापार व वस्तुपालक,
 पिन नंबर - AKHPG37306E
 १२२ दोगेही रा. घ. नं. ४५९, रविचंद्र पेठ, नाशिक ४२२००१.

.... लिहून देणार

कारणे फ्लॉट ऑफ अपार्टमेंट लिहून देतो घेतो ऐता जे की,

(१) अ. फ्लॉट मिळकतीचे वर्णन:- तुळसी विल्ला नाशिक, फ्लॉट तुळसी तालुका नाशिक, नाशिक
 महानगरपालिका हद्दीतील, नाशिक नगरपालिका देणार लेन मधील म्यु. क्र. घ. नं. ३६३-अ यांची फ्लॉट सवें
 क्र. ५२१-अ यांची क्षेत्र ११२१ चौ.मी. घासी मनु-सिमा पुढीलप्रमाणे :-
 पूर्वेस - लघु सि. स. नं. ५२०-ब चौ मिळकत
 पश्चिमेस - देवघर लेनरस्ता
 दक्षिणेस - लघु सि. स. नं. ५२४
 उत्तरेस - लघु सि. स. नं. ५२०-ब व ५२०-अ चौ मिळकत.
 वेगप्रमाणे फ्लॉट मिळकत तदनमूद वस्तुपालक, यादील वस्त, तळ, काठ, पाषाण, निची मिश्रधातूत
 तसेच मिळकतीत जायत्यावेळीत घन बांधकामाचे इकासास व मंजूर ले-आउट मधील कोणती रोड व
 ओपन स्पेसला लागणारे इतरकायदे इतरकायदे मिळकत लोकरत.

ब. हस्तांतरित करीत जायलेल्या संपत्तीचे वर्णन:- वर वलम १३ मध्ये वर्णन केलेल्या फ्लॉट
 मिळकतीवर नाशिक महानगरपालिका, नाशिक येथील मंजूर बांधकामाच्या नकाशाप्रमाणे राबिणी

विभागातील गुजराणी टॉवर मधील तळमजलावरील दुकान नंबर ०१ यांची बांधीस क्षेत्र १४.०५६ चौ.
 मी. व मंजूरनीन पत्तोस क्षेत्र ४.१०२ चौ. मी. घासी मनु-सिमा घेणेप्रमाणे.

पुर्वेस - दुकान नं. २
 पश्चिमेस - नाशिकमहा स्पेस व फ्लॉटके देवघर लेनरस्ता
 दक्षिणेस - फ्लॉट
 उत्तरेस - लघु सि. स. नं. ५२०-ब व ५२०-अ चौ मिळकत

वेगप्रमाणे मनु-सिमापुर्वक मिळकत तदनमूद वस्तुपालक, यादील जायत्यावेळीत घन बांधकामाचे
 इकासास व मंजूर विहित प्लान मधील ओपन स्पेस, पार्किंग, सामाईक जागा, इतर बांधकामाचे इकासास
 मिळकत लोकरत.

(२) मिळकतीचा पुर्वोद्देशः वर वलम १३ मध्ये वर्णन केलेली मिळकत ही सी. सुनन यांनीला
 वेवता व सी. मामा लालचंद जोरलयाल यांचे मालकीची होती. त्यांचेकडे सधरची मिळकत लिहून देणार
 यांनी ने. दुयम निबंधक सो. नाशिक-५ यांचे सन्ध अ. नं. ८१४/२००५ नुसार दि. २२/१०/२००५
 रोजी नोंदविलेला फ्लॉट खरेदीकरणाचे अर्थी केलेली अखुन मिळकतीचे सत्ताधार सधरघर सधरी
 त्याचे नावाची नोंद झालेली अखुन सधर मिळकत घाता नाशिक व फ्लॉटकार मानून इतरकायदे
 करण्याचे इकास व अधिकार त्यांना प्राप्त झालेले आहेत.

लिहून घेणार व लिहून देणार यांचे दन्धान वर वलम १३ मध्ये वर्णन केलेली मिळकती वलत
 नोंदवीकृत साठेत वलत क्रमांक मसम-१-०१२०४/२००६ दिनांक २८/१२/२००६ अन्वये शिक्त
 वेळीत घेणार व मंजूर केले झालेले सधर महानगरपालिका अटी व शर्तीची पुर्वता सलतेने फ्लॉट ऑफ
 अपार्टमेंट घाता लिहून व नोंदवून देत आहेत.

(३) परवानग्या :- वर वलम १३ मध्ये वर्णन केलेल्या मिळकतीचा बांधकाम नकाशा हा नाशिक
 महानगरपालिका, नाशिक यांचेकडून त्यांचे एच. क्र. एलएड/सीएमएनएफ/३५४०, दि.
 १३/०६/२००६ अन्वये मंजूर केलेला अखुन संबधीत इमारतीचे बांधकाम पूर्ण केलेल्याबाबत
 "बांधकाम पुर्वीत्यासा वातला" हा नाशिक महानगरपालिका, नाशिक यांनी त्यांचे यारता दि. ०४/१०/२००५
 अन्वये दिलेला आहे.

(४) सधरघणा पत्र नोंदणी (फ्लॉट ऑफ डिवलपमेंट): सधरघा फ्लॉट ऑफ डिवलपमेंट वलत महानगर
 दुकान ओपनरिचि अॅक्ट, १९४० मधील कलम ५ नुसार नोंदविला आहे. सधर फ्लॉट मालक, विलडर यांनी
 उत्तरेक कलमान्ये घेणारा घन ने. दुयम निबंधक साठे, नाशिक-१ यांचे कायद्यात वलत
 क्र. १४०३/२००८, दि. १४/१०/२००८ रोजी नोंदविले आहे. त्यानुसार सधर अपार्टमेंटला "गुजराणी
 टॉवर" असे नाव दिलेले आहे. त्यातील अटी व शर्ती हा लिहून घेणार यांनी मान्य व मान्य केलेल्या अखुन
 त्याप्रमाणे त्यांनी जटी व शर्तीचे पालन करण्याचे आहे. त्यामधील दुकान नंबर ०१ चा फ्लॉट ऑफ
 अपार्टमेंट वलत नोंदवून देत आहेत.

(५) मिळकतीची किंमत: वर वलम १३ मध्ये वर्णन केलेल्या मिळकतीची किंमत एलम रकम रु.
 ४,७१,०००/- (अधरती रुपये चार लाख एकाहस्र हजार धाव) इतकी ठरली अखुन सधरची किंमत ही
 तालकातील बांधकामाप्रमाणे घेण्या व बरोबर आहे. सधर परगा लिहून देणार यांना लिहून घेणार यांनी
 वेळीत अर्ज केलेला आहे. परग्याबाबत तालक अर्ज ठरण्या नाही. लिहून देणार हे ठरलेला संपूर्ण
 मिळकतीचा संपूर्ण मोबदला लोकरत लिहून घेणार यांचे लाभात वलम १३ मध्ये मंजूर मिळकत
 जायत्यावेळी अटी विधीय कायदा आणि संपूर्ण सधरघा अर्जात राहून गावडी इकास आणि यरता इकास



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 **₹ 48,07,400.00 (Rupees Forty-Eight Lakh Seven Thousand Four Hundred Only)**. The **Realizable Value** of the above property **₹ 45,67,030.00 (Rupees Forty-Five Lakh Sixty-Seven Thousand Thirty Only)** and the **Distress Value** **₹ 38,45,920.00 (Rupees Thirty-Eight Lakh Forty-Five Thousand Nine Hundred Twenty Only)**.

Place: Nashik

Date: 11.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.04.11 14:36:04 +05'30'

Auth. Sign.

Enclosures

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name Branch Official with seal)

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(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 11.04.2024 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 has personally inspected the property on 15.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri.Sanjay Kisan Hile from Sau.Kanchan Sagunlal Gujrani & Sau.Hansa Sunil Gujrani as per Vide Deed of Apartment Dated.10.02.2022
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Mumbai Naka Parisar Nashik Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Binu Surendran – Technical Manager 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 – 15.03.2024 Valuation Date - 11.04.2024 Date of Report - 11.04.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 15.03.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all-round development of commercial and Commercial 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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **11th 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **260.00 Sq. Ft. Built Up Area** owned by **Shri.Sanjay Kisan Hile**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title



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Based on our discussion with the Client, we understand that the subject property is being owned by **Shri.Sanjay Kisan Hile**. 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 Commercial Shop, admeasuring **260.00 Sq. Ft. Built Up 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 buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Shop and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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



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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 Commercial Shop, admeasuring **260.00 Sq. Ft. Built Up 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.



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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



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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: 11.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

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

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
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