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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. Rahul Rajendra Bhole & Sau. Bhagyashri Rahul Bhole**

Residential Unit No. 3, Ground + First + Second Floor, "Laxmi Square", Survey No. 120 / 4 / Plot No. / 2 & 6 / 1 / Plot No. / 1A, Opp. Narvir Subedar Tanaji Malusare Play Ground, Bhagwa Chowk, Chehadi Pumping Station Road, Nashik - Pune Road, Village - Chehadi, Taluka- Nashik, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India.

Latitude Longitude: 19°56'11.8"N 73°51'21.6"E

### Valuation Done for:

**Bank of Baroda**

**Dwarka Circle Branch**

Time Square Building, Dwarka Circle,  
Nashik, PIN - 422 01 1, 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

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#### Regd. Office

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

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Unit No. 3, Ground + First + Second Floor, “**Laxmi Square**”, Survey No. 120 / 4 / Plot No. / 2 & 6 / 1 / Plot No. / 1A, Opp. Narvir Subedar Tanaji Malusare Play Ground, Bhagwa Chowk, Chehadi Pumping Station Road, Nashik - Pune Road, Village - Chehadi, Taluka-Nashik, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India belongs to **Shri. Rahul Rajendra Bhole & Sau. Bhagyashri Rahul Bhole.**

Boundaries of the property.

Boundaries	Row House	Plot
North	Unit No. 4	Building
South	Unit No. 2	Building
East	Marginal Space & Road	Road
West	Marginal Space	Farm

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 ₹ **46,49,400.00 (Rupees Forty-Six Lakh Forty-Nine 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.**



**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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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****Dwarka Circle Branch**

Time Square Building, Dwarka Circle,

Nashik, PIN - 422 01 1, State - Maharashtra, Country - India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 24.04.2024
	b)	Date on which the valuation is made : 25.04.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Deed of Apartment Document No. 2222 / 2024 dated. 02.03.2024.</li> <li>ii. Copy of Full Occupancy Certificate Approval No. NMCB / FO / 2024 / APL / 04849 Dated.05.02.2024, issued by Nashik Municipal Corporation, Nashik.</li> <li>iii. Copy of Commencement Certificate No. LND / BP / C4 / 135 / 2021 Dated 15.09.2021 issued by Nashik Municipal Corporation, Nashik.</li> <li>iv. Copy of Digital Sectioned Plan issued By Ar. Rajendra Vinayak Aher.</li> <li>v. Copy of Rera Registration Certificate No. P51600026941 dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority.</li> </ul>	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Name of Owner:</b> <b>Shri. Rahul Rajendra Bhole &amp; Sau. Bhagyashri Rahul Bhole.</b>  <b>Address:</b> Residential Unit No. 3, Ground + First + Second Floor, "Laxmi Square", Survey No. 120 / 4 / Plot No. / 2 & 6 / 1 / Plot No. / 1A, Opp. Narvir Subedar Tanaji Malusare Play Ground, Bhagwa Chowk, Chehadi Pumping Station Road, Nashik - Pune Road, Village - Chehadi, Taluka- Nashik, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Rahul Rajendra Bhole (Owner) Contact No. +91 9923911251 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential Unit No. 3 is Situated on Ground + First + Second Floor. As per Plan The composition of Row House is: <b>Ground Floor</b> – Living + Kitchen + Bath + Staircase + Parking <b>First Floor</b> – 2 Bed + Kitchen + Bath + Staircase

			<b>Second Floor – 1 Bed + Kitchen + Bath + Staircase (i.e. 3BHK)</b> The property is at 3.8 Km. travelling distance from nearest railway station Nashik Road.  <b>Landmark:</b> Opp. Narvir Subedar Tanaji Malusare Play Ground, Bhagwa Chowk.
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. 120 / 4 / Plot No. / 2 & 6 / 1 / Plot No. / 1A
	b) Door No.	:	Residential Unit No. 3
	c) T.S. No. / Village	:	Village – Chehadi
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Digital Sactioned Plan issued By Ar. Rajendra Vinayak Aher.
	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 Unit No. 3, Ground + First + Second Floor, “ <b>Laxmi Square</b> ”, Survey No. 120 / 4 / Plot No. / 2 & 6 / 1 / Plot No. / 1A, Opp. Narvir Subedar Tanaji Malusare Play Ground, Bhagwa Chowk, Chehadi Pumping Station Road, Nashik - Pune Road, Village - Chehadi, Taluka- Nashik, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India.
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Chehadi Nashik Municipal Council
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 / Plot		<b>Actual</b> <b>As per Documents</b>

