



VASTUKALA
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-U08361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: " Imperial Tower "

"IMPERIAL TOWER", Building Permission of Proposed Commercial & Residential on Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, Plot No. 1+2 at Village - Dasak Shiwar, Near Dalimb Market, Kailash Nagar, Sambhaji Nagar Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India.

Latitude Longitude: 20°00'13.9"N 73°49'53.3"E

Valuation Done for: **State Bank of India**

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik Pin Code – 422 007, 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 | Tel : +91 253 4068262/98903 80564

Our Pan India Presence at :

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Regd. Office

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

☎️ **+91 22 47495919**

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



PROFORMA INVOICE

 VASTUKALA <small>Shocking Excellence</small>	Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated
		PG-562/24-25	23-May-24
		Delivery Note	Mode/Terms of Payment
		Reference No. & Date.	Other References
		Buyer's Order No.	Dated
		Dispatch Doc No.	Delivery Note Date
		Dispatched through	Destination
		Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION	00440249	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				5,900.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
00440249	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

Tax Amount (in words) : **Indian Rupee Nine Hundred Only**

Remarks:
 008885/2306441 "IMPERIAL TOWER", Building
 Permission of Proposed Commercial & Residential on
 Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, Plot No. 1+2 at Village
 - Dasak Shiwar, Near Dalimb Market, Kailash Nagar,
 Sambhaji Nagar Road, Taluka & District - Nashik, PIN
 Code - 422 003, State - Maharashtra, Country - India -
 M/s. Bijasani Buildtech (Master Valuation)

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**

A/c No. : **345505001235**

Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

• Authorised Signatory

This is a Computer Generated Invoice



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Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT OF "Imperial Tower"

"IMPERIAL TOWER", Building Permission of Proposed Commercial & Residential on Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, Plot No. 1+2 at Village - Dasak Shiwar, Near Dalimb Market, Kailash Nagar, Sambhaji Nagar Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India

Latitude Longitude: 20°00'13.9"N 73°49'53.3"E

NAME OF DEVELOPER: M/s. Bijasani Buildtech

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **22nd May 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"IMPERIAL TOWER"**, Building Permission of Proposed Commercial & Residential on Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, Plot No. 1+2 at Village - Dasak Shiwar, Near Dalimb Market, Kailash Nagar, Sambhaji Nagar Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. It is about 7.4 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:


Name of builder	M/s. Bijasani Buildtech	
Project Registration Number	Project	RERA Project Number
	Imperial Tower	P51600054836
Register office address	M/s. Bijasani Buildtech Flat No.1004, "Parksyde Homes", Opp. Rasbihari School, Hanuman Nagar, Panchvati, Village - Nashik, Taluka & Dist. - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Pramod Dusane (Builder - Mobile No. 93739 01547)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Road
On or towards East	Open Plot
On or towards West	Road



PROFORMA INVOICE

 Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.co.in	Invoice No.	Dated
	PG-562/24-25	23-May-24
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) STATE BANK OF INDIA Satpur Industrial Area Nashik Branch AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC Satpur, Nashik Pin Code – 422 007, State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
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Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd

[Signature]
 Authorised Signatory



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MASTER VALUATION REPORT OF "Imperial Tower"

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Project Registration Number	Project	RERA Project Number
	Imperial Tower	P51600054836
Register office address	M/s. Bijasani Buildtech Flat No.1004, "Parksyde Homes", Opp. Rasbihari School, Hanuman Nagar, Panchvati, Village - Nashik, Taluka & Dist. - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Pramod Dusane (Builder - Mobile No. 93739 01547)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Road
On or towards East	Open Plot
On or towards West	Road



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Our Pan India Presence at :

Regd. Office

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

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

To,

The Branch Manager,**State Bank of India**

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,

Plot No. 45-47, D - Road, MIDC, Satpur, Nashik

Pin Code – 422 007, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 22.05.2024
	b)	Date on which the valuation is made	: 23.05.2024
3.	List of documents produced for perusal		
	1. Copy of Self Declaration Regarding Encumbrance issued by Bijasani Buildtech Dated.01.08.2023		
	2. Copy of Engineer Certificate Dated.30.09.203 issued by AYA Engineers (As per RERA Certificate)		
	3. Copy of Architect Certificate Dated.12.10.2023 issued by Abhijit V. Malpure (As per RERA Certificate)		
	4. Copy of Legal Title Report issued by Adv. Ramkrishna Panditrao Chitodkar dated.08.09.2023 (As per RERA Certificate)		
	5. Copy of Commencement Certificate No. LND/ BP/ C1/ 153/ 2023 dated.19.06.2023 issued Nashik Municipal Corporation Nashik.		
	6. Copy of MAHARERA Registration Certificate of Project No. P51600054836 issued by Maharashtra Real Estate Regulatory Authority dated.15/02/2024.		
	7. Copy of Sanction of Building Permission and Commencement Certificate No. LND/ BP/ C1/ 153/ 2023 dated.19.06.2023 issued by Executive Engineer Town Planning Department Nashik Municipal Corporation Nashik.		
	8. Copy of Layout Plan No. LND/WS/FL/92/2022 Dated.05.09.2022 issued by Deputy Director of Town Planning Nashik Municipal Corporation, Nashik.		
	9. Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/ 153/ 2023 dated.19.06.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.		
	Approved up to:		
	Project	Number of Floors	
	Imperial Tower	2 Basements + Ground + 1 st floor (Commercial / Podium) to 2 nd to 20 th Upper Floors.	
	10. Copy of 7/12 extract		
	Project Name (with address & phone nos.)	:	"IMPERIAL TOWER", Building Permission of Proposed Commercial & Residential on Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, Plot No. 1+2 at Village - Dasak Shiwar, Near Dalimb Market, Kailash Nagar, Sambhaji Nagar Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country -



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		India																
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)	M/s. Bijasani Buildtech Address: Flat No. 1004, "Parksyde Homes", Opp. Rasbihari School, Hanuman Nagar, Panchvati, Village - Nashik, Taluka & Dist. - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. Contact Person: Mr. Pramod Dusane (Builder - Mobile No. 93739 01547)																
5.	Brief description of the property (Including Leasehold / freehold etc.)																	
<p>About "Imperial Tower" Project: Residential project, Bijasani Imperial Tower in Nashik is offering units for sale in Dasak. Check out some Apartment that suit your lifestyle and liking. Possession date of Bijasani Imperial Tower is Dec, 2028. The property offers 2 BHK, 3 BHK units. As per the area plan, units are in the size range of 744.0 - 1455.0 sq.ft.. The project by Bijasani Buildtech is set in 0.42 Acres. This residential project was launched in February 2024. Contact for further details. Bijasani Imperial Tower is located in Dasak. Bijasani Imperial Tower follows all rules as prescribed by the state RERA. All details are furnished on the RERA portal as well. ID is P51600054836.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Imperial Tower</td> <td>Proposed 2 Basements + Ground + 1st floor (Commercial / Podium) to 2nd to 20th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Imperial Tower</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as RERA Certificates is December - 2028 Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr> <td>➤ Vitrified tiles flooring in all rooms</td> </tr> <tr> <td>➤ Granite Kitchen platform with Stainless Steel Sink</td> </tr> <tr> <td>➤ Powder coated aluminum sliding windows with Mosquito Net</td> </tr> <tr> <td>➤ Laminated wooden flush doors with Safety door</td> </tr> <tr> <td>➤ Concealed wiring</td> </tr> <tr> <td>➤ Concealed plumbing</td> </tr> </tbody> </table>			Project	Number of Floors	Imperial Tower	Proposed 2 Basements + Ground + 1 st floor (Commercial / Podium) to 2 nd to 20 th Upper Floors.	Project	Present stage of Construction	Percentage of work completion	Imperial Tower	Plinth work is completed.	10%	➤ Vitrified tiles flooring in all rooms	➤ Granite Kitchen platform with Stainless Steel Sink	➤ Powder coated aluminum sliding windows with Mosquito Net	➤ Laminated wooden flush doors with Safety door	➤ Concealed wiring	➤ Concealed plumbing
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6.	Location of property																	
a)	Plot No. / Survey No.	Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, Plot No. 1+2																
b)	Door No.	Not applicable																

	c)	C. T.S. No. / Village	:	Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, at Village - Dasak Shiwar
	d)	Ward / Taluka	:	Taluka - Nashik
	e)	Mandal / District	:	Dist. - Nashik
7.		Postal address of the property	:	"IMPERIAL TOWER", Building Permission of Proposed Commercial & Residential on Survey No. 78/ 1/ A/ 78/ 3/ 1/ 2, Plot No. 1+2 at Village - Dasak Shiwar, Near Dalimb Market, Kailash Nagar, Sambhaji Nagar Road, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India
8.		City / Town	:	Near Dalimb Market, Kailash Nagar, Sambhaji Nagar Road, Nashik
		Residential area	:	Yes
		Commercial area	:	Yes
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10		Coming under Corporation limit / Village 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		
		As per Plan	As per MAHARERA	As per Site
		North	Adj. S. No.78(P)	Open Plot
		South	30.00 M. W. Road	Road
		East	Adj. Plot No.03	Open Plot
		West	30.00 M. W. D.P. Road	Road
14.1		Dimensions of the site	N. A. as the land is irregular in shape	
			A	B
			As per the Deed	Actuals
		North	-	-
		South	-	-
		East	-	-
		West	-	-
14.2		Latitude, Longitude & Co-ordinates of property	20°00'13.9"N 73°49'53.3"E	
14.		Extent of the site	Plot area - 1704.65 Sq. M. (As per Approved Plan & RERA Certificate)	

		Structure - As per table attached to the report				
15.	Extent of the site considered for Valuation (least of 14A& 14B)	: Plot area - 1704.65 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: N.A. Building Construction work is in progress				
II CHARACTERISTICS OF THE SITE						
1.	Classification of locality	: Middle class				
2.	Development of surrounding areas	: Good				
3.	Possibility of frequent flooding/ sub-merging	: 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	: Rectangular				
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?	: Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/ 153/ 2023 dated.19.06.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik. Approved up to: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Imperial Tower</td> <td>2 Basements + Ground + 1st floor (Commercial / Podium) to 2nd to 20th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Imperial Tower	2 Basements + Ground + 1 st floor (Commercial / Podium) to 2 nd to 20 th Upper Floors.
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10.	Corner plot or intermittent plot?	: Corner Plot				
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.	: 30.00 Meter D.P. Road				
14.	Is it a Land – Locked land?	: No				
15.	Water potentiality	: Municipal Water supply				
16.	Underground sewerage system	: Connected to Municipal sewer				
17.	Is Power supply is available in the site	: Yes				
18.	Advantages of the site	: Located in developed area				
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	: No				
Part – A (Valuation of land)						
1	Size of plot	: Plot area - 1704.65 Sq. M. (As per Approved Plan &				

			RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 27,900.00 per Sq. M. for Residential ₹ 5,550.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1704.65</td> <td>5550</td> <td>94,60,807.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1704.65	5550	94,60,807.00
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1704.65	5550	94,60,807.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Framed Structure									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
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	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/ 153/ 2023 dated.19.06.2023 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Imperial Tower</td> <td>2 Basements + Ground + 1st floor (Commercial / Podium) to 2nd to 20th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Imperial Tower	2 Basements + Ground + 1 st floor (Commercial / Podium) to 2 nd to 20 th Upper Floors.					
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Imperial Tower	2 Basements + Ground + 1 st floor (Commercial / Podium) to 2 nd to 20 th Upper Floors.											

i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	Building is Under Construction
3.	Superstructure	:	Building is Under Construction
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Building is Under Construction
5.	RCC Works	:	Building is Under Construction
6.	Plastering	:	Building is Under Construction
7.	Flooring, Skirting, dado	:	Building is Under Construction
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Building is Under Construction
9.	Roofing including weather proof course	:	Building is Under Construction
10.	Drainage	:	Proposed Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	Building is Under Construction
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Building is Under Construction
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Building is Under Construction
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	Building is Under Construction
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:**1. Imperial Tower:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved plan			Total Area in Sq. ft.	Built up Area in Sq. ft. (Total Area) + 10%	Carpet Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. Ft.	Attache d Terrace in Sq. Ft. (50%)							
				A	B	C							
1	201	2	2BHK	694	82	43	819	901	6100	49,95,900.00	47,46,105.00	39,96,720.00	10500
2	202	2	3BHK	955	119	26	1100	1210	6100	67,10,000.00	63,74,500.00	53,68,000.00	14000
3	203	2	3BHK	955	82	208	1245	1370	6100	75,94,500.00	72,14,775.00	60,75,600.00	16000
4	301	3	2BHK	622	122	160	904	994	6100	55,14,400.00	52,38,680.00	44,11,520.00	11500
5	302	3	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
6	303	3	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
7	304	3	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
8	401	4	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
9	402	4	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
10	403	4	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
11	404	4	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
12	501	5	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
13	502	5	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
14	503	5	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
15	504	5	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
16	601	6	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
17	602	6	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
18	603	6	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
19	604	6	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
20	701	7	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
21	702	7	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
22	703	7	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
23	704	7	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
24	801	8	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
25	802	8	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
26	803	8	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
27	804	8	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
28	901	9	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
29	902	9	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
30	903	9	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
31	904	9	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
32	1001	10	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
33	1002	10	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved plan			Total Area in Sq. ft.	Built up Area in Sq. ft. (Total Area) + 10%	Carpet Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. Ft.	Attache d Terrace in Sq. Ft. (50%)							
				A	B	C	A+B+C						
34	1003	10	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
35	1004	10	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
36	1101	11	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
37	1102	11	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
38	1103	11	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
39	1104	11	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
40	1201	12	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
41	1202	12	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
42	1203	12	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
43	1204	12	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
44	1301	13	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
45	1302	13	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
46	1303	13	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
47	1304	13	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
48	1401	14	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
49	1402	14	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
50	1403	14	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
51	1404	14	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
52	1501	15	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
52	1502	15	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
54	1503	15	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
55	1504	15	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
56	1601	16	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
57	1602	16	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
58	1603	16	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
59	1604	16	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
60	1701	17	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
61	1702	17	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
62	1703	17	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
63	1704	17	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
64	1801	18	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
65	1802	18	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
66	1803	18	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
67	1804	18	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
68	1901	19	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
69	1902	19	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
70	1903	19	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved plan			Total Area in Sq. ft.	Built up Area in Sq. ft. (Total Area) + 10%	Carpet Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. Ft.	Attache d Terrace in Sq. Ft. (50%)							
				A	B	C							
71	1904	19	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
72	2001	20	2BHK	622	122	0	744	818	6100	45,38,400.00	43,11,480.00	36,30,720.00	9500
73	2002	20	2BHK	694	82	0	776	854	6100	47,33,600.00	44,96,920.00	37,86,880.00	10000
74	2003	20	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
75	2004	20	3BHK	955	119	0	1074	1181	6100	65,51,400.00	62,23,830.00	52,41,120.00	13500
Total				60672	8239		69348	76283		42,30,22,800.00	40,18,71,660.00	33,84,18,240.00	

Summary of the Project:

Project	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
Imperial Tower	2 BHK - 37 3 BHK- 38 Total Flat - 75	69348	76283	42,30,22,800.00	40,18,71,660.00	33,84,18,240.00

Particulars	Market Value (₹)
Fair Market Value as on date	42,30,22,800.00
Realizable Value as on date	40,18,71,660.00
Distress Sale Value as on date	33,84,18,240.00
Cost of Construction (Total Built up area x Rate) 76283 Sq. Ft. x ₹ 2300.00	17,54,50,440.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
Imperial Tower	10%	76283	17,54,50,440.00	1,75,45,044.00

Part – C (Extra Items)		Amount in ₹
1.	Portico	Provided as per requirement
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
Total		

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	Provided as per requirement
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
Total		

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	Provided as per requirement
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	Provided as per requirement
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Fair Market Value as on date in ₹		₹ 42,30,22,800.00
Realizable Value as on date in ₹		₹ 40,18,71,660.00
Distress Sale Value as on date in ₹		₹ 33,84,18,240.00



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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 comparable, 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 ₹ 5,500 to ₹ 6,500.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development commercial and residential application in the locality etc. We estimate ₹ 6,100.00 per Sq. Ft. on Carpet Area for valuation.



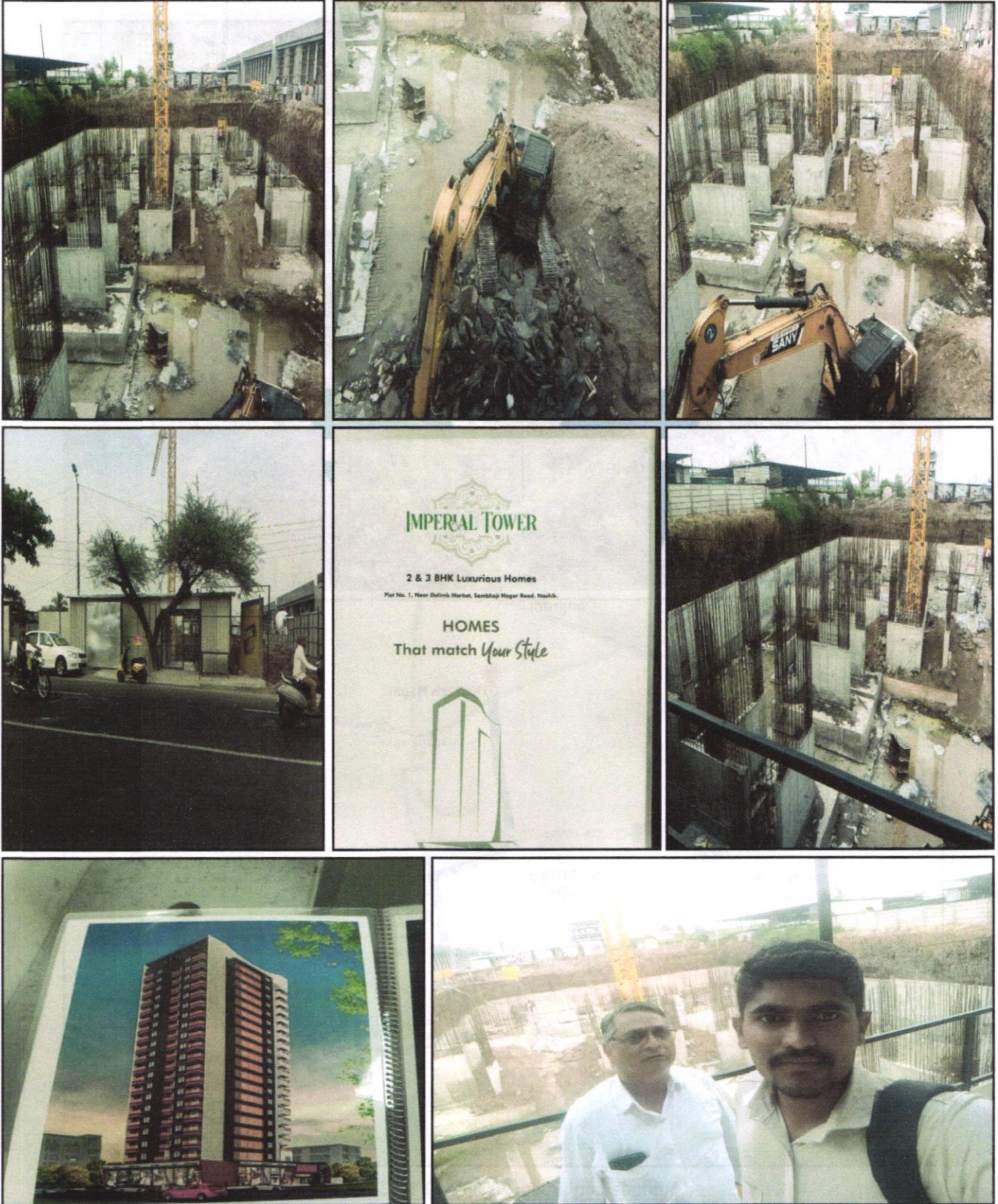
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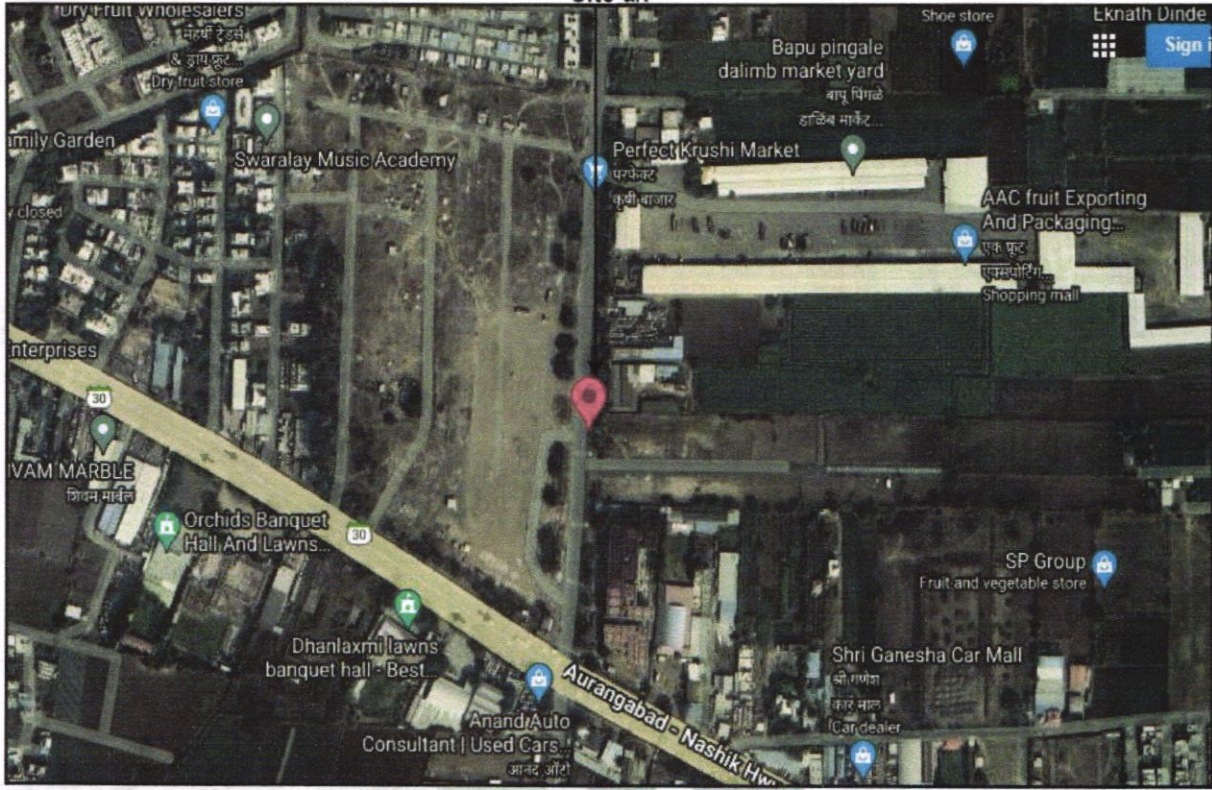


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°00'13.9"N 73°49'53.3"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik- 7.4 Km.)




