

## Sankalpa Associates®

Ar Pradeep M Kale, BARCHITECT  
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Ref No: PK/VAL/23/155  
Date: 19/01/2023

**Mr / Mrs**  
Kind Attn : Mr. Ranjeet Gangadhar Kotwal

**Sub :** Valuation of Flat Bearing No. 101, Situated on First Floor, Building Known As Liberty Royal Apartment, on Plot No. 07, Survey No. 65/1/1A (P), Village Anandwalli, Tal & Dist. Nashik

**For :** Mr /Mrs. 1. Mr. Ranjeet Gangadhar Kotwal, 2. Mrs. Jyoti Ranjeet Kotwal

Resp. sir / Madam,

With reference to your request and approval dated on **17/01/2003** for valuation service of the located in Navshya Ganpati Road, Anandwalli Nashik please find hereafter our detailed valuation report including other information related to the mentioned property.

### SUBJECT PROPERTY VALUE

We are of an opinion that the total market value of the subject property taking into consideration the purpose of valuation by using the appropriate method as mentioned in report is: **₹ 94,32,305.00**  
Property Value: (Rupees Ninety Four Lakh Thirty Two Thousand Three Hundred Five Only)

This Valuation report comprises of total No. of pages.  
*(This Valuation Report is issued for Specific purpose only. It is subjected to disclaimer clause, declaration & statement of limitations as annexed in part I)*

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(Ar. Pradeep M. Kale)  
for, **Sankalpa Associates®**  
IOV Reg No F-10263  
CAT -I Reg No - NSK/236/25/2015-16  
IBBI Reg. No: IBBI/RV/02/2019/11836

**Issued without prejudice and liabilities**

Signature of architect, IBBI & Govt. Regd Valuer

Signature valid

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REPORT OF VALUATION OF IMMOVABLE PROPERTY

PART - I Questionnaire

GENERAL

- 1 Purpose for which valuation is made. To evaluate solvency for Visa Purpose
- 2 Date as on which valuation is made. Valuation Reported on 19/01/2023
- 3 Name of the owner/owners.  
1. Mr. Ranjeet Gangadhar Kotwal,  
2. Mrs. Jyoti Ranjeet Kotwal
- 4 If the property is under joint ownership /co-ownership, share of which each owner. Are the shares undivided? Yes shares undivided
- 5 Brief description of the property. Flat Bearing No. 101. Situated on First Floor, Building Known As Liberty Royal Apartment, on Plot No. 07, Survey No. 65/1/1A (P), Village Anandwalli, Tal & Dist. Nashik
- Location, street, Ward No. Navshya Ganpati Road, Anandwalli, Gangapur Road, Nashik 422013
- 6A Longitude Latitude 20°00'50.4"N 73°44'38.6"E / 20.014000, 73.744056
- 7 Survey/plot No of land. Plot No. 07, Survey No. 65/1/1A (P), Village Anandwalli, Tal & Dist. Nashik
- Boundaries :**  
**As per Documents**  
North : Side Marginal Space  
South : Side Marginal Space  
East : Side Marginal Space & Colony Road  
West : Staircase
- As per site**  
North : Side Marginal Space  
South : Side Marginal Space  
East : Side Marginal Space & Colony Road  
West : Staircase
- 8 Is the property situated in residential/commercial/mixed area/industrial area. Residential
- 9 Classification of the locality-high class/middle class/poor class. High class
- 10 Proximity to civic amenities, like schools, hospitals, offices, market, cinemas. etc. Property at the distance 3.1 km from Old Gangapur Naka one of the CBD of Nashik City
- 11 Means and proximity to surface communication by which the locality is served. City Buses, Road Transport
- LAND**
- 12 Area of land supported by documentary proof Shape, dimensions and physical features. Land Area under Building 418.08 Sqm
- 13 Roads, street or lanes on which the land is abutting. 09.00 M Colony Road on East Side
- 14 Is it freehold or lease-hold land? Free hold
- 15 If lease-hold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease. N/A
- (i) Initial premium. N/A
- (ii) Ground rent payable per annum. N/A
- (iii) Unearned increase payable to the lessor. N/A





