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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. Sandeep Gulabchand Gupta.**

Residential Land Bearing **Final Plot No.35B, Survey No.522/2 & 522/1/1**, TP Scheme No.II ,  
Opposite Wockhardt Hospital, Opposite Pillar No.123, Wadala Naka, Mumbai Agra National Highway,  
Village- Nashik , Taluka- Nashik, District – Nashik, Pin Code - 422 011, State - Maharashtra, Country - India.

**Longitude Latitude: 19°59'27.8"N 73°47'32.1"E**

### **Valuation Done for:**

**Bank of Baroda**

**Regional Office**

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



**Nashik:** 4, 1st Floor, Madhusha 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**

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

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

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Vastu/Nashik/05/2024/008559/2306194

06/6-54-CCBS

Date: 06.05.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land Bearing **Final Plot No.35B, Survey No.522/2 & 522/1/1**, TP Scheme No.II ,Opposite Wockhardt Hospital, Opposite Pillar No.123, Wadala Naka, Mumbai Agra National Highway, Village- Nashik , Taluka- Nashik, District – Nashik, Pin Code - 422 011, State - Maharashtra, Country - India belongs to **Shri.Sandeep Gulabchand Gupta**.

Boundaries of the property.

	Survey No.522/2	Survey No. 522/1/1
North	Survey No. 522/1/1	Mumbai Agra Road
South	Area of Survey No.511	Survey No.522/2
East	State Bank Colony	Area of MIDC Co.
West	T.C.I.Co. Ltd	T.C.I.Co. Ltd

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 and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Open Land	₹ 6,05,00,000.00	₹ 5,74,75,000.00	₹ 4,84,00,000.00

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

Hence certified

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

**Manoj Chalikwar**

**Director**

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Encl: Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.06 16:45:52 +05'30'

Auth. Sign.






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

To,

**The Branch Manager,****Bank of Baroda****Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,

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

**2. VALUATION REPORT (IN RESPECT OF OPEN PLOT)**

I General	
1.	Purpose for which the valuation is made : As per the request from State Bank of Baroda, Regional Office Branch to assess fair market value of the property for bank loan purpose.
2.	a) Date of inspection : 05.05.2024 b) Date on which the valuation is made : 06.05.2024
3.	Copy of List of documents produced for perusal 1. Copy of Gift Deed Vide No.3294/2022 Dated.01.04.2022. 2. Copy of NA Order Letter No. Jama-1/42-B/S.R/172/2022 Dated.24.03.2022, issued by Tahsil Office , Nashik 3. True Copy of ULC Map issued by City Survey Office, Nashik. 4. Copy of Title-Cum-Opinion Report Dated.28.03.2024 issued by Adv.M.T.Q.Sayyad & Associates 5. Copy of 7/12 Extract
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) <b>Shri.Sandeep Gulabchand Gupta.</b> Address: Residential Land Bearing <b>Final Plot No.35B,Survey No.522/2 &amp; 522/1/1</b> ,TP Scheme No.II ,Opposite Wockhardt Hospital, Opposite Pillar No.123, Wadala Naka, Mumbai Agra National Highway, Village-Nashik , Taluka- Nashik, District – Nashik, Pin Code - 422 011, State - Maharashtra, Country - India.  <u>Contact Person-</u> Shri.Sandeep Gulabchand Gupta (Owner) Mobile No.:+91 9021337843
5.	Brief description of the property (Including Leasehold / freehold etc.): <b>Property:</b> The said property is located on Residential Land Bearing <b>Final Plot No.35B,Survey No.522/2 &amp; 522/1/1</b> ,TP Scheme No.II ,Opposite Wockhardt Hospital, Opposite Pillar No.123, Wadala Naka, Mumbai Agra National Highway, Village- Nashik , Taluka- Nashik, District – Nashik, Pin Code - 422 011, State - Maharashtra, Country - India. It is at 7.7 KM. distance from Nashik Road Railway Station. The surrounding locality is Residential.  The land is freehold land. <b>Land:</b> <b>As per NA Order, the Total Land Area is 1100.00 Sq. M. which is considered for valuation.</b>