	North	:	Building	Plot No. 1 in Survey No. 120 / 4
	South	:	Building	120 / 4 / Plot No. / 2 & 2
	East	:	Road	18 M. Wide D.P Road
	West	:	Farm	Survey No. 120 / 3
13.1	<b>Row House</b>		<b>Actual</b>	<b>As per Documents</b>
	North		Unit No. 4	Unit No. 4
	South		Unit No. 2	Unit No. 2
	East		Marginal Space & Road	Side Margin
	West		Marginal Space	Side Margin
13.1	Latitude, Longitude & Co-ordinates of the site	:	19°56'11.8"N 73°51'21.6"E	
13.2	Whether Boundaries Matching with Actual		Yes	
14.	Extent of the site	:	<p>Ground Floor Carpet Area in Sq. Ft = 424.00            First Floor Carpet Area in Sq. Ft = 240.00            Second Floor Carpet Area in Sq. Ft = 198.00            Balcony Area in Sq. Ft = 56.00            Open Space Area in Sq. Ft = 108.00            (Area as per Site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 861.00</b>  <b>(Area as per Deed of Apartment)</b></p> <p>Built up Area in Sq. Ft. = 947.00            (Carpet Area + 10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Ground Floor Carpet Area in Sq. Ft = 424.00            First Floor Carpet Area in Sq. Ft = 240.00            Second Floor Carpet Area in Sq. Ft = 198.00            Balcony Area in Sq. Ft = 56.00            Open Space Area in Sq. Ft = 108.00            (Area as per Site Measurement)</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. 120 / 4 / Plot No. / 2 & 6 / 1 / Plot No. / 1A	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Chehadi Nashik Municipal Council	
	Door No., Street or Road (Pin Code)	:	Residential Unit No. 3, Ground + First + Second Floor, "Laxmi Squire", Survey No. 120 / 4 / Plot No. /	

		2 & 6 / 1 / Plot No. / 1A, Opp. Narvir Subedar Tanaji Malusare Play Ground, Bhagwa Chowk, Chehadi Pumping Station Road, Nashik - Pune Road, Village - Chehadi, Taluka- Nashik, District - Nashik, PIN Code – 422 113, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2024 (As per Full Occupancy Certificate)
5.	Number of Floors	: Ground + First + Second Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 12 Row Houses
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: N. A
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>ROW House</b>	
1	The floor in which the Row House is situated	: Ground + First Floor + Second Floor
2	Door No. of the Row House	: Residential Unit No. 3
3	Specifications of the Row House	:
	Roof	: R.C.C. Slab
	Flooring	: Diamond flooring
	Doors	: Teak Wood door framed with flush doors
	Windows	: French Door windows
	Fittings	: Concealed plumbing, Casing Capping Fitting Wiring
	Finishing	: Cement Plastering
4	House Tax	:
	Assessment No.	: Details Not Available
	Tax paid in the name of:	: Details Not Available
	Tax amount:	: Details Not Available
5	Electricity Service connection No.:	: Details Not Available
	Meter Card is in the name of:	: Details Not Available
6	How is the maintenance of the Row House?	: Good
7	Sale Deed executed in the name of	: <u>Name of Owner:</u> <b>Shri. Rahul Rajendra Bhole &amp; Sau. Bhagyashri Rahul Bhole.</b>
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Row House?	: <b>Carpet Area in Sq. Ft. = 861.00 (Area as per Deed of Apartment)</b>
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Row House?	: Ground Floor Carpet Area in Sq. Ft = 424.00

		First Floor Carpet Area in Sq. Ft = 240.00 Second Floor Carpet Area in Sq. Ft = 198.00 Balcony Area in Sq. Ft = 56.00 Open Space Area in Sq. Ft = 108.00 (Area as per Site Measurement)  <b>Carpet Area in Sq. Ft. = 861.00 (Area as per Deed of Apartment)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
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?	: ₹ 9,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V</b>	<b>Rate</b>	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row House 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)	: ₹ 4,600.00 to ₹ 5,600.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House 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 (an evidence thereof to be enclosed)	: ₹ 30,660.00 per Sq. M. ₹ 2,848.00 per Sq. Ft.
	Guideline rate (After Depreciation)	-
5	Registered Value (if available)	: -
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of Row House with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: New Construction
	Life of the building estimated	: 60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the	: N.A. as the age of the property is below 5 years

	salvage value as 10%		
	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>
	<b>Remark: -</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	861.00 Sq. Ft.	5,400.00	<b>46,49,400.00</b>
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			
	<b>Total Value of the property</b>			<b>46,49,400.00</b>

**Value of Row House**

<b>Fair Market Value of the property</b>	<b>46,49,400.00</b>
<b>Realizable value of the property</b>	<b>44,16,930.00</b>
<b>Distress Value of the property</b>	<b>37,19,520.00</b>
<b>Insurable value of the property (947.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>18,94,000.00</b>
<b>Guideline value of the property (947.00 Sq. Ft. X ₹ 2,848.00)</b>	<b>26,97,056.00</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.



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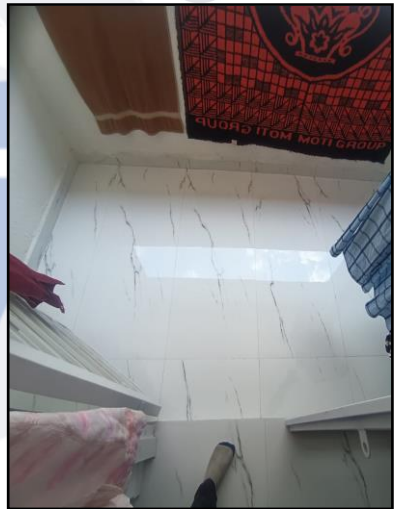
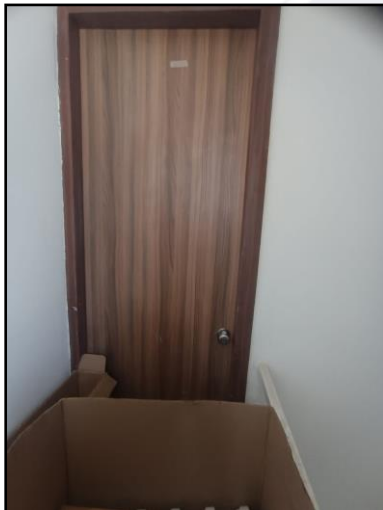


## Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹ 4,600.00 to ₹ 5,600.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. on Built up Area after depreciation for valuation.

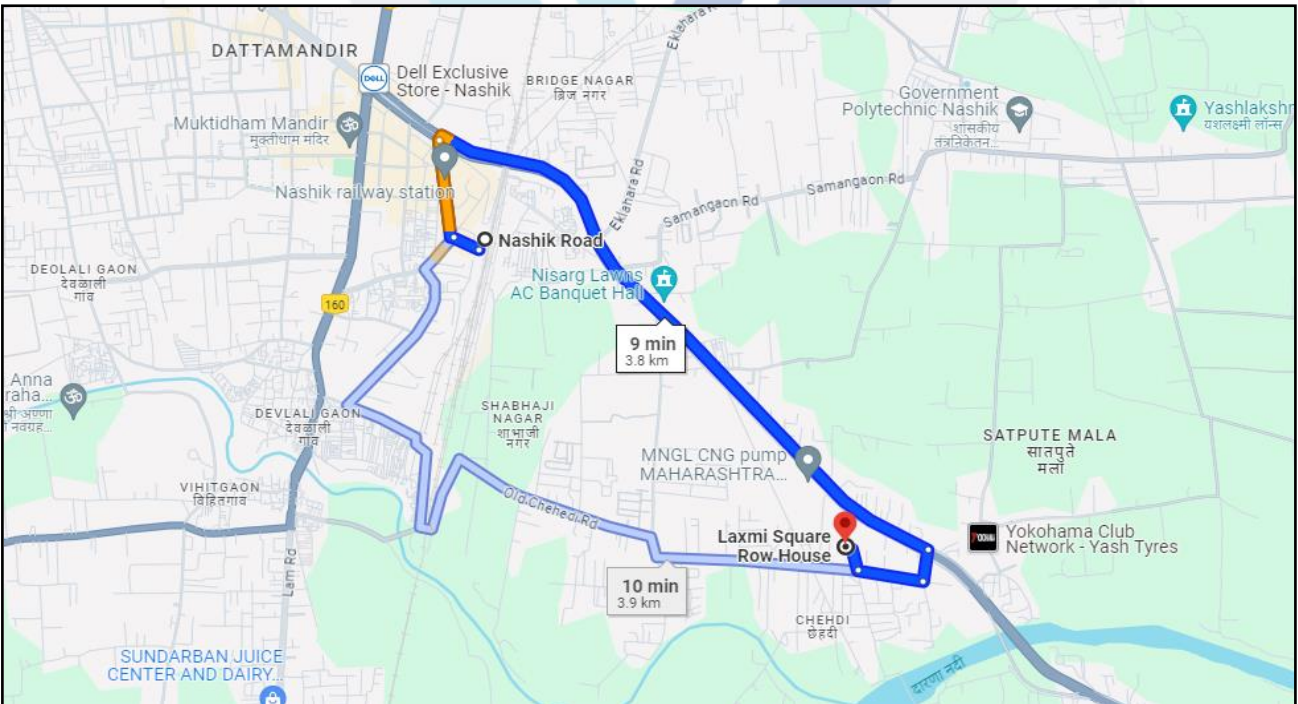
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 9,500.00 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°56'11.8"N 73°51'21.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 20.9 Km.)



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## Ready Reckoner Rate



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

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Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Chehdi (Nashik Mahanagarpali)

Search By:  Survey No.  SubZones

Enter Survey No:  Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
7.1-पुणे रस्त्यावरील व गावठाणातील पुणे रस्त्यावरील मिळकती	9700	30660	35120	38320	0	चौ. मीटर	सर्वेक्षण नंबर

# Price Indicators

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Post Property FREE

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Chehdi > 3 BHK > 1400 Sq-ft
Posted on: Mar 20, 24
Property ID: 6833564

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Join Prime @ 50% OFF

₹ 50.0 Lac
EMI - 123k
Get pre-approved loan
⋮

3 BHK Owner Residential House For Sale Chehdi, Nashik

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

Carpet Area	Transaction Type	Status
1089 sqft <small>≈ 50,00,000/guntha</small>	Resale	Ready to Move
Additional Rooms	Facing	Furnished Status
1 Study Room	West	Semi-Furnished
Type Of Ownership	Age Of Construction	
Freehold	Less than 5 years	

Contact Owner
Get Phone No.
👤 Last contact made 73 days ago

Contact Owner

RAM RAISONI

-91-85XXXXXXX

Get Phone No.



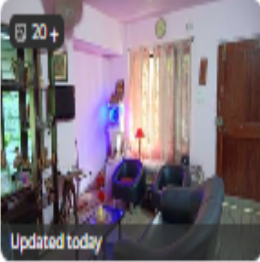
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## Price Indicators





Updated today

Owner: Anand

### 3 BHK House for Sale in Devlali Nashik

 CARPET AREA  
1800 sqft

 STATUS  
Ready to Move

 FLOOR  
1 out of 2

✔ East Facing Property

Beautiful get away house in the lovely locale of Devlali Hill Station. Tired of searching fo... ▼

₹90 Lac

₹4,737 per sqft

MB Prime

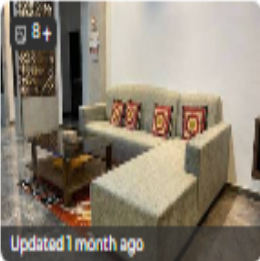
Exclusive Owner Property

Unlock With Prime

🔒 Get Phone No.

[Get Home Loan](#)


  






Updated 1 month ago

Owner: Anup

### 3 BHK Apartment for Sale in Devlali Nashik

 CARPET AREA  
1920 sqft

 FLOOR  
1 out of 3

 TRANSACTION  
New Property

✔ East Facing Property    ✔ Newly Constructed Property

3 BHK flat is offered for sale in Devlali, Nashik. You can immediately purchase this apart... ▼

Call for Price


MB Prime

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🔒 Get Phone No.

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Valuers & Appraisers  
Architects &  
Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer

## Deed of Apartment

Page 1 of 11



**नसल-६**

दस्त क्र. २२२२/२०२१


४ : - ४२

विभाग क्र. 7.2  
शासकीय मुल्यांकन रुपये - 23,91,200/-  
मोबदला किंमत रुपये - 31,00,000/-  
सदर मिळकतीचे विक्री करारनामा मुद्रांक शुल्क रु. 1,86,000/- तसेच नोंदणी फी रु. 30,000/- दि. 14/12/2021 रोजी दस्त क्र. 9957/2021 अन्वये नोंदवितेवेळी अदा केलेली असल्याने त्यानुसार सदर डीड ऑफ अपार्टमेंट चा दस्त स्टॅम्प रुपये -100/- चे वर नोंदवीत आहे.

**डीड ऑफ अपार्टमेंट**

डीड ऑफ अपार्टमेंट आज दिनांक 02 माहे मार्च इसवी सन 2024 रोज शनिवार ते दिवशी नाशिक मुक्कामी.....

Page 2 of 11



**नसल-६**

दस्त क्र. २२२२/२०२१

४ : - ४२

1) श्री. राहुल राजेंद्र भोळे  
वय : 34, धंदा: नोकरी  
PAN NO: BFJPB0394D  
आधार नं. 5445 6829 7154

2) सौ. भाय्यशी राहुल भोळे  
वय : 31, धंदा- गृहिणी  
PAN NO: EJRPB7189D  
आधार नं. 7663 6304 6300  
दोघे राहणार: प्लॉट नंबर 35, मराठा कॉलनी,  
चेहेडी पॅपिंग दत्त नगर नाशिक नाशिकरोड - 422101

लिहून घेणार

यांसी

कपिल बिल्डर्स अॅण्ड डेव्हलपर्स  
भागीदारी संस्था तर्फे, भागीदार  
श्री. भावेश लालजी ठाकर  
वय : 45 वर्ष, धंदा - शेती व व्यापार  
पत्ता. 13, पहीला मजला, ड्रीम हाऊस, दत्त मंदीररोड  
नाशिकरोड, नाशिक-422101  
(FIRM PAN NO: AAKFK4411B)

लिहून घेणार

कारणे सदरचा डीड ऑफ अपार्टमेंट दस्त आजरोजी लिहून देतो ते येणेप्रमाणे,  
१. मिळकतीचे वर्णन :-

अ. तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी, "मौजे चेहेडी" या गांवाचे शिवारातील यांसी विनशेती मिळकत यांसी सन्हे नं. 120/4/प्लॉट नं/ 2 व 6 / 1 / प्लॉट न/ 1अ, क्षेत्र 1905.14 चौ मी, विनशेती आकार रक्कम रुपये 914.46 पैसे, यांसी चतुःसिमा खालील प्रमाणे:

## Commencement Certificate



### NASHIK MUNICIPAL CORPORATION

No : LND/BP/Nashik/DCR/0169/2020

Date : 20/10/2020

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Shri/Smt.

KAPIL BUILDERS AND DEVELOPERS THROUGH PARTNER MR BHAVESH LALJI THAKKAR

C/o. Ar. Tejas Bhagwant More & Stru. Engg. ER KISHOR CHOPDA of Nasik

**Sub -:** Sanction of **Building Permission & Commencement Certificate** in Plot No .- **S.NO 120/4 - PLOT NO.2 + S.NO 6/1 - PLOT NO.1/A** of City Survey No / Gut No. **120/4 + 6/1** of Shiwar **Chehedi** .

**Ref -:** 1) Your Application & Plan dated: **28 October, 2019** Inward No **.NMC/TPD/Nashik/BP/0445/2020.**

Sanction of **Building Permission & Commencement** certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permits under section 253 of The Bombay Provincial Municipal Corporation Act.1949 (Bombay Act, No.LIX of 1949) to erect **Building for Resi + Commercial Purpose** as per plan duly amended in ---- subject to the following conditions.

#### Permission Conditions 1 to 43

1. The land vacated in consequence of enforcement of the set back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**.
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & varandas 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 & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. 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

Page 1 of 4



## Occupancy Certificate



Nashik Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2024/APL/04849  
Proposal Code : NMCB-24-ENTRY-05585

Building Proposal Number - 238268  
Date : 05/02/2024

Building Name : THROUGH PARTNER Mr BHAVESH LALJI THAKKAR(Mixed)	Floor :	GROUND FLOOR(706.63 Sq mt),FIRST FLOOR(851.50 Sq mt),SECOND FLOOR(658.10 Sq mt),THIRD FLOOR(347.41 Sq mt)
--	---------	---

To,

- i) Kapil Builders And Developers Through Partner Mr Bhavesh Lalji Thakkar,  
S.NO.120/4 PLOT NO.2+ S.NO.6/1 PLOT NO.1A AT CHEHADI SHIWAR  
ii) Tejas More (Architect)

**Sir/Madam,**

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **KAPIL BUILDERS AND DEVELOPERS THROUGH PARTNER Mr BHAVESH LALJI THAKKAR(Mixed)** Plot No **P.NO. 2+1A**, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. **S.NO.120/4 AND S.NO.6/1**, Village Name/Mouje **CHEHADI**, Sector No. , completed under the supervision of **Architect**, License No **CA/2018/92193** as per approved plan vide Permission No. **LND/BP/C4/135/2021** Date **15/09/2021** may be occupied on the following conditions.

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

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No LND/BP/C4/135/2021 Date 15/09/2021

**Signature valid**

Digitally signed by PRASHANT P. SAJI PAGAR  
Date: 2024.02.05 14:02:32 IST  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation  
Project Code : NMCB-24-ENTRY-05585  
Application Number : NMCB/FO/2024/238268/41635  
Proposal Number : 238268  
Certificate Number : NMCB/FO/2024/APL/04849



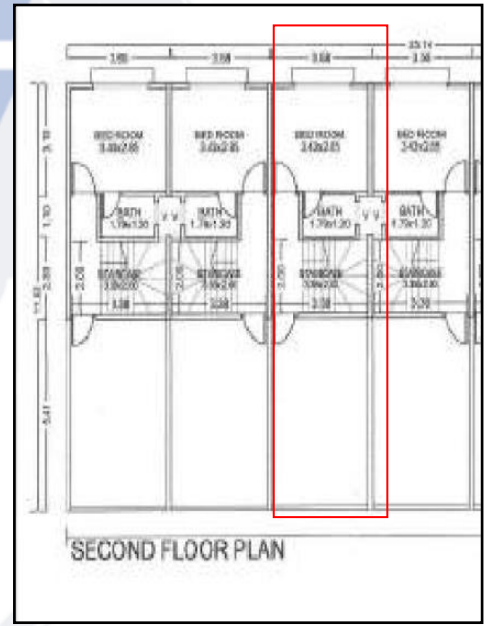
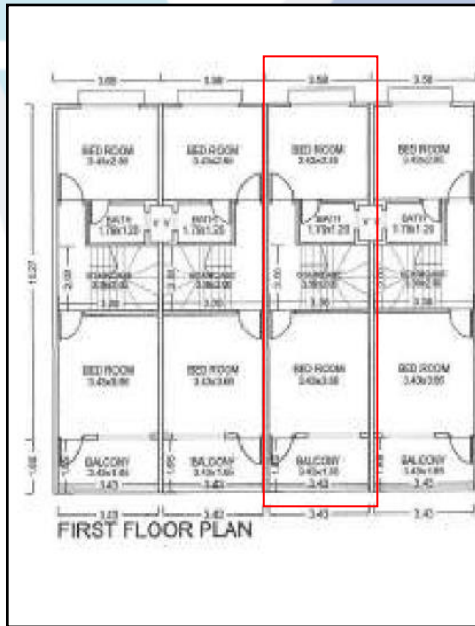
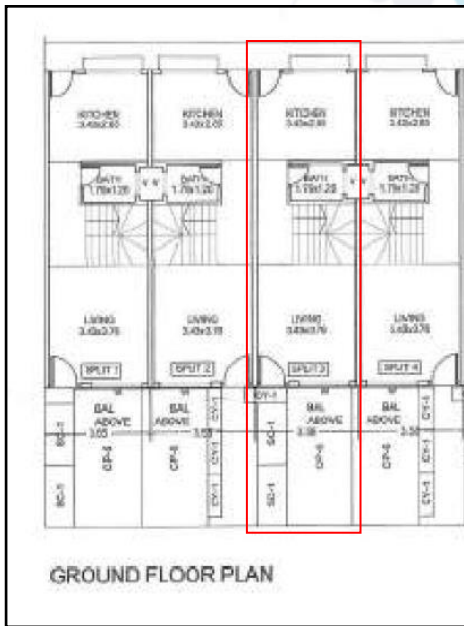
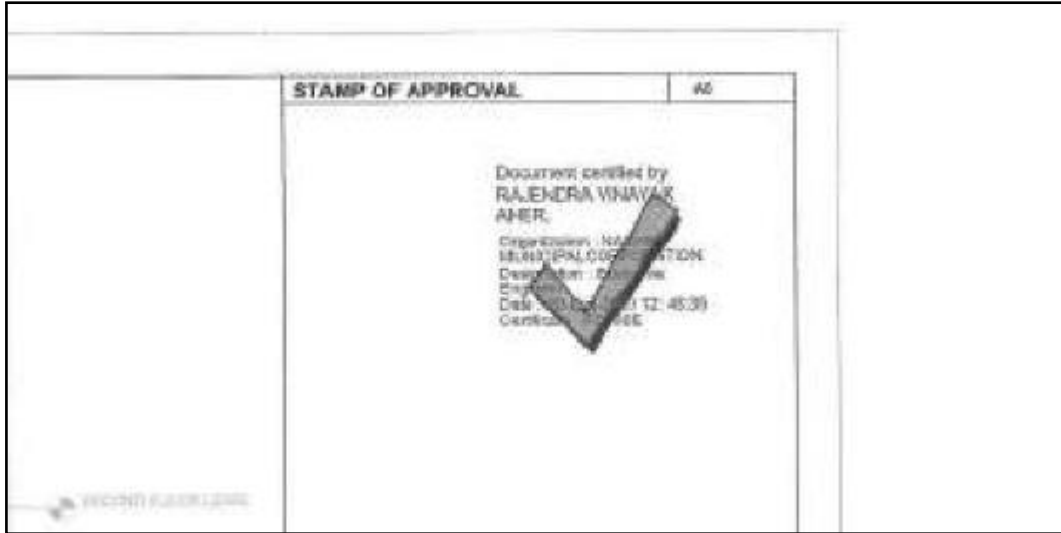
Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,  
Executive Engineer.  
Nashik Municipal Corporation,

# Digital Sanctioned Plan



# Rera Certificate



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51600026941**

**Project: LAXMI SQUARE , Plot Bearing / CTS / Survey / Final Plot No.:S N 120/4/PLOT NO2 S N 6/1 PLOT NO 1A, CHEHDI, NASHIK at CHEHEDI BK, Nashik, Nashik, 422101;**

1. **Laxmikant V Thakkar And Others** having its registered office / principal place of business at *Tehsil: Nashik, District: Nashik, Pin: 422101.*
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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.
  - o The Registration shall be valid for a period commencing from **07/11/2020** and ending with **25/06/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. 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.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:08-09-2021 23:34:52

Dated: **08/09/2021**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



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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 ₹ **46,49,400.00 (Rupees Forty-Six Lakh Forty-Nine Thousand Four Hundred Only)**. The **Realizable Value** of the above property ₹ **44,16,930.00 (Rupees Forty-Four Lakh Sixteen Thousand Nine Hundred Thirty Only)** and the **Distress value** ₹ **37,19,520.00 (Rupees Thirty-Seven Lakh Nineteen Thousand Five Hundred Twenty Only)**.

Place: Nashik

Date: 26.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

#### Enclosures

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

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

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

\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)

**(Annexure – III)****DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 25.04.2024 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 24.04.2024. 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 under consideration was Purchased by Shri. Rahul Rajendra Bhole & Sau. Bhagyashri Rahul Bhole from M/s. Kapil Builders & developers as per Deed of Apartment dated 02.03.2024
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal– Site Engineer Binu Surendran – Technical Manager Rushikesh Pingle – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 24.04.2024 Valuation Date - 25.04.2024 Date of Report - 26.04.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 24.04.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> <li>Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, 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 **26<sup>th</sup> April 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **861.00 Sq. Ft. Carpet Area** owned by **Shri. Rahul Rajendra Bhole & Sau. Bhagyashri Rahul Bhole**. 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 owned by **Shri. Rahul Rajendra Bhole & Sau. Bhagyashri Rahul Bhole**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

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

## Area

Based on the information provided by the Client, we understand that the Residential Row House, admeasuring **861.00 Sq. Ft. Carpet Area**.

## Condition & Repair

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

## Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what Purchasers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Row House 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 Row House, admeasuring **861.00 Sq. Ft. Carpet Area.**

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

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

**(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.

### 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: 26.04.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.