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MSME Reg No: UDYAM-MH-18-0083617  
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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. Ashok Sakharam Deore & Shri. Swapnil Ashok Deore.**

Residential Flat No. 17 (As per Approved Building Plan) & Flat No. 305 (As per Booking Plan & Actual Site Inspection),  
Third Floor, " **Saptashrunji Vandan** ", Survey No. 290/ 9, Plot No. 30, Behind Hotel Express Inn, Near Hari Vishwa Project, Buddha Vihar, Khanderao Naka, Ekta Green Villa Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India.

Latitude Longitude: 19°56'53.8"N 73°45'17.7"E

#### Valuation Prepared for:

**Bank of Baroda**  
**Regional Office Nashik Road Branch**  
BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India.

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

#### Our Pan India Presence at :

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 17 (As per Approved Building Plan) & Flat No. 305 (As per Booking Plan & Actual Site Inspection), Third Floor, " **Saptashrunji Vandan** ", Survey No. 290/ 9, Plot No. 30, Behind Hotel Express Inn, Near Hari Vishwa Project, Buddha Vihar, Khanderao Naka, Ekta Green Villa Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Ashok Sakharam Deore & Shri. Swapnil Ashok Deore.**

Boundaries of the property.

Boundaries	Building	Flat
North	Open Space	Open
South	12.00 M. Colony Road	Passage & Flat No.18
East	Plot No. 03 of Adj. S. No	Open
West	Plot No. 29	Flat No.16

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 **₹ 27,81,000.00 (Rupees Twenty-Seven Lakh Eighty-One Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

**Auth. Sign.**



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,  
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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

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

BSNL Building, Datta Mandir Road, Nashik Road,

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

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 22.04.2024
	b) Date on which the valuation is made	: 22.04.2024
3.	List of documents produced for perusal: i. Copy of Deed of Apartment Vide No.10510/ 2021 Dated.29.11.2011. ii. Copy of Occupancy Certificate No. NRV/ 28617/ 2021 dated.05.10.2021 issued by Nashik Municipal Corporation, Nashik. iii. Copy of Commencement Certificate No. LND/ BP/ Pathardi/ DCR/ 0402/ 2020 dated.30.09.2020 issued by Nashik Municipal Corporation, Nashik iv. Copy of Approved Building Plan Digitally Sign by Rajendra Vinayak Aher dated.20.10.2020 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. v. Copy of MAHA Rera Certificate No. P51600027711 Dated.08.09.2021 issued by Maharashtra Real Estate Regulatory Authority.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: <b>Shri. Ashok Sakharam Deore &amp; Shri. Swapnil Ashok Deore.</b>  <b>Address:</b> Residential Flat No. 17 (As per Approved Building Plan) & Flat No. 305 (As per Booking Plan & Actual Site Inspection), Third Floor, " <b>Saptashrunji Vandan</b> ", Survey No. 290/ 9, Plot No. 30, Behind Hotel Express Inn, Near Hari Vishwa Project, Buddha Vihar, Khanderao Naka, Ekta Green Villa Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India. <b>Contact Person:</b> Mrs. Ratna Ashok Deore (Owner Representative) Contact No. +91 8208305721 Joint Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat is located on Third Floor. As per Approved plan, the composition of flat is Living + 2 Bedroom + Kitchen + WC + Bath + Passage + Balcony (i.e., <b>2BHK</b> ). The property is at 11.7 Km. distance from nearest railway station Nashik Road.

			<b>Landmark:</b> Behind Hotel Express Inn, Near Hari Vishwa Project
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. 290/ 9, Plot No. 30
	b) Door No.	:	Residential Flat No. 17 (As per Approved Building Plan) & Flat No. 305 (As per Booking Plan & Actual Site Inspection)
	c) T.S. No. / Village	:	Village – Pathardi
	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 Digitally Sign by Rajendra Vinayak Aher dated.20.10.2020 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 17 (As per Approved Building Plan) & Flat No. 305 (As per Booking Plan & Actual Site Inspection), Third Floor, " <b>Saptashrunji Vandan</b> ", Survey No. 290/ 9, Plot No. 30, Behind Hotel Express Inn, Near Hari Vishwa Project, Buddha Vihar, Khanderao Naka, Ekta Green Villa Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchhayat / Municipality	:	Village – Pathardi Nashik Municipal Corporation, Nashik
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / <b>Building</b>		<b>As per Actual Site</b> <b>As per the Deed</b>
	North	:	Open Space      Open Space

	South	:	12.00 M. Colony Road	12.00 M. Colony Road
	East	:	Plot No. 03 of Adj. S. No	Plot No. 03 of Adj. S. No
	West	:	Plot No. 29	Plot No. 29
13.1	<b>Flat</b>		<b>As per Actual Site</b>	<b>As per the Deed</b>
	North		Open	Open
	South		Passage & Flat No.18	Passage & Flat No.18
	East		Open	Open
	West		Flat No.16	Flat No.16
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°56'53.8"N 73°45'17.7"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 458.00 Balcony Area in Sq. Ft. = 76.00 (Area as per site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 419.00</b> <b>Balcony Area in Sq. Ft. = 96.00</b> <b>Total Carpet Area in Sq. Ft. = 515.00</b> <b>(Area as per Deed of Apartment)</b></p> <p>Built up in Sq. Ft. = 567.00 (Total Carpet Area + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p><b>Carpet Area in Sq. Ft. = 419.00</b> <b>Balcony Area in Sq. Ft. = 96.00</b> <b>Total Carpet Area in Sq. Ft. = 515.00</b> <b>(Area as per Deed of Apartment)</b></p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 290/ 9, Plot No. 30	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Pathardi Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 17 (As per Approved Building Plan) & Flat No. 305 (As per Booking Plan & Actual Site Inspection), Third Floor, " <b>Saptashrunji Vandan</b> ", Survey No. 290/ 9, Plot No. 30, Behind Hotel Express Inn, Near Hari Vishwa Project, Buddha Vihar, Khanderao Naka, Ekta Green Villa Road, Village - Pathardi, Taluka & District - Nashik, PIN Code – 422010, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per Occupancy Certificate)	

5.	Number of Floors	:	Ground (Parking) + 4 <sup>th</sup> Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flat on 3 <sup>rd</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	Third Floor
2	Door No. of the Flat	:	Residential Flat No. 17 (As per Approved Building Plan) & Flat No. 305 (As per Booking Plan & Actual Site Inspection)
3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: <b>Shri. Ashok Sakharam Deore &amp; Shri. Swapnil Ashok Deore.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up in Sq. Ft. = 567.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 458.00 Balcony Area in Sq. Ft. = 76.00 (Area as per site Measurement)  <b>Carpet Area in Sq. Ft. = 419.00</b> <b>Balcony Area in Sq. Ft. = 96.00</b> <b>Total Carpet Area in Sq. Ft. = 515.00</b> (Area as per Deed of Apartment)
12	Is it Posh / I Class / Medium / Ordinary?	:	

13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 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 Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 36,000.00 per Sq. M. ₹ 3,344.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	N.A.
5	Registered Value (if available)	:	Purchaser Value - 18,00,000/- Register No.10510/2021 Dated.29.11.2021
<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 Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	01 Year
	Life of the building estimated	:	60 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	:	₹ 3,400.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 5,400.00 per Sq. Ft.</b>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	515.00 Sq. Ft.	5,400.00	27,81,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>27,81,000.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>27,81,000.00</b>
<b>Realizable value</b>	<b>26,41,950.00</b>
<b>Distress Value</b>	<b>22,24,800.00</b>
<b>Insurable value of the property (567.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>11,34,000.00</b>
<b>Guideline value of the property (567.00 Sq. Ft. X ₹3,344.00)</b>	<b>18,96,048.00</b>

**Justification for price / rate**

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

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

**Method of Valuation / Approach**

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



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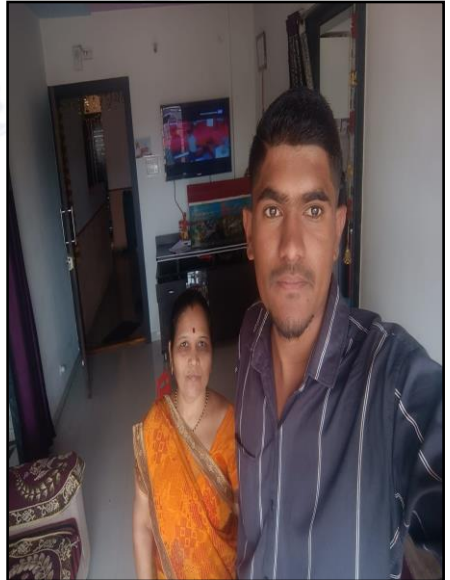
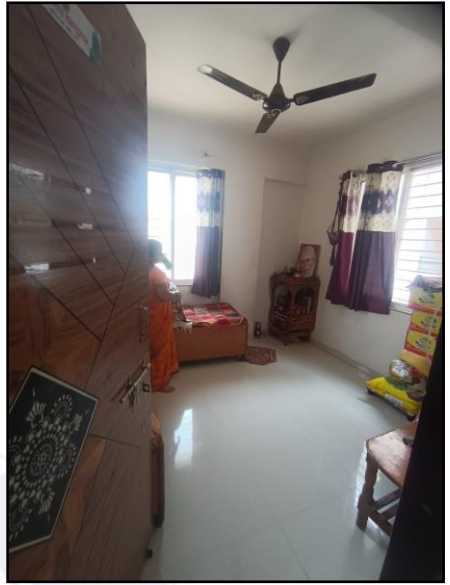
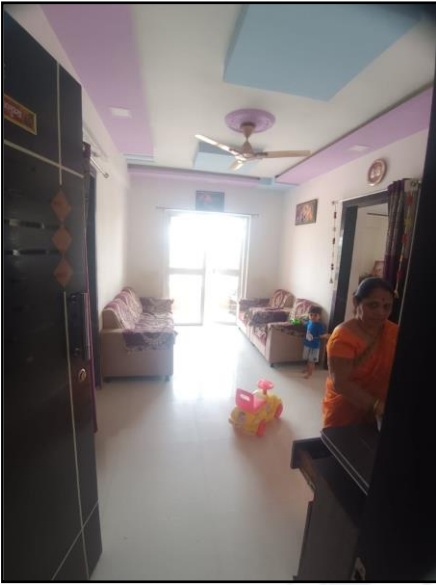




comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 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, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. (after depreciation) on Carpet Area for valuation after depreciation.