in the event of sale or transfer.	N A
16 Is there any restrictive covenant in regard to use of land? if so, attach a copy of covenant	No N.A
17 Are there any agreements of easements? if	NIL
18 Does the land fall in an area included in any Town Planning Scheme or any Development plan of government or any statutory body? if so, give particulars.	Development Plan of Nashik Municipal corporation
19 Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of notification.	NO NA
<b>IMPROVEMENTS:</b>	
20(i) Is the building owner-occupied/tenanted/both?	Owner-occupied
(ii) If partly owner occupied, specify portion and extent of area under owner occupation.	NA
21 What is the Floore Space Index permissible and percentage actually utilised?	1.1 100%
<b>RENTS:</b>	
22(i) Name of tenants/ leasees/ licensees, etc.	Owner-occupied
(ii) Portion in there occupation.	N.A.
(iii) Monthly or annual rent/ compensation/ licence fee, etc. paid by each.	N.A.
(iv) Gross amount received for the whole property.	N.A.
23 What is the amount of property tax? who is to bear it? Give details with documentancy proof.	N.A.
24 Is the building insured? if so, give the Policy No. amount for which it is insured and the annual premium.	NO
25 Is any dispute between landlord and tenant regarding rent pending in court of law?	NO
26 Has any standard rent been fixed for the premises under any law relating to the control of rent.	NO
<b>SALES:</b>	
27 Give instances of sales of immovable property in the locality on a seperate sheet, indicating the name and address of the property, registration No. sale price and of land sold.	Not available
28 Land rate adopted in this valuation.	Built up rate inclusive of land rate.
29 If sale instasnces are not available or not relied upon, the basis of ariving at the land rate.	

Signature of architect, IBBI & Govt. Regd Valuer  
Signature valid

(Ar. Pradeep M. Kale)  
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**ANNEXURE**

(For details about building)

1 No. of floors and height of each floor.	Parking /Stilt + 6 Floor building with 3.0 M Height on each floor
2 Plinth area floorwise (as per IS 3861-1966)	
3 Year of construction	2012
4 Estimated future life..	11 Year old
5 Type of construction-load bearing walls/ RCC frame/ steel frame..	RCC Framed Structure
6 Types of foundation..	R.C.C. Footing
7 Walls(a) Basement and Plinth..	
(b) Ground floor ..	0.15 thk Bk.work
(c) Superstructure above ground floor..	0.15 thk Bk.work
8 Partitions..	0.10 thk Bk.work
9 Doors and windows (floor-wise)..	
(a) Ground floor..	N.A
(b) 1st floor..	TW Wooden Doors, Al Sliding Windows
(c) 2nd floor	N.A
10 flooring (floor-wise)..	
(a) Ground floor..	N.A
(b) 1st floor..	Vitrified Flooring Tiles
(c) 2nd floor	N.A
11 Finishing (floor-wise)..	
(a) Ground floor..	External Sand faced & Internal Neeru Plaster
(b) 1st floor..	N.A
(c) 2nd floor	N.A
12 Roofing and terracing..	N.A
13 Special architectural or decorative features, if any..	N.A
14(i) Internal wiring surfase of conduit.	Consealed Electric Fitting
(ii) Class of fittings Superior/ ordinary/ poor.	Superior
15 Sanitary installation:	Signature valid



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(a)(i) NO. of water closets..	2
NO. of lavatory basin..	2
NO. of urinals..	N.A
NO. of sinks..	1
NO. of bath rooms	2
(b) Class of fitting: Superior coloured/ Superior/ white/ ordinary.	Superior
16 Compound wall:	Provided
(i) Height and length:	1.50 M
(ii) Type of construction..	Brick Wall
17 No. of lifts and capacity	Yes Provided
18 Underground sump capacity and type of construction	Nil
19 Roads and paving within the compound, approximate area and type of paving.	Paving tile
20 Sewage disposal- whether connected to public sewers, if septic tanks provided, No. and capacity.	Yes Septic Tank And Soak Pit
21 Is plot part of approved layout if yes, state order no.	Yes Document Not Provided
22 Is plot/flat/unit part of Registered co.op.hsg soc. if yes, state Reg. no.	N.A
23 Is the N.A. permission for the plot is taken if yes, state order no.	Letter No. MAH/DESK-3/4/N.A.P. NO /250/2007/ Dated 29/01/2008 Collector office Nashik
24 Is the building plan approved if yes, state order no.	Letter No. LND/BP/SAT/A1/264/09/ Dated 18/12/2009 Executive Engineer TP NