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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. Prashant Ramrao Rangdal.**

Residential Flat No. 01, Ground Floor, " **Karan Heights Co - Op. Hsg. Ltd** ", Survey No. 46/ 2, Plot No. 28,  
Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village -  
Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.

Latitude Longitude: 19°58'37.8"N 73°49'52.2"E

### Valuation Prepared for:

**Bank of Baroda**

**Eklahare Branch**

N.T.P.S. Colony , Eklahare, Nashik, PIN – 422 105,  
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

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

☎ +91 22 47495919

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

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CIN: U74120MH2010PTC20786

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB / Eklahare Branch / Shri. Prashant Ramrao Rangdal (008864/2306405)

Page 2 of 24

Vastu/Nashik/05/2025/008864/2306405

21/17-265-RYBS

Date: 21.05.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 01, Ground Floor, "Karan Heights Co - Op. Hsg. Ltd ", Survey No. 46/ 2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Prashant Ramrao Rangdal.**

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 27/ C.K.P Nagar	Marginal Space
South	Plot No. 29/ Pathway	Parking
East	12.00 M. D.P. Road	Marginal Space
West	S. No.45	Staircase

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 **₹ 45,09,120.00 (Rupees Forty-Five Lakh Nine Thousand One Hundred Twenty 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.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.21 18:07:01 +05'30'

**Auth. Sign.**



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

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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****Eklahare Branch**

N.T.P.S. Colony , Eklahare, Nashik, PIN – 422 105,

State - Maharashtra, Country - India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 20.05.2024
	b) Date on which the valuation is made	: 21.05.2024
3.	List of documents produced for perusal:	
	i. Copy of Agreement for Sale Vide No. 3310/ 2009 Dated.25.05.2009.	
	ii. Copy of Occupancy Certificate Javak No. NNRV/ 04544 dated.21.01.2010 issued by Nashik Municipal Corporation, Nashik.	
	iii. Copy of Commencement Certificate No. LND/ BP/ 05/ 2009 dated.08.04.2009 issued by Nashik Municipal Corporation, Nashik.	
	iv. Copy of Pervious Valuation Report issued by Shinde & Gaikwad Associates Dated.11.08.2020.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Name of Owner: <b>Shri. Prashant Ramrao Rangdal.</b>  <b>Address:</b> Residential Flat No. 01, Ground Floor, " <b>Karan Heights Co - Op. Hsg. Ltd</b> ", Survey No. 46/ 2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Prashant Ramrao Rangdal (Owner) Contact No. +91 9309161088 Sole Ownership.
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 01 is located on Ground Floor. As per Site inspection, the composition of flat is Living + Kitchen + 3 Bedroom + Attached Toilet + WC + Passage (i.e. <b>3BHK</b> ). The property is at 4.4 Km. distance from nearest railway station Nashik Road. <b>Landmark:</b> Opp. to Chandrabhaga HP Pertol Pump.
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:



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	a)	Plot No. / Survey No.	:	Survey No. 46/ 2, Plot No. 28
	b)	Door No.	:	Residential Flat No. 01
	c)	T.S. No. / Village	:	Village – Dasak
	d)	Ward / Taluka	:	Taluka – Nashik
	e)	Mandal / District	:	District – Nashik
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan Were Not Provided and Not Verified.
	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	:	Yes - Sanctioned Plan Not Provided. Xerox Copy Occupancy Certificate Bearing Completion Javak No. NNRV/ 04544 dated.21.01.2010. Scrutiny Carried Out As Per Property Shown On Site At The Time Of Site Visit.
7.		Postal address of the property	:	Residential Flat No. 01, Ground Floor, “Karan Heights Co - Op. Hsg. Ltd ”, Survey No. 46/ 2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code – 422 101, 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 PanChhayat / Municipality	:	Village – Dasak Nashik Municipal Corporation, Nashik
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.		Dimensions / Boundaries of the Property / Building		
			<b>As per Actual Site</b>	<b>As per the Deed</b>
		North	: Plot No. 27/ C.K.P Nagar	Plot No. 27/ C.K.P Nagar
		South	: Plot No. 29/ Pathway	Plot No. 29/ Pathway
		East	: 12.00 M. D.P. Road	12.00 M. D.P. Road
		West	: S. No.45	S. No.45
13.1		Flat	<b>As per Actual Site</b>	<b>As per the Deed</b>
		North	Marginal Space	Marginal Space
		South	Parking	Parking
		East	Marginal Space	Marginal Space

	West		Staircase	Staircase
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°58'37.8"N 73°49'52.2"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 1126.00 Open Space Area in Sq. Ft. = 522.00 (Area as per site Measurement)	
			<b>Total Built up in Sq. Ft. = 1464.00</b> <b>(Area as per Agreement for Sale)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Total Built up in Sq. Ft. = 1464.00</b> <b>(Area as per Agreement for Sale)</b>	
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. 46/ 2, Plot No. 28	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Dasak Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 01, Ground Floor, “ <b>Karan Heights Co - Op. Hsg. Ltd</b> ”, Survey No. 46/ 2, Plot No. 28, Opp. to Chandrabhaga HP Pertol Pump, Laxman Nagar, Lokhande Mala, Takali Marg Road, Village - Dasak, Taluka & District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2010 (As per Occupancy Certificate)	
5.	Number of Floors	:	Ground + 3rd Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	-	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	N.A	
s	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Covered Car Parking	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	
<b>III</b>	<b>FLAT</b>			
1	The floor in which the Flat is situated	:	Ground Floor	
2	Door No. of the Flat	:	Residential Flat No. 01	



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3	Specifications of the Flat	:	3BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: <b>Shri. Prashant Ramrao Rangdal.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Total Built up in Sq. Ft. = 1464.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 1126.00 Open Space Area in Sq. Ft. = 522.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 10,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 3,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 1,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 31,500.00 per Sq. M. ₹ 2,926.00per Sq. Ft

	Guideline rate obtained (after Depreciation)	:	₹ 28,112.00 per Sq. M. ₹ 2,612.00per Sq. Ft
5	Registered Value (if available)	:	-
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	₹ 1,580.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	14 Years
	Life of the building estimated	:	46 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	21.00%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,580.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 1,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 3,080.00 per Sq. Ft.</b>

#### Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1464.00 Sq. Ft.	3,080.00	45,09,120.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	<b>Total</b>			<b>45,09,120.00</b>

#### Value of Flat

<b>Fair Market Value</b>	<b>45,09,120.00</b>
<b>Realizable value</b>	<b>42,83,664.00</b>
<b>Distress Value</b>	<b>36,07,296.00</b>
<b>Insurable value of the property (1464.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>29,28,000.00</b>
<b>Guideline value of the property (1464.00 Sq. Ft. X ₹ 2,612.00)</b>	<b>38,23,968.00</b>
<b>Remark - Sanctioned Plan Not Provided. Xerox Copy Occupancy Certificate Bearing Completion Javak No. NNRV/ 04544 dated.21.01.2010. Scrutiny Carried Out As Per Property Shown On Site At The Time Of Site Visit.</b>	



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### **Justification for price / rate**

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

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

### **Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 3,080.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 10,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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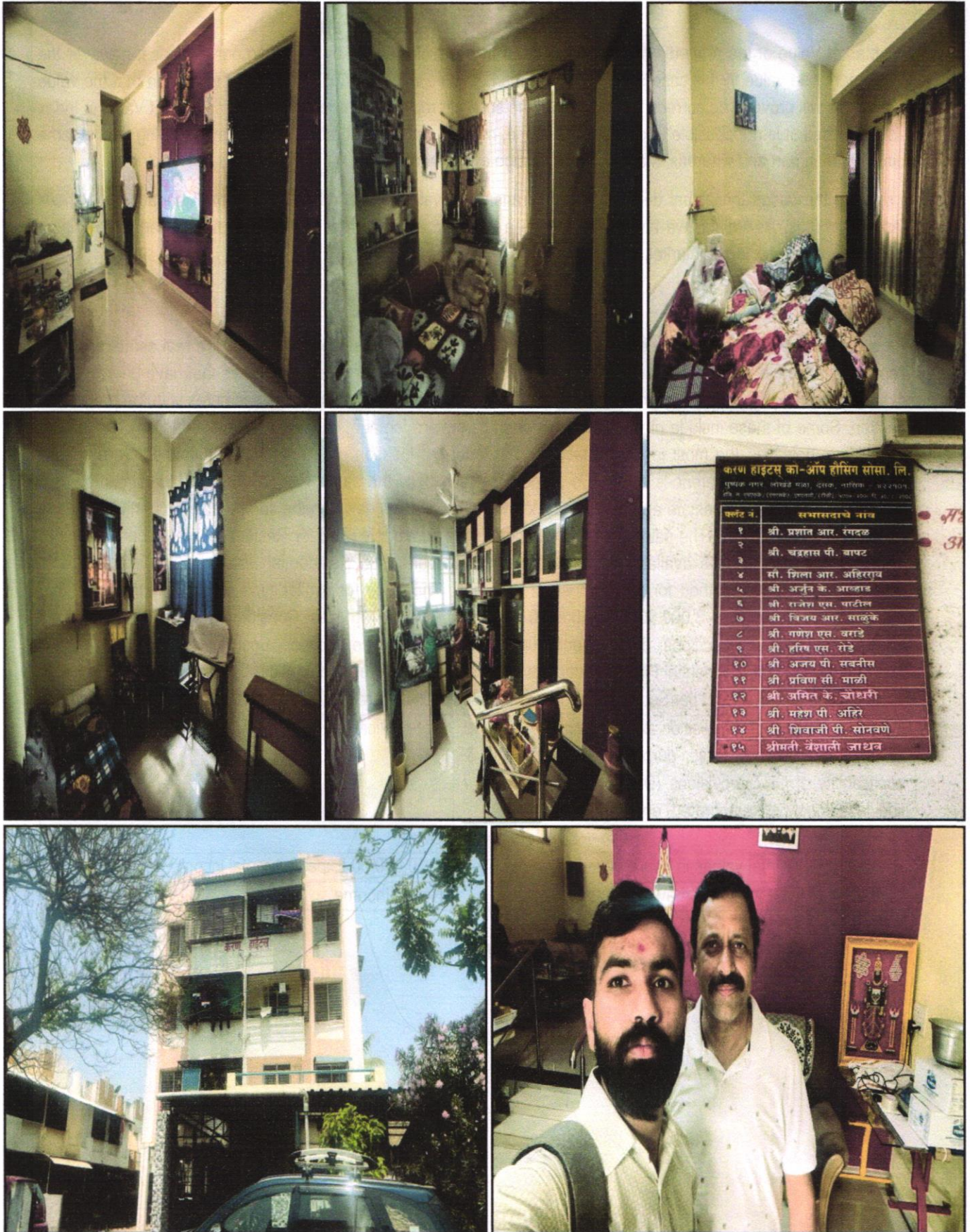
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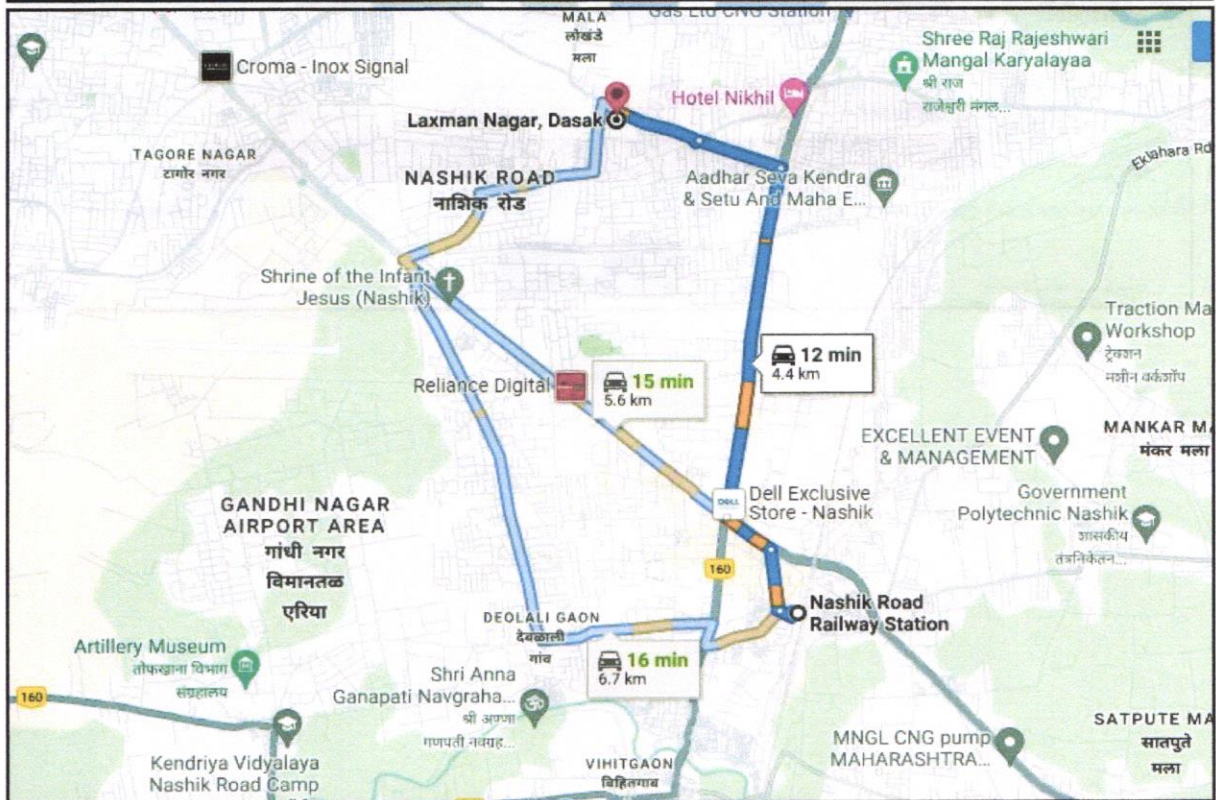
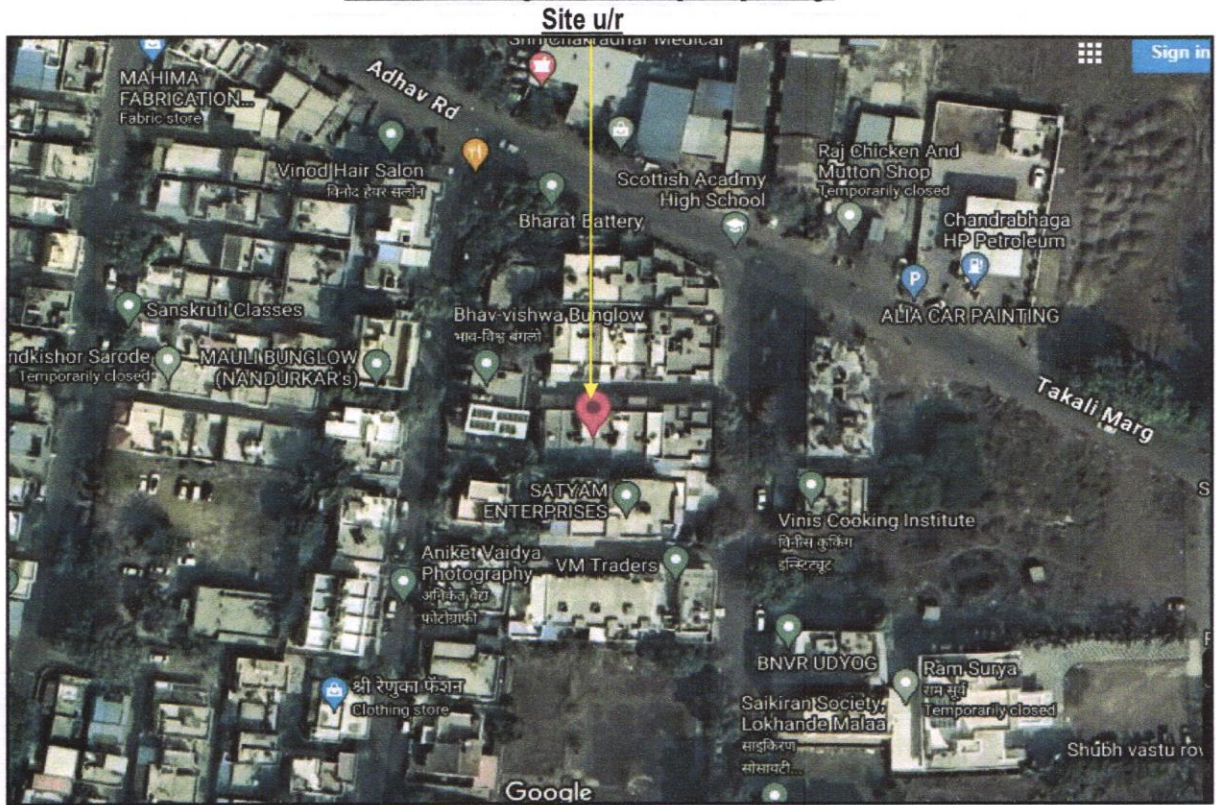




## Actual site photographs



## Route Map of the property



**Latitude Longitude: 19°58'38.1"N 73°49'52.2"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 4.4 Km.)**




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### Valuation For Influence Area

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#### Location Details

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Nashik [Help on Division](#)

District Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">नाशिक</span>
Attribute	<span style="border: 1px solid black; padding: 2px;">सद्वे नंबर</span>	<span style="border: 1px solid black; padding: 2px;">46</span>	SubZone Name
			<span style="border: 1px solid black; padding: 2px;">10.4 -मीजे दसकचे पंचिचम</span>
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Nashik Muncipal Corj</span>		

Open Land	Residence	Office	Shop	Industry	Unit
7300	31500	36220	42300	0	Square Meter

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## Price Indicators

HOUSING.COM Buy in Nashik

Dasaak X

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### 1 BHK Apartment

By GIRI ASSOCIATE CONSTRUCTION

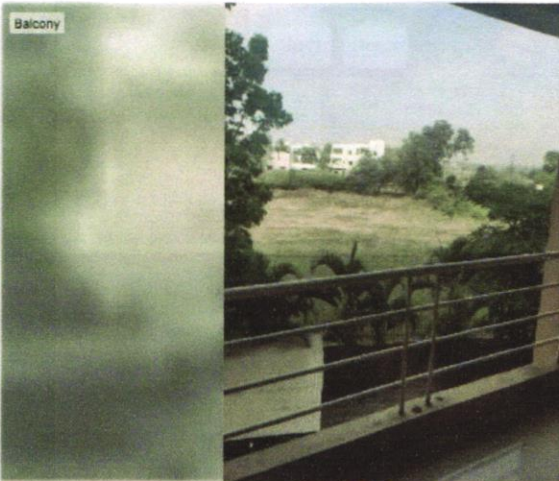

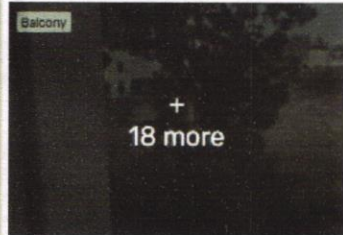
Giri Riverlyne Nest, Gurudatta Nagar, Dasak, Nashik

OFFER Free car parking Know More

**₹23.0 L** EMI starts at 12.18 K

3.15 K/sq.ft

[Contact Owner](#)

729 sq.ft  
Build Up Area

3.15 K/sq.ft  
Avg. Price

5 Year Old  
Age of property

Ready to move  
Possession status

Lower 1  
of 7 floors

Unfurnished  
Furnishing

HOUSING.COM Buy in Nashik

Jai Road X

+ Add

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List Property Free

Home / Nashik / Jai Road / Apartment for Sale in Jai Road / 2 BHK Apartment

### 2 BHK Apartment

By ASHOKA REALTY




Ashoka Atharva Heights, Jai Road, Nashik

Last updated: Oct 13, 2022

**₹22.94 L** EMI starts at 12.15 K

3.45 K/sq.ft

[Contact Seller](#)

665 sq.ft  
Build Up Area

3.45 K/sq.ft  
Avg. Price

2 BHK  
Configuration

1st Jun, 2025  
Possession status



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## Price Indicators

HOUSING.COM Buy In Nashik Dasak + Add Download App

Home / Nashik / Dasak / Apartment for Sale in Dasak / 2 BHK Apartment Last updated: Feb 16, 2023

### 2 BHK Apartment

Mahalaxmi Dham Society, Adhav Nagar, Dasak, Nashik

**₹25.0 L** EMI starts at 13.24 K  
3.27 K/sq.ft

Contact Owner





765 sq.ft Build Up Area    3.27 K/sq.ft Avg. Price    7 Year Old Age of property    Ready to move Possession status    Middle of 4 floors    East facing Facing    Unfurnished Furnishing

HOUSING.COM Buy In Nashik Dasak + Add Download App List Property Free Saved

Home / Nashik / Dasak / Apartment for Sale in Dasak / 2 BHK Apartment Last updated: Jan 2, 2023

### 2 BHK Apartment

Gajanan Sneh, Adhav Nagar, Dasak, Nashik

**₹30.0 L** EMI starts at 15.89 K  
4.20 K/sq.ft

OFFER slightly negotiable Know More Contact Owner




715 sq.ft Build Up Area    4.20 K/sq.ft Avg. Price    8 Year Old Age of property    Ready to move Possession status    Middle of 4 floors    Unfurnished Furnishing



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## Agreement For Sale

नाम: पुत्रांग नोमराव रंगदल  
पत्ता: ४५ ३१५  
हस्तो नाम: श्रीमंत नोमराव रंगदल  
पावती क्र.: ११०६४

For The Jankalmi Co-op. Bank Ltd. (R. N. Nagare)  
Authorized Signature  
R. N. Nagare

सरकारी मुल्यांकन रु.: १५,३०,०००/-  
प्रत्यक्ष किंमत रु.: १६,००,०००/-

॥ श्री ॥  
**फ्लॉट विक्री करारनामा**

फ्लॉट विक्री करारनामा आज तारीख २५ माहे मे इसवी सं २००८ रोज ते दिवशी, नाशिक रोड मुक्कामी :-

नसन - २  
क्र. (३३९०) २००८  
३/१५

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३) सदरील मिळकत ही ना. ज. क. म. कायद्याच्या कक्षीत येत असून ना. ज. क. म. खात्याने त्यांचे पत्र क्र. ना. ज. क. म. /अ - २ - २/२६(१)/१००४/२००७ दिनांक २२/०८/२००७ अन्वये परवानगी दिलेली आहे.

४) वर कलम १ यात वर्णन केलेल्या मिळकतीचा ले - आऊट नॉर्क महानगरपालिका, नाशिक यांचेकडील पत्र क्र. जायक नं./नगररचना विभाग/अंतिम/४२/६९८ दिनांक २५/०८/१९९९ अन्वये अंतिमतः मंजूर केलेला आहे.

५) वर कलम १ यात वर्णन केलेली मिळकत ही करण हाईटस् को - ऑप. हीसिंग सोसायटी लि. यांचे मालकीची असून वरील संस्थेचे लाभात मा. दुय्यम निबंधक साहेब, नाशिक - २ यांचे कार्यालयात नोंदणी दस्त क्र. ८१०६ दिनांक १२/९/२००८ अन्वये खरेदीखत नोंदविण्यात आलेले आहे व संस्थेचे नांव रेकॉर्ड ऑफ हाईटला लावण्यात आलेले असून सदरील मिळकत ही संस्थेच्या कळजात व हिवादीत व उपभोगात आहे.

६) करण हाईटस् को - ऑप. हीसिंग सोसा. लि. ह्या संस्थेचे चेअरमन यांनी वर कलम १ यात वर्णन केलेल्या मिळकतीवर १५ फ्लॉटस् बांधणार असून सदर इमारतीचे बिल्टिंग प्लॅन नाशिक म. न. पा. ने त्यांचे पत्र क्र. एलएनडी/बीपी/१४१/२००८ दिनांक २३/१०/२००८ अन्वये मंजूर केलेला आहे. त्यानंतर दिनांक ८/४/२००९ रोजी जा. नं. एल.एन.डी./बी.पी./०५/०९ अन्वये रिव्हाईज प्लॅन मंजूर केलेला आहे.

७) सदर फ्लॉट विक्री करारनाम्यात लिहून घेणार यांचा उल्लेख तुम्ही, लिहून देणार यांचे उल्लेख चेअरमन असा केलेला आहे व या करारनाम्यात विक्री करण्यात आलेल्या फ्लॉट मिळकतीचा उल्लेख सदर मिळकत असा करण्यात आलेला आहे.

८) वर कलम ६ मध्ये नमुद केलेल्या कथनाप्रमाणे सदरील संस्थेच्या इमारतीमध्ये तळ मजल्यावर असलेला फ्लॉट नं. १ (एक) अंदाजित एरिया १४६४ चौ. फुट बिल्टअप म्हणजेच १३६.०३ चौ. मी., फोर रुम किचन + गार्डन + संडास, बाथरूमसह ज्यात गार्डनचे क्षेत्र ९.५० चौ. मी. व फ्लॉटचे बांधीव क्षेत्र १२६.५३ चौ. मी. आहे. यांसी चतुःसिमा खालीलप्रमाणे :-

पुर्वेस : मोकळी जागा  
पश्चिमेस : जिना  
दक्षिणेस : पार्किंग  
उत्तरेस : मोकळी जागा

नसन - २  
क्र. (३३९०) २००८  
२/१५

THE JOINT SUB-REGISTRAR  
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श्री. प्रशांत रामराव रंगदल  
उ.व. ३६, धंदा - नोकरी  
रा. टाईप-११/१३/२, एन.टी.पी.एस. कॉलनी,  
एकलहरे, नाशिक.  
(वेन नं. एडजीपीआर १८९८ डी)

..यांसी..

करण हाईटस् को.ऑप.हीसिंग सोसायटी लि.  
लोखंडे मळा, दसक, जेलरोड, नाशिकरोड  
रजि.नं.: एनएसके/एनएसके/एचएसजी/(टिस्सी)/  
५००७/२००८ दिनांक ३०/०८/२००८  
तर्क चेअरमन - श्री. हेमंत दत्तात्रय गायकवाड  
उ.व. ४९, धंदा: व्यापार,  
राहणार: माताजी मदन, तुळजापाक कॉलनी,  
मुक्तिधाम भागे, दत्त मंदीर रोड, नाशिकरोड.

कारणे फ्लॉट विक्री करारनामा लिहून देतो ते ऐसा जे की :-

१) **मिळकतीचे वर्णन :**  
तुकडी जिल्हा नाशिक, पोत तुकडी तालुके नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, लोखंडे मळा, जेल रोड, नाशिकरोड येथील मोजे दसक ह्या गावचे शिबारातील सर्व नं. ४६/२ अंतिमरित्या मंजूर ले-आऊट मधील विनशेती प्लॉट नं. २८ क्षेत्र ७५२.३४ चौ. मिटर, यांसी चतुःसिमा खालील प्रमाणे :-

पुर्वेस : १२ मीटर डी.पी. रोड  
पश्चिमेस : सर्व्हे नंबर ४५ मधील प्लॉट मिळकत  
दक्षिणेस : प्लॉट नंबर २९/ पाथवे  
उत्तरेस : प्लॉट नंबर २७/ सी.के.पी.नगर

येणेप्रमाणे चतुःसिमेतील वर्णनाची मिळकत. जल, तरु, लुण, काष्ठ, पाषाण, निधी, निक्षेपासह, जाणे-येणेचे, वागवहिवाटीचे हक्क व अधिकारासह तदंगभूत वस्तुसह दरोबस्त.

२) वर कलम १ यात वर्णन केलेली मिळकत ही विनशेती असून मा. जिल्हाधिकारी सा. नाशिक यांनी त्यांचेकडील हुकुम नं. मह/कक्ष-३/चि.रो. क्र./२३४/१९९९ दिनांक ०५/०८/१९९९ अन्वये विनशेती म्हणून जाहिर केलेले आहे.



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 **₹45,09,120.00 (Rupees Forty-Five Lakh Nine Thousand One Hundred Twenty Only)**. The **Realizable Value** of the above property is **₹ 42,83,664.00 (Rupees Forty-Two Lakh Eighty-Three Thousand Six Hundred Sixty-Four Only)**, and the **Distress Value** is **₹ 36,07,296.00 (Rupees Thirty-Six Lakh Seven Thousand Two Hundred Ninety-Six Only)**.

Place: Nashik

Date: 21.05.2024

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

**Manoj  
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.21 18:07:26 +05'30'

Auth. Sign.

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)



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**(Annexure – I)**

**DECLARATION FROM VALUERS**

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

- a. The information furnished in my valuation report dated 21.05.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 21.05.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Prashant Ramrao Rangdal from Karan Heights Co - Op. Hsg. Ltd Agreement for Sale Vide No. 3310/ 2009 Dated.25.05.2009
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Eklahare Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Binu Surendran – Technical Manager Rishidatt Yadav – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 21.05.2024 Valuation Date - 21.05.2024 Date of Report - 21.05.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.05.2024
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;	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 Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **21th 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 visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1464.00 Sq. Ft. Total Built Up Area** in the Name of Owner: **Shri. Prashant Ramrao Rangdal**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

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

### Environmental Conditions

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

### Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **1464.00 Sq. Ft. Total Built Up Area.**

### Condition & Repair

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

### Valuation Methodology

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

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

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



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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1464.00 Sq. Ft. Total Built Up Area**

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

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



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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

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



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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: 21.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

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

Digitally signed by Manoj Chalikwar  
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