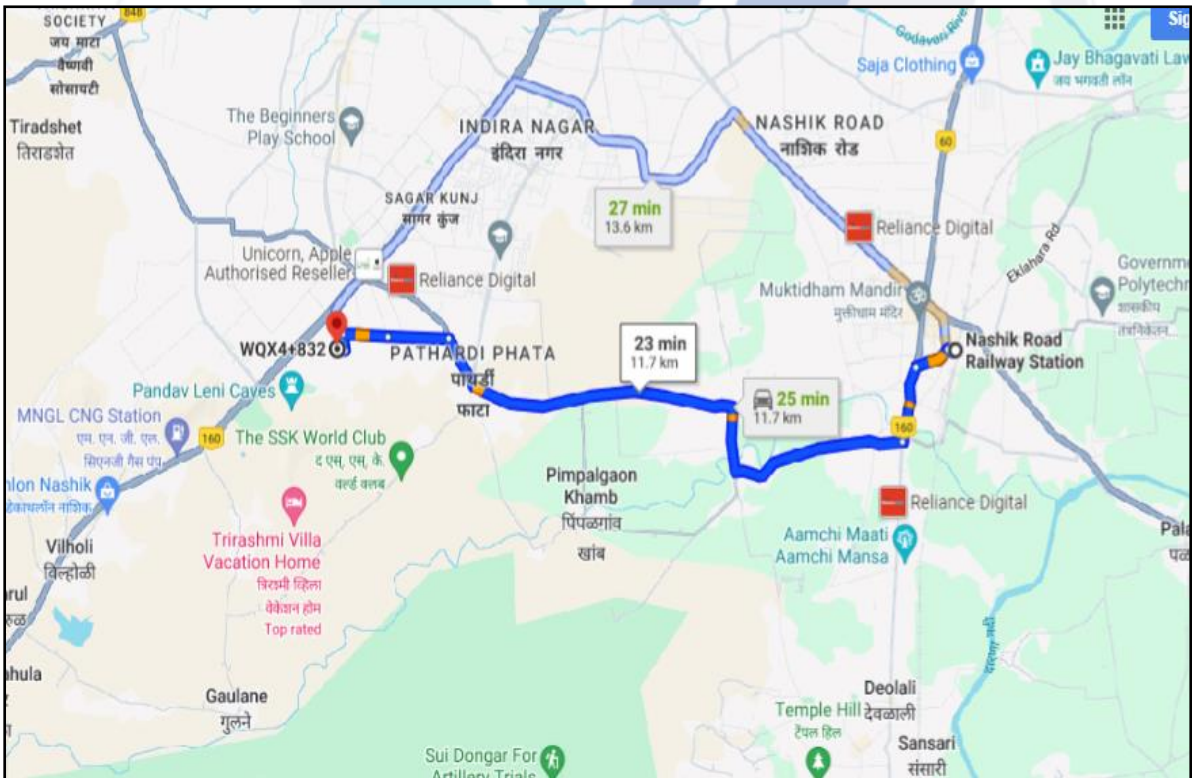
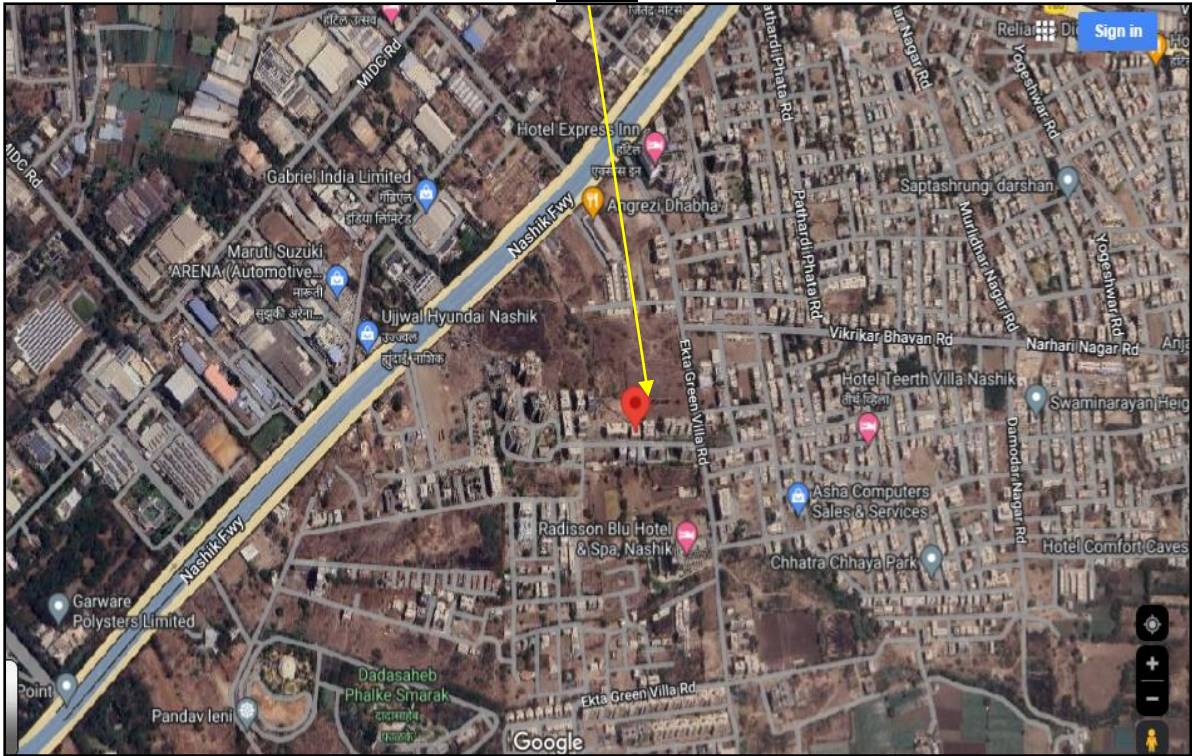
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 6,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

## Actual site photographs



# Route Map of the property

Site u/r



**Latitude Longitude: 19°56'53.8"N 73°45'17.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 11.7 Km.)




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## Ready Reckoner Rate



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विभाग**  
महाराष्ट्र शासन



Valuation
Home
Rule Guidline
LOGOUT

### Valuation For Rural Area

#### Location Details

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Nashik [Help on Division](#)

District Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>	Village/Zone Name	<span style="border: 1px solid black; padding: 2px;">मोजे पाधडी</span>
Attribute	<span style="border: 1px solid black; padding: 2px;">इतर</span>			SubZone Name	<span style="border: 1px solid black; padding: 2px;">19.4-हॉटेल योगेंराज पासून</span>
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Nashik Muncipal Corp</span>				

Open Land	Residence	Office	Shop	Industry	Unit
13200	36000	41400	45000	0	Square Meter

2 - 9E

विभाग क्रमांक	:	१९.४
सरकारी दर रूपये	:	३०,७००/-
फ्लॉट कार्पेट क्षेत्र	:	३८.९३ चौ.मी.
ओपन बाल्कनी क्षेत्र	:	८.९३ चौ.मी.
एकुण कार्पेट क्षेत्र	:	४७.८६ चौ.मी.
फ्लॉट मुल्यांकन	:	१३,१५,०००/-
बाल्कनी मुल्यांकन	:	१,१०,०००/-
एकुण सरकारी मुल्यांकन	:	१४,२५,०००/-
खरेदी किंमत रूपये	:	१८,००,०००/-
अदा केलेले मुद्रांक	:	७२,०००/-

# Price Indicators

**POPULAR PROJECTS**

- Sai Park** (22.51 L - 39.15 L) - Popular
- Vedant Apartment** (26.49 L - 38.29 L) - Popular

**1 BHK Flat** - ₹26.0 L (EMI starts at 13.77 K)

By **REPUTED BUILDER**  
Prashant Nagar, Patthardi Phata, Nashik

**700 sq.ft** Build Up Area | **3.71 K/sq.ft** Avg. Price | **1 BHK** Configuration | **15th Aug. 2023** Possession status | **Lower of 18 floors** | **Unfurnished** Furnishing

**POPULAR PROJECTS**

- Sai Park** (22.51 L - 39.15 L) - Popular
- Shree Adharva Park 2** (28.66 L - 55.83 L) - Popular

**1 BHK Flat** - ₹25.0 L (EMI starts at 13.24 K)

By **SHIVALAYA BUILDERS AND DEVELOPERS**  
Shivalaya Rudra Heights, Buddha Vihar, Patthardi Phata, Nashik

**630 sq.ft** Build Up Area | **3.97 K/sq.ft** Avg. Price | **4 Year Old** Age of property | **Ready to move** Possession status | **Higher of 4 floors** | **Unfurnished** Furnishing

# Price Indicators

**HOUSING.COM** Buy in Nashik

Pathardi Phata

**POPULAR PROJECTS**

- Vedant Apartment** By Sushod Group, Pathardi Phata, Nashik. Price: 25.49 L - 38.29 L. Configurations: 1, 2 BHK Apartments.
- Sai Park** By Jay Developers, Vinhigert, Nashik. Price: 22.51 L - 39.15 L. Configurations: 1, 2 BHK Apartments.

Home / Nashik / Pathardi Phata / Apartment for Sale in Pathardi Phata / 1 BHK Flat

**1 BHK Flat**

Krishna residency, Dnyaneshwar Nagar, Pathardi Phata, Nashik

**₹29.0 L** EMI starts at 15.36 K

4.33 K/sq.ft

**OFFER** Free car parking Know More

**Contact Owner**

670 sq.ft Build Up Area | 4.33 K/sq.ft Avg. Price | 5 Year Old Age of property | Ready to move Possession status | Middle of 4 floors | Fully Furnished Furnishing

**99acres** Buy

Enter Locality / Project / Society / Landmark

Home > Property in Nashik > Flats in Nashik > Flats in Pathardi

Posted on Jan 16, 2023 | Ready to move

**₹65 Lac** @ 4,861 per sq.ft. Estimated EMI ₹51,916

**3BHK 3Baths**

Residential Apartment for Sale

In Amit Eka, Pathardi, Nashik, Maharashtra

**RERA STATUS** REGISTERED | Registration No: P51600006366 | Website: https://maharera.it.mahaonline.gov.in

**Overview** | Society | Owner Details | Price Trends | Recommendations

**Property (12)** | **Society (26)**

**Area**  
Built Up area: 1337 sq.ft (124.21 sq.m.)

**Configuration**  
3 Bedrooms, 3 Bathrooms, 2 Balconies

**Price**  
₹ 65 Lac @ 4,861 per sq.ft. (Negotiable)

**Address**  
Amit Eka, Pathardi, Nashik

**Floor Number**  
7<sup>th</sup> of 12 Floors




**Facing**  
East

**Overlooking**  
Park/Garden

**Property Age**  
1 to 5 Year Old

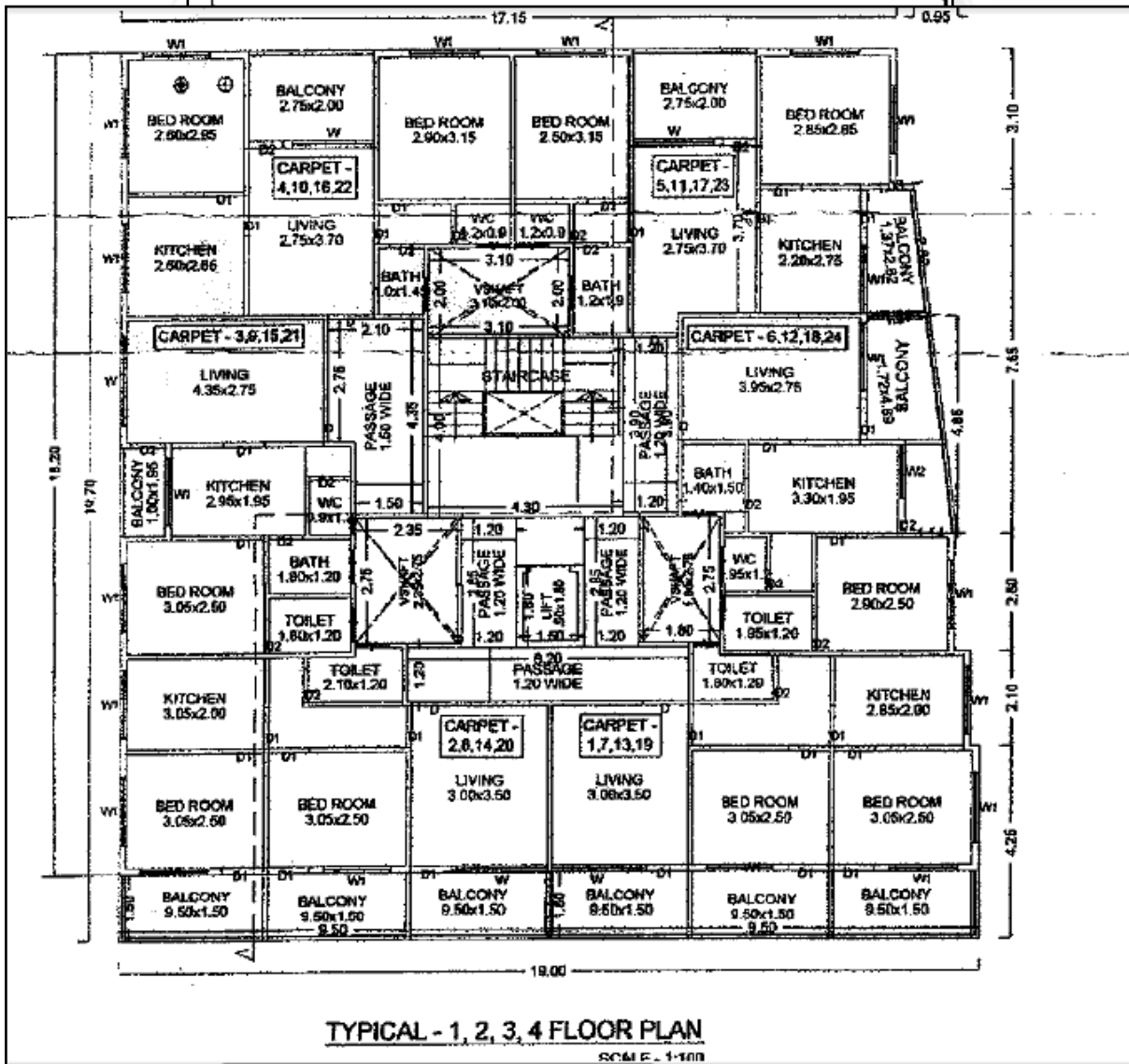
Photos (1/12)

## Deed of Apartment

<div style="text-align: center;"> <p><b>नस-७</b></p> <p>क्र. १०५१० (२०२१)</p> <p><b>२ - १९</b></p> </div> <div style="text-align: center;">  </div> <p>विभाग क्रमांक : १९.४</p> <p>सरकारी दर रूपये : ३०,७००/-</p> <p>फ्लॉट कार्पेट क्षेत्र : ३८.९३ चौ.मी.</p> <p>ओपन बाल्कनी क्षेत्र : ८.९३ चौ.मी.</p> <p>एकूण कार्पेट क्षेत्र : ४७.८६ चौ.मी.</p> <p>फ्लॉट मूल्यांकन : १३,१५,०००/-</p> <p>बाल्कनी मूल्यांकन : १,१०,०००/-</p> <p>एकूण सरकारी मूल्यांकन : १४,२५,०००/-</p> <p>खरेदी किंमत रूपये : १८,००,०००/-</p> <p>अदा केलेले मुद्रांक : ७२,०००/-</p> <p>( बिक्री करारनामा दस्त नं.४८२०/२०२१ दि.१७.०६.२०२१ नाशिक - ७ )</p> <p style="text-align: center;"><b>II श्री II</b></p> <p style="text-align: center;"><b>डिड ऑफ अपार्टमेंट</b></p> <p>डिड ऑफ अपार्टमेंट आज दि.२९ माह नोव्हेंबर इसवी सन २०२१ रोज सोमवार ते दिवशी नाशिक मुक्कामी...</p> <p>१. श्री. अशोक सखाराम देवरे</p> <p>वय : ५३ वर्ष, धंदा : नोकरी</p> <p>पॅन : AUCPD 0012 F</p> <p>आ : 8701 7165 1466</p> <p>२. श्री. स्वप्नील अशोक देवरे</p> <p>वय : २७ वर्ष, धंदा : नोकरी</p> <p>पॅन : BSZPD 9427 N</p> <p>आ : 7783 6615 1326</p> <p>दोघे रा.१७, सप्तश्रृंगी वंदन अपार्टमेंट,</p> <p>हरीविश्व अपार्टमेंट जवळ, फाळके</p> <p>स्मारक, पाथर्डीफाटा,</p> <p>नाशिक ४२२०१०</p>	<div style="text-align: center;"> <p><b>नस-७</b></p> <p>क्र. १०५१० (२०२१)</p> <p><b>३ - १९</b></p> </div> <div style="text-align: center;">  </div> <p>यांसी.....</p> <p>प्रगती डेव्हलपर्स भागीदार फर्म तर्फे भागीदार ( पॅन : AATFP 8963 E ) श्री. प्रकाश अंबादास डगळे</p> <p>वय : ४८ वर्ष, धंदा : व्यापार</p> <p>पॅन : AIOPD 9692 F</p> <p>रा. २, गणराज अपार्टमेंट, अंजना लॉन्स समोर, नरहरी नगर, पाथर्डीफाटा, नाशिक - ४२२००९</p> <p style="text-align: right;">लिहुन देणार</p> <p>कारणे डिड ऑफ अपार्टमेंट दस्त लिहुन देतात ऐसा जे की,</p> <p><b>१. मिळकतीचे वर्णन :</b></p> <p>तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगर पालिका हद्दीतील मौजे पाथर्डी या गावचे शिवायतील मिळकत यांसी सर्व्हे नं. २९०/९ ( जुना सर्व्हे नं. २९० / १ + २ + ३ + ४ / ८ / १ ) या पैकी प्लॉट नं. ३० यासी क्षेत्र ६ आर २५.९२ चौ.मी. ( सिटी सर्व्हे नं. ६१०३ / अ / ३० यांसी क्षेत्र ६२४.७५ चौ.मी. ) यासी चतुःसिमा खालील प्रमाणे :</p> <p>पुर्वेस : लागू सर्व्हे नं. पैकी प्लॉट नं. ०३</p> <p>पश्चिमेस : प्लॉट नं. २९</p> <p>दक्षिणेस : १२ मी. कालनी रोड</p> <p>उत्तरेस : ओपन स्पेस</p> <p>येणे प्रमाणे अभिन्यासातील चतुःसिमांकोत प्लॉट मिळकत जल, तस काष्ट, पाषाण, निधी निक्षेपासह, तदंगभूत वस्तुसह तसेच अभिन्यासातील कालनी रोड व ओपन स्पेस सामाईकपणे वापरण्याच्या हक्कांस मिळकत दरोबस्त.</p>
<p style="text-align: center;">...४...</p> <div style="text-align: center;"> <p><b>नस-७</b></p> <p>क्र. १०५१० (२०२१)</p> <p><b>४ - १९</b></p> </div> <div style="text-align: center;">  </div> <p>व. उपरोक्त कलम १अ यात नमुद केलेल्या प्लॉट मिळकती वर जांघण्यात आलेल्या " सप्तश्रृंगी वंदन " या नावाने ओळखल्या जाणा-या इमारती मधील तिस-या मजल्या वरील बिल्डींग प्लॅन प्रमाणे प्लॉट नं. १७ ( बुकींग प्लॅन प्रमाणे प्लॉट नं. ३०५ ) यांसी कार्पेट क्षेत्र ३८.९३ चौ.मी. व सदर प्लॉट लागत ओपन बाल्कनी यांसी कार्पेट क्षेत्र ८.९३ चौ.मी. असे एकूण कार्पेट क्षेत्र ४७.८६ चौ.मी. ही मिळकत यांसी चतुःसिमा खालील प्रमाणे :</p> <p>पुर्वेस : ओपन</p> <p>पश्चिमेस : प्लॉट नं. १६</p> <p>दक्षिणेस : पॅसेज व प्लॉट नं. १८</p> <p>उत्तरेस : ओपन</p>	<p style="text-align: right;">लिहुन घेणार</p>

## Approved Plan

<b>STAMP OF APPROVAL</b>	A0
<p>Document certified by  <b>RAJENDRA VINAYAK                      AHER.</b></p> <p>Organization : NASHIK                      MUNICIPAL CORPORATION                      Designation : Executive Engineer                      Date : 20/01/2018 18:00:43                      Certificate No : 190E</p>	



Since 1989



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

An ISO 9001 : 2015 Certified Company






# Commencement & Rera Certificate

<div style="text-align: center;">  <p><b>NASHIK MUNICIPAL CORPORATION</b></p> <p>No : LND/BP/Pathard/DCR/0402/2020 Date : 30/09/2020</p> <p><b>SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE</b></p> </div> <p>To, Shri/Smt. <b>PRAGATI DEVELOPERS PARTNERSHIP FIRM THROUGH PARTNER SHRI PRAKASH A. DAGALE AND SHRI RAJU D. KADBHANE</b> C/o. Er. SANJAY GOVINDRAO BHAMARE &amp; Stru. Engg. VILAS M. KATKADE of Nasik</p> <p><b>Sub -:</b> Sanction of Building Permission &amp; Commencement Certificate in Plot No. - 30 of City Survey No / Gut No. 290/9 of Shilwar Pathardi.</p> <p><b>Ref -:</b> 1) Your Application &amp; Plan dated: 29 July, 2020 Inward No. NMC/TPD/Pathard/BP/1551/2020. 2) Final Layout/Tentative layout No. B-5/2 Date: 06/05/2011</p> <p>Sanction of Building Permission &amp; Commencement certificate is hereby granted under section 45 &amp; 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act, No. LIX of 1949) to erect Building for Resi + Commercial Purpose as per plan duly amended in ----- subject to the following conditions.</p> <p style="text-align: center;"><b>Permission Conditions 1 to 45</b></p> <ol style="list-style-type: none"> <li>The land vacated in consequence of enforcement of the set back rule, shall form part of Public Street.</li> <li>No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted</li> <li>The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue &amp; thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development &amp; action as per provisions laid down in Maharashtra Regional &amp; Town Planning Act 1966 &amp; under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.</li> <li>This permission does not entitle you to develop the land which does not vest in you.</li> <li>The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.</li> <li>Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling &amp; Regulation Act &amp; under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].</li> <li>After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.</li> <li>Building permission is granted on the strength of affidavit &amp; indemnity bond with reference to the provisions of Urban Land [Ceiling &amp; Regulation] Act, 1976. In case a statement made in affidavit &amp; indemnity bond found incorrect or false the permission shall stand cancelled.</li> <li>The balconies, ottas &amp; verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas &amp; verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.</li> <li>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 19 of the reservation of Tree Act, 1975.</li> </ol> <p style="text-align: right;">Page 1 of 4</p>	<div style="text-align: center;">  <p><b>Maharashtra Real Estate Regulatory Authority</b></p> <p><b>REGISTRATION CERTIFICATE OF PROJECT FORM 'C'</b> (See rule 6(a))</p> </div> <p>This registration is granted under section 5 of the Act to the following project under project registration number : <b>P51600027711</b></p> <p><b>Project: SAPTASHRUNGI VANDAN</b> , Plot Bearing / CTS / Survey / Final Plot No.: <b>PLOT NO 30, S.NO. 290/9, PATHARDI, NASHIK-10 at Nashik (M Corp.), Nashik, Nashik, 422010;</b></p> <ol style="list-style-type: none"> <li><b>Pragati Developers</b> having its registered office / principal place of business at <b>Tehsil: Nashik, District: Nashik, Pin: 422010.</b></li> <li>This registration is granted subject to the following conditions, namely:- <ul style="list-style-type: none"> <li>The promoter shall enter into an agreement for sale with the allottees;</li> <li>The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;</li> <li>The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5; OR That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.</li> <li>The Registration shall be valid for a period commencing from <b>31/12/2020</b> and ending with <b>30/06/2024</b> unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.</li> <li>The promoter shall comply with the provisions of the Act and the rules and regulations made there under;</li> <li>That the promoter shall take all the pending approvals from the competent authorities</li> </ul> </li> <li>If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.</li> </ol> <div style="text-align: right;"> <p>Signature valid Digitally Signed by <b>Dr. Vasant Premanand Prathu</b> (Secretary, MahaRERA) Date: 08-09-2021 21:18:02</p> </div> <div style="text-align: right;"> <p>Dated: 08/09/2021 Place: Mumbai</p> <p>Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority</p> </div>
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## Occupancy Certificate



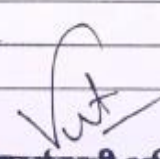
**नाशिक महानगरपालिका, नाशिक**  
इमारत वापराचा दाखला

No. 28617 (पूर्ण/भ्रमणः) जावक क्र./नविच/2LE90/2029  
दिनांक : 04 / 04 / 2029

श्री./श्रीमती प्रधानी डेव्हलपर्स प्रायिव्ही फर्म लिमिटेड श्री प्रकाश अंकुश उगाळे व,  
प्रकल्पाचे ठिकाण व पत्ता : श्री. बाजू दत्तात्रेय कडव्हाणे  
पत्ता : हॉटेल एकसप्रेश जवळच्या मावो पायडी शिवाय नाशिक  
संदर्भ : आपला दिनांक 04 / 04 / 2029 चा अर्ज क्रमांक वी-2/40

महाशय,  
दाखला देण्यात येतो की, पायडी शिवायतील/सि.स.नं., स.नं. 2001E  
प्लॉट नं. 30 अं.भू. क्र. — मधील इमारतीच्या मूळप्रकारिका + चापमजले  
मजल्याचे इकडील बांधकाम परवानगी क्र. DCR / 0402 / 2020 दिनांक 30/04/2020 अन्वये  
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. संजय कामरे रजिस्ट्रेशन क्र.  
घांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/ निवासी + निवासेतर कारणासाठी खालील अटी  
अर्जाने अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- 1) एकूण बांधकाम क्षेत्र 9220.30 चौ.मी. या पैकी निवासी 9920.00 निवासेतर 00.00 चौ.मी.
- 2) एकूण चटई क्षेत्र 9908.01 चौ.मी. या पैकी निवासी 9902.02 निवासेतर 07.99 चौ.मी.
- 1) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी + निवासेतर कारणाकारिताच करता येईल.
- 2) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.
- 3) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं.
- 4) अग्निशमन विभागाचा अंतिम दाखला क्रमांक \_\_\_\_\_
- 5) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक \_\_\_\_\_
- 6) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.
- 7) प्रीमियर कन्सल्टंट्स देव्हलपर्स प्रा. लि. 03/04/2020 व अनाईत वापर इंडेक्स क्र. 00001-पा.नं. 03/04/2020 दिनांक. 04/04/2029 अन्वये वसुक्ते आहेत.



**कार्यकारी अभियंता**  
नगर नियोजन विभाग  
नाशिक महानगरपालिका, नाशिक

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 **₹ 27,81,000.00 (Rupees Twenty-Seven Lakh Eighty-One Thousand Only)**. The **Realizable Value** of the above property **₹ 26,41,950.00 (Rupees Twenty-Six Lakh Forty-One Thousand Nine Hundred Fifty Only)**. and the **Distress Value** ₹ 22,24,800.00 **(Rupees Twenty-Two Lakh Twenty-Four Thousand Eight Hundred Only)**.

Place: Nashik

Date: 22.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

only).

Date

Signature  
(Name Branch Official with seal)



Since 1989

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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 22.04.2024 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 22.04.2024. 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Ashok Sakharam Deore & Shri. Swapnil Ashok Deore From M/s. Pragati Developers Partnership Deed of Apartment Vide No. 10510 dated.29.11.2023.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Site Engineer Binu Surendran – Technical Manager Rishidatt Yadav – 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 – 22.04.2024 Valuation Date - 22.04.2024 Date of Report - 22.04.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.04.2024
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 4th party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22th 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 nec Nayaray prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### Assumptions

Assumptions are a 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 Residential Flat, admeasuring **Total Carpet Area = 515.00 Sq. Ft.** in the Name of Owner: **Shri. Ashok Sakharam Deore & Shri. Swapnil Ashok Deore.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal



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## Property Title

Based on our discussion with the Client, we understand that the subject property is being Owned by Name of Owner: **Shri. Ashok Sakharam Deore & Shri. Swapnil Ashok Deore**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Total Carpet Area = 515.00 Sq. Ft.**

## Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

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



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Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

### **Other**

All measurements, areas and ages quoted in our report are approximate

### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area = 515.00 Sq. Ft.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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



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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

Place: Nashik  
Date: 22.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

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

Auth. Sign.



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