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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
20242025 ▼

Annual Statement of Rates

Language
English ▼

Selected District: नाशिक ▼

Select Taluka: नाशिक ▼

Select Village: मांजे दसक ▼


Search By: Survey No Location

Enter Survey No:


उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
10.8-सायबेडा रस्त्याच्या उत्तरेकडील अंतर्गत रहिवास विभाग	5550	27900	32000	34870	0	चौ. मीटर	सर्व्हे नंबर

Price Indicators Projects nearby Locality


99 acres
Buy ▾
Nasik ✕
Add more



All Photos & Videos 12




Videos



Outdoors 3

Home > Projects in Nasik > Nashik Road > Dasak > Ashoka Atharva Heights
View Number



Ashoka Atharva Heights
Dasak, Nashik

Ashoka Atharva Heights ♥

No Brokerage
M,3D Floor Plans Available
+10 Top Facilities

CONSTRUCTION STATUS

Under Construction

Completion in Dec. 2025

₹ 26.06 - 27.48 L + Charges

PRICE RANGE

2, 3 BHK Apartment

2 BHK Apartment

Built-up Area
664.81 - 700.7 sq.ft. (61.76 - 65.1 sq.m.) ▾

₹ 26.06 - 27.48 L + Charges

3 BHK Apartment

Price on Request

Download Brochure

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Get priority access & benefits with **MB Prime**

Unlock exclusively Reserved Owner Properties

Join Prime @ 50% OFF

₹ 45.0 Lac EMI - ₹ 20k | Can I afford it?

950 Sq-ft 2 BHK Flat For Sale in Dasak, Nashik



2 Beds
2 Baths
1 Balcony
Furnished

Carpet Area	Floor	Transaction Type
665 sqft + ₹ 6.767/sqft	4 (Out of 4 Floors)	Resale
Status	Furnished Status	Age Of Construction
Ready to Move	Furnished	10 to 15 years

Contact Owner

Chetan -91-8910000000

Request Photos

Contact Owner

Request Photos

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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 23.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.23 17:42:36 +05'30'

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- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached



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(Annexure-I)

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 23.05.2024 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 have personally inspected the property on 22.05.2024. 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 be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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- 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Bijasani Buildtech.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sachin Raundal – Valuation Engineer Rishidatt Yadav – Technical Officer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 22.05.2024 Valuation Date - 23.05.2024 Date of Report - 23.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.05.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative 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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial 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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23rd 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Bijasani Buildtech**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Bijasani Buildtech**. 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

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

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



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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 Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

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.



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Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

31. 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.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.23 17:42:59 +05'30'

Auth. Sign.



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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.
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.



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Remarks:

1. This APF is based on sanctioned plan copy provided by SBI.
2. Construction stage is calculated as per no of floors sanctioned.
3. Rate derived in report is basic rate and on Carpet area.
4. Flat area (Carpet area) considered in APF report is provided by Sanctioned Building Plan/RERA.
5. Buildertaking (carpet to build up) loading factor 35% for residential flat.
6. We have not considered legal charges, Stamp duty for valuation

We have considered Market Approach for Valuation and Composite Method Valuation.

I/We hereby declare that Parking space, Infrastructure charges, MSEB Charges, Water Charges, One Time Maintenance Charges, and GST is not considered while arriving at valuation of the unit.

Place: Nashik

Date: 23.05.2024



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13