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Survey Number		Area in Sq.M			
Survey No.522/2		400.00			
Survey No.522/1/1		700.00			
<b>Total Area</b>		<b>1100.00</b>			
6.	Location of property	:			
	a) Plot No. / Survey No.	:	Survey No.522/2 & 522/1/1, Final Plot No.35B, TP Scheme No.II		
	b) Door No.	:	Not Applicable		
	c) C.T.S. No. / Village	:	Village- Nashik		
	d) Ward / Taluka	:	Taluka- Nashik		
	e) Mandal / District	:	District – Nashik		
7.	Postal address of the property	:	Residential Land Bearing <b>Final Plot No.35B, Survey No.522/2 &amp; 522/1/1</b> , TP Scheme No.II ,Opposite Wockhardt Hospital, Opposite Pillar No.123, Wadala Naka, Mumbai Agra National Highway, Village- Nashik , Taluka- Nashik, District – Nashik, Pin Code - 422 011, State - Maharashtra, Country - India		
8.	City / Town	:	Village- Nashik		
	Residential area	:	Yes		
	Commercial area	:	No		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Middle		
	ii) Urban / Semi Urban / Rural	:	Semi Urban		
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Nashik Municipal Corporation		
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.		
13.	Boundaries of the property				
	<b>Particulars</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
	<b>As per document</b>				
	Survey No.522/2	Survey No. 522/1/1	Area of Survey No.511	State Bank Colony	T.C.I.Co. Ltd
	<b>As per Site Visit</b>				
	Survey No.522/2	Survey No. 522/1/1	Area of Survey No.511	State Bank Colony	T.C.I.Co. Ltd
	<b>As per document</b>				
	Survey No.522/1/1	Mumbai Agra Road	Survey No.522/2	Area of MIDC Co.	T.C.I.Co. Ltd
	<b>As per Site Visit</b>				
	Survey No.522/1/1	Mumbai Agra Road	Survey No.522/2	Area of MIDC Co.	T.C.I.Co. Ltd
14.1	Dimensions of the site	:			
		:	A As per the Deed		B Actuals
	North	:	<b>Land Area = 1100.00 Sq. M.</b>		



	South	:	<b>(Land Area as per NA Order)</b>
	East	:	
	West	:	
14.2	Latitude, Longitude & Co-ordinates of property	:	19°59'27.8"N 73°47'32.1"E
14.	Extent of the site	:	<b>Land Area = 1100.00 Sq. M.</b>
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	<b>(Land Area as per NA Order)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Developed Residential area
3.	Possibility of frequent flooding/ submerging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Square
7.	Type of use to which it can be put	:	For Residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20 FT
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	N.A., the property under consideration is Open Land only
16.	Underground sewerage system	:	N.A., the property under consideration is Open Land only
17.	Is Power supply is available in the site	:	N.A., the property under consideration is Open Land only
18.	Advantages of the site	:	Located in developed Residential Area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	<b>Land Area = 1100.00 Sq. M.</b> <b>(Land Area as per NA Order)</b>
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	<b>Land Area = 1100.00 Sq. M.</b> <b>(Land Area as per NA Order)</b>
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 50,000/- to ₹ 70,000/- per Sq. M. for land Details of online listings are attached with the report.
4	Guideline rate obtained from the Register's Office	:	₹ 26,000/- per Sq. M.



	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 55,000/- per Sq. M.
6	<b>Estimated value of land</b>	:	<b>₹ 6,05,00,000.00</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	N.A., the property under consideration is Open Land only.
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A., the property under consideration is Open Land only
	c) Year of construction	:	N.A., the property under consideration is Open Land only
	d) Number of floors and height of each floor including basement, if any	:	N.A., the property under consideration is Open Land only
	e) Plinth area floor-wise	:	N.A., the property under consideration is Open Land only
	f) Condition of the building	:	N.A., the property under consideration is Open Land only
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A., the property under consideration is Open Land only
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A., the property under consideration is Open Land only
	g) Date of issue and validity of layout of approved map	:	Layout Plan Not Provided
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Layout Plan Not Provided
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	Layout Plan Not Provided

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description		
1.	Foundation	:	N.A., the property under consideration is Open Land only.
2.	Basement	:	N.A., the property under consideration is Open Land only.
3.	Superstructure	:	N.A., the property under consideration is Open Land only.
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N.A., the property under consideration is Open Land only.
5.	RCC Works	:	N.A., the property under consideration is Open Land only.
6.	Plastering	:	N.A., the property under consideration is Open Land only.
7.	Flooring, Skirting, dado	:	N.A., the property under consideration is Open Land only.
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A., the property under consideration is Open Land only.
9.	Roofing including weatherproof course	:	N.A., the property under consideration is Open Land only.
10.	Drainage	:	N.A., the property under consideration is Open Land only.
2.	<b>Compound Wall</b>	:	
	Height	:	
	Length	:	Height-5 feet



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	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	
	Type of wiring	:	N.A., the property under consideration is Open Land only.
	Class of fittings (superior / ordinary / poor)	:	N.A., the property under consideration is Open Land only.
	Number of light points	:	N.A., the property under consideration is Open Land only.
	Fan points	:	N.A., the property under consideration is Open Land only.
	Spare plug points	:	N.A., the property under consideration is Open Land only.
	Any other item	:	N.A., the property under consideration is Open Land only.
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	N.A., the property under consideration is Open Land only.
	b) No. of wash basins	:	N.A., the property under consideration is Open Land only.
	c) No. of urinals	:	N.A., the property under consideration is Open Land only.
	d) No. of bathtubs	:	N.A., the property under consideration is Open Land only.
	e) Water meters, taps etc.	:	N.A., the property under consideration is Open Land only.
	f) Any other fixtures	:	N.A., the property under consideration is Open Land only.

### Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	1100.00	26,000.00	2,86,00,000.00/-

### 3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land		₹ 6,05,00,000/-
Part - B	Buildings		-
Part - C	Compound Wall		-
Part - D	Amenities		-
Part - E	Pavement		-
Part - F	Services		-
	<b>Fair Market Value In (₹)</b>		<b>₹ 6,05,00,000/-</b>
	<b>Realizable Value In (₹)</b>		<b>₹ 5,74,75,000/-</b>
	<b>Distress Sale Value In (₹)</b>		<b>₹ 4,84,00,000/-</b>
<b>Remarks</b>	1) for the Purpose Valuation we have Consider the land area as per NA Order. 2) The Above Mention Valuation is Consider only for Land Only.		



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- Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.
- It may be noted that the Govt. guideline values are for Stamp duty purpose, they are generally constant along a particular road i.e., it doesn't take into account the advantage/disadvantage of particular property vis-a-vis its locations. Rate of land parcels vary from site to site and within a site from macro-site to micro-site. That is why our valuation differs from Govt. stamp duty ready reckoner value.
- As the property is an open land, we have adopted Sales Comparison Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 50,000/- to ₹ 70,000/- per Sq. M. for land.
- Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, upswing in real estate prices, sustained demand for Plot, all round development of commercial and residential application in the locality etc., we estimate ₹55,000/- per Sq. M. for valuation of Land.
- The salability of the property is: Good
- Likely rental values in future in Amount: N.A.
- Any likely income it may generate: N.A.



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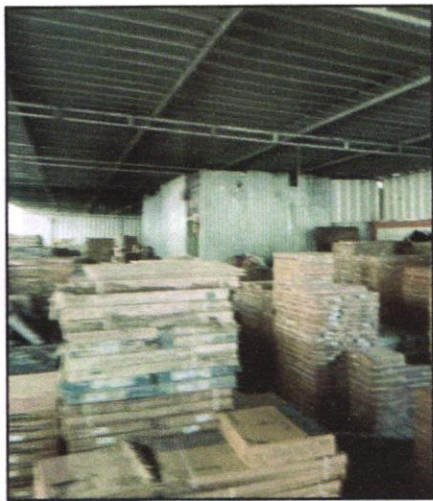
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### 4. PROPERTY PHOTOGRAPHS



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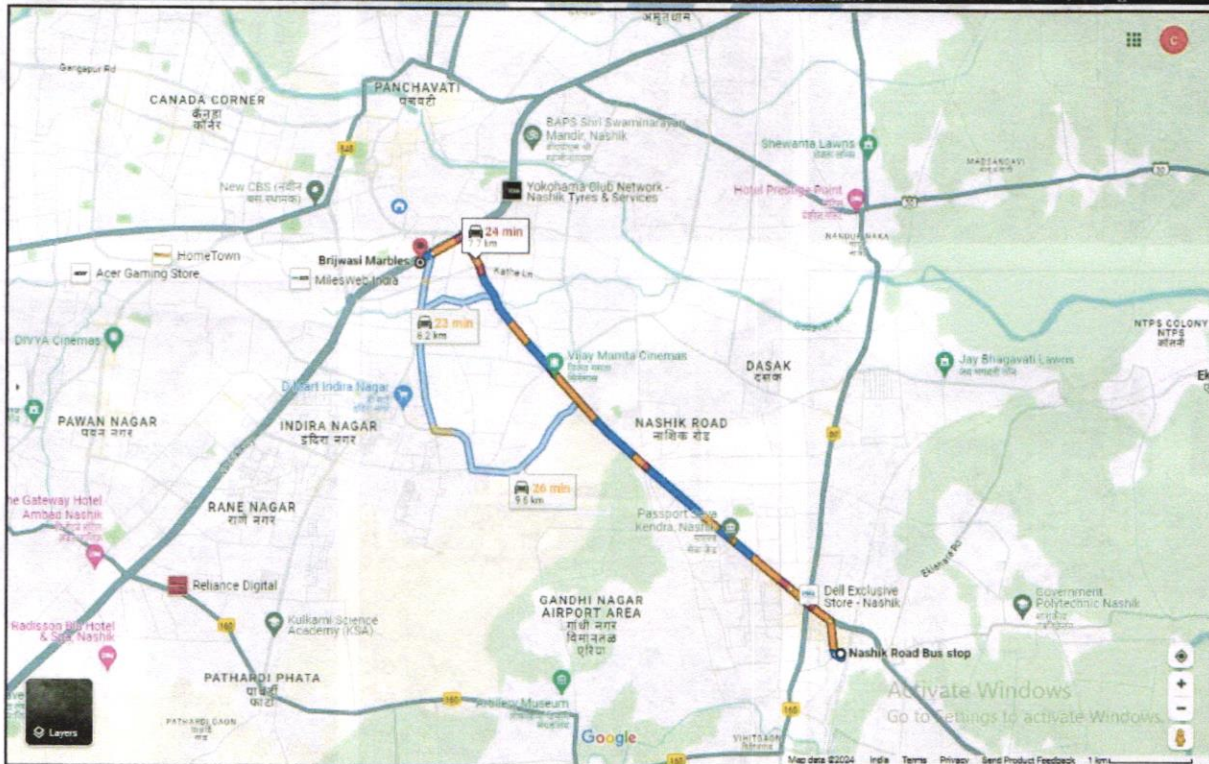
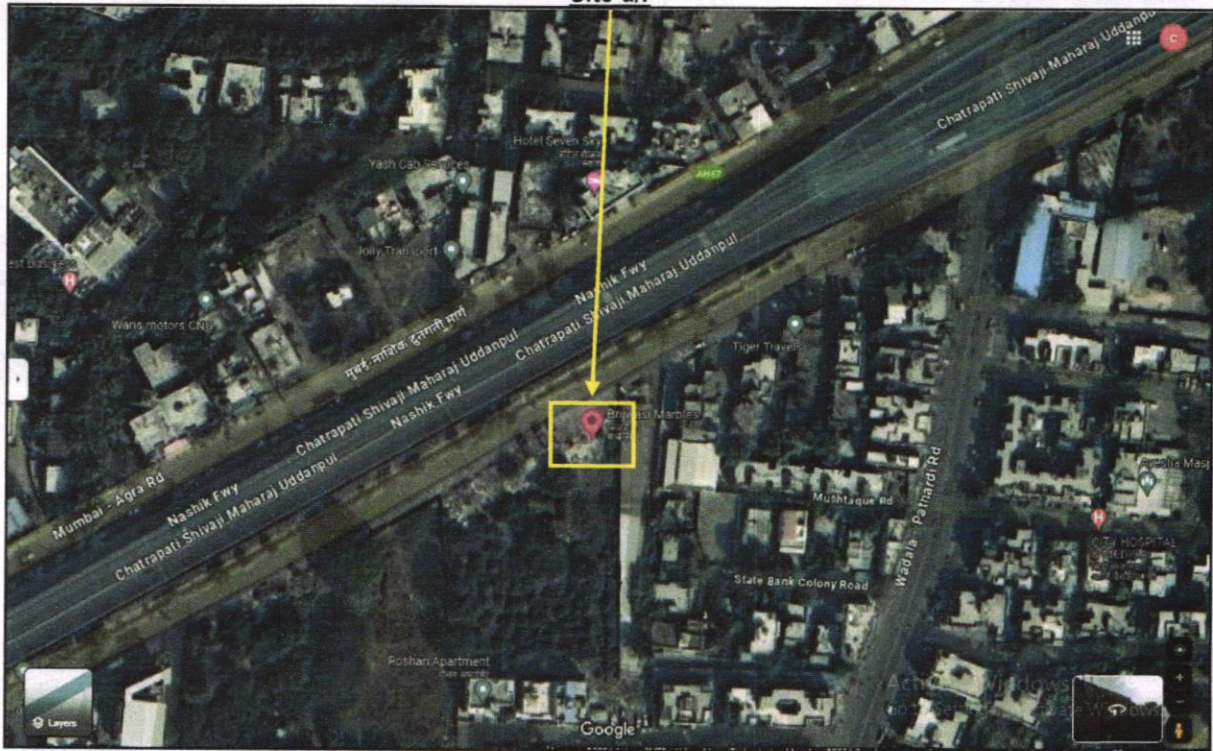
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### 5. ROUTE MAP OF THE PROPERTY

Site u/r



**Longitude Latitude: 19°59'27.8"N 73°47'32.1"E**

**Note:** The Blue line shows the route to site from nearest Railway Station ( Nashik-7.7 KM.)



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## 6. READY RECKONER RATE FOR LAND



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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

Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik - Nagararachna Yojna I

Search By:  Survey No.  SubZones

Select	उपविभाग	कुली जमीन	निवासी सदनिका	औद्योगिक	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1.2.8 - रस्ता - कॉलेज रस्ता सी.बी.एस ते कॅनडा कॉर्नर पुर्व पश्चिम रस्ता व सडर रस्त्यावर स्थित शरणपूर गावठाणातील मिळकती	57000	72000	83400	97900	0	चौ. मीटर
SurveyNo	1.2.9-रस्ता -वसिपोत्तर जुना मुंबई आग्रा मार्ग ( गडकरी चौक ते बस स्टॅण्ड )	52000	71800	83400	97900	0	चौ. मीटर
SurveyNo	1.2.12-नविन मुंबई आग्रा मार्ग ( मुंबई नाका ते ड्वारका कडे जाणारा रस्ता न.र.मो. क्र.2 हददीपर्यंत रस्ता.)	26000	47500	54620	67400	0	चौ. मीटर
SurveyNo	1.2.13-जुना मुंबई आग्रा मार्ग ( मुंबई नाका ते गडकरी चौक )	54100	71900	83400	97900	0	चौ. मीटर
SurveyNo	1.2.14 - गडकरी चौक ते मायको सर्कल या रस्त्यावरील मिळकती	35000	50500	58070	63120	0	चौ. मीटर
		1	2	3	4	5	6
		7	8	9	0	1	2



## 7. PRICE INDICATORS

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Plot For Sale in [Ashoka Marg, Nashik](#)   [View on map](#)




NDUDD Approved   East   2 Floors allowed

Plot Area 396 sqm -	Any Construction Done No	Status <a href="#">Legal &amp; Infra Status</a>
Boundary Wall No	Type Of Ownership Co-operative Society	Transaction Type Resale

Near Vijay Mamta Theatre, Ashoka marg   East Facing Plot

Contact Owner
Check Availability



**Residential Land / Plot in Panchvati, Nashik**

[See on map](#)

**PLOT AREA**  
9000 sqft

**DIMENSIONS (L X B)**  
180 X 50

**OWNERSHIP**  
Co-operative So...

Updated 3 weeks ago

Owner: [Jayant Gosavi](#)

Property In a Gated Locality

This Residential Plot is situated in the corner wil...


**₹5 Cr**  
₹5,556 per sqft

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Architects  
Interior Designers  
Chartered Engineers  
IT Consultants  
Leads Consultants



## 8. 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 / Property Documents 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 / Property Documents 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.

We Hope this will satisfy your requirements.



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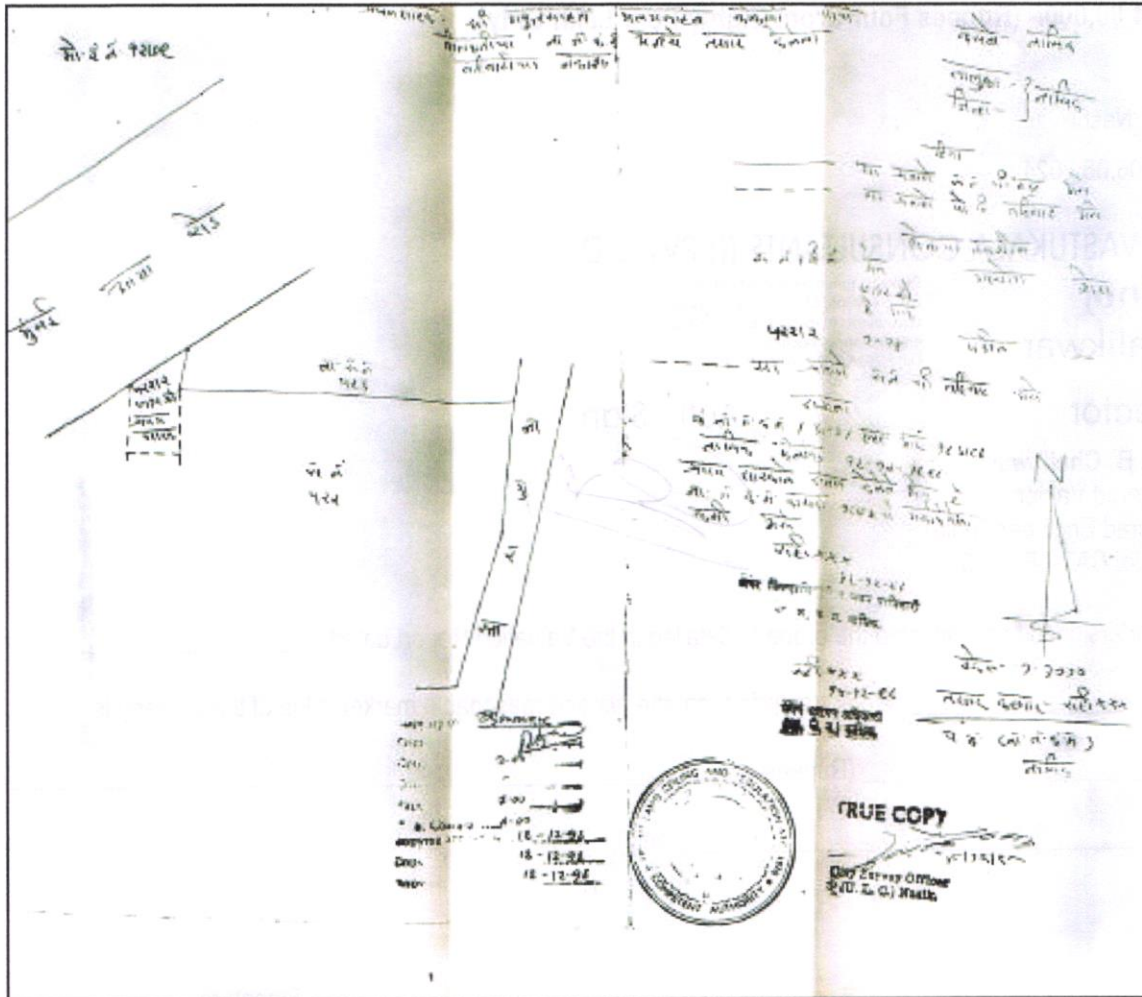


## NA Order

<b>कार्याचे :-</b>	<ol style="list-style-type: none"> <li>1) महाराष्ट्र जमिन महसूल अधिनियम, 1966 चे कलम 42 व अन्वये.</li> <li>2) भा.नि.न.प्र.वि.का.टी., नाशिक यांचेकडील आदेश क्र.म.प्र.व.क.क/3/2/न.प्र.वि./608/2021 दि.07/09/2021</li> <li>3) उप अधिपता, नगर नियोजन विभाग, नाशिक मनपा नाशिक यांचेकडील पत्र क्र.न.प्र.व.क.क/न.नि.वि./वि.वि/537/2022 दि.09/03/2022</li> <li>4) तलाठी नाशिक-4 यांचेकडील ना.क्र.255/2022 दिनांक 16/03/2022 रोजीचा स्वयं निरीक्षण अहवाल.</li> <li>5) अर्जदार श्री.मुळाबचंब कुंदनचंब गुप्ता व इ. रा.प्लॉट नं.522, बोकडाट हॉस्पिटल समोर, विलर नं.123 समोर, वडाळा नाका, नाशिक, ता.नि.नाशिक यांचा अर्ज दिनांक 02/03/2022</li> <li>6) अर्जदार यांचा दिनांक 07/03/2022 रोजीचा कारावना/सल्लापत्र.</li> </ol>																					
	<b>तहसिल कार्यालय, नाशिक</b> क्र.जम-1/42-ब.प्र.स.अ.र./172/2022 नाशिक दिनांक :- 24/03/2022																					
<b>अकृषिक रुपांतरण नोटीस</b>																						
	<p>अर्जदार श्री.मुळाबचंब कुंदनचंब गुप्ता व इ. रा.प्लॉट नं.522, बोकडाट हॉस्पिटल समोर, विलर नं.123 समोर, वडाळा नाका, नाशिक, ता.नि.नाशिक यांनी मीचे नाशिक-4 ता.नि. नाशिक येथील स.नं/प.नं.522/1/1 चांसी 7/12 नुसार क्षेत्र 700.00 चौ.मी. व स.नं/प.नं.522/2 चांसी 7/12 नुसार क्षेत्र 400.00 चौ.मी. असे एकूण क्षेत्र 1100.00 चौ.मी. यास रक्षिण्याची प्रयोजनाची खपत बदल करणेबाबत विनंती केली आहे.</p> <p>एकावर्षी महानगरपालिका व नगर विकास विभागाच्या प्रस्तावित विभास आराखड्याची/नियोजन प्राधिकारी यांचेकडील झोन नकाशाची पाहणी केली असता आपल्या नमिनु/स.नं/प.नं.प्लॉट चा (रक्षिण्या) झोनमध्ये अंतर्भाव येत आहे. त्यामुळे आपला मीचे नाशिक-4 ता.नि. नाशिक येथील स.नं/प.नं.522/1/1 चांसी 7/12 नुसार क्षेत्र 700.00 चौ.मी. व स.नं/प.नं.522/2 चांसी 7/12 नुसार क्षेत्र 400.00 चौ.मी. असे एकूण क्षेत्र 1100.00 चौ.मी. हे क्षेत्र रक्षिण्याची कारणासाठी अकृषिक करण्यास पात्र आहे.</p> <p>त्यावर्षी, या नोटीसीद्वारे आपल्या मिळकतीची खालील प्रमाणे प्रकरणी सदर केलेल्या कर्णाव्याचे अधिनियम आकारणी केलेली असून ती आपणास सदर नोटीसीद्वारे कळविणेत येत असून, सदरची अकृषिक रुपांतरण नोटीस खालील अटी व शर्तीस अधिन राहून देण्यात येत आहे.</p>																					
	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>पत्राचे नं.</th> <th>स.नं./प.नं.</th> <th>क्षेत्र</th> <th>अकृषिक प्रमाणदर</th> <th>अकृषिक कर रकमे</th> <th>रुपांतरित कर र.</th> <th>एकूण कर (5+6)</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> </tr> </thead> <tbody> <tr> <td>नाशिक-4</td> <td>522/1/1 व 522/2</td> <td>एकूण क्षेत्र 1100.00 चौ.मी.</td> <td>र.र. 1.32 रु.</td> <td>र.र.1452/- (1100.00 चौ.मी. x 1.32 रु.)</td> <td>7260/- (1452/- x 5)</td> <td>8712/-</td> </tr> </tbody> </table>	पत्राचे नं.	स.नं./प.नं.	क्षेत्र	अकृषिक प्रमाणदर	अकृषिक कर रकमे	रुपांतरित कर र.	एकूण कर (5+6)	1	2	3	4	5	6	7	नाशिक-4	522/1/1 व 522/2	एकूण क्षेत्र 1100.00 चौ.मी.	र.र. 1.32 रु.	र.र.1452/- (1100.00 चौ.मी. x 1.32 रु.)	7260/- (1452/- x 5)	8712/-
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	<p>सदरची रक्कम ज्या दिनांकापासून शासनाकडे जमा केली जाईल, त्या दिनांकापासून संबंधित जमिन ही विकास आराखड्यानुसार दर्शविण्यात आलेल्या वापर विभागातील प्रयोजनाकरीता अकृषिक खपत रुपांतरित झाल्याचे मानण्यात येईल, तसेच सदर जमिनीच्या अकृषिक खपतासाठी अकृषिक परवानगीची आवश्यकता राहणार नाही.</p> <ol style="list-style-type: none"> <li>1) अर्जदार यांनी नियोजन प्राधिकरणाच्या नियमानुसार आवश्यक तसे परवानग्या घेणे बंधनकारक राहिल. तसेच सहाय्यक संचालक/कार्यकारी अधिपता नगर रचना यांनी मंजूर केलेल्या अधिन्यासातील खुली जागा (Open Space) तसेच रस्ते स्थानिक प्राधिकरणाकडे वर्ग करणे आवश्यक राहिल.</li> <li>2) सदर मिळकतीबाबत कोणताही वाद अथवा प्रस्तावित असल्यास, तसेच मिळकतीबाबत भविष्यात वाद उपस्थित झाल्यास, त्यास भोगवटदार (धारक) सर्वस्व जबाबदार राहिल. त्यास हे कर्णालेख जबाबदार राहणार नाही. व सदर अकृषिक रुपांतरण घसन / नोटीस रद्द होणेस पात्र राहिल.</li> <li>3) सदर जमिन भविष्यात भोगवटदार वर्ग 2/ न.अ.स., न. स., ना.ज.क.म., देखभाल इत्याद, व इतर कोणत्याही नियमित सार प्रकरणाची असल्यास तसेच शासनास अधिभार देय असल्यास सहाय्य प्राधिकाऱ्याची परवानगी घेणे तसेच त्या वेळीच्या शासनाच्या प्रवृत्तित नियमानुसार शासनास देय होण्या नजराणा / इतर रकमा</li> </ol>																					



# MAP



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is **₹ 6,05,00,000/- (Rupees Six Crore Five Lakh Only)**. The **Realizable Value** of the above property is **₹ 5,74,75,000/- (Rupees Five Crore Seventy Four Lakh Seventy Five Thousand Only)**. The **Distress Sale Value** is **₹ 4,84,00,000/- (Rupees Four Crore Eighty Four Lakh Only)**.

Place: Nashik

Date: 06.05.2024

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

**Manoj  
Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.06 16:46:19 +05'30'



**Director**

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Auth. Sign.

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 & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

**Enclosures**

Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
Model code of conduct for valuer - (Annexure - V)	Attached



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## (Annexure-IV)

**9. DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report dated **06.05.2024** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) I/ my authorized representative has personally inspected the property on **05.05.2024**. The work is not sub - contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the bank.
- f) I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed / dismissed from service / employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment
- i) I have not been found guilty of misconduct in my professional capacity.
- j) I have not been declared to be unsound mind
- k) I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number as applicable is AERPC9086P
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r) 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.
- s) 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. The valuation report is submitted in the prescribed format of the bank.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- z) Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property is owned by Shri.Sandeep Gulabchand Gupta from Shri.Gulabchand Kundanchand Gupta & Shri.Gulabchand Kundanlal Gupta as per Vide Gift deed dated 01.04.2022.
2	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, Regional Office Nashik Branch to assess realizable value of the property for banking purpose.
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 - Valuation Engineer Binu Surendran – Technical Manager Chintamani Chaudhari – Technical Officer
4	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment – 05.05.2024 Valuation Date – 06.05.2024 Date of Report – 06.05.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.05.2024
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;	Comparative Sales Method (For Land component)
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 land size, location, sustained demand for Residential land, all round development of commercial and Residential application in the locality etc.
11	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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## 10. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06<sup>th</sup> May 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and freehold land parcel admeasuring **1100.00 Sq. M**. The property is owned by **Shri.Sandeep Gulabchand Gupta**. At present, the property is vacant and under Owner's possession. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the property is owned by **Shri.Sandeep Gulabchand Gupta**. 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.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area



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Based on the documents, we understand that the subject property is contiguous and freehold land parcel admeasuring **1100.00 Sq. M.**

#### **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 Highest and Best Use model is used for analysing development potential.

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 land and properties that are typically traded on a unit basis.

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently vacant and under Owner's Possession, contiguous and freehold land parcel admeasuring **1100.00 Sq. M.**

## **11. 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.



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6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

(Annexure - V)

## 12. MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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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.
26. 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).
27. 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.**

28. 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.
29. 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.**

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

32. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
33. A valuer shall follow this code as amended or revised from time to time.



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### 13. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **06<sup>th</sup> May 2024**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

#### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

#### VALUATION OF THE PROPERTY PREMISES

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 and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Land	₹ 6,05,00,000.00	₹ 5,74,75,000.00	₹ 4,84,00,000.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.06 16:46:30 +05'30'

Auth. Sign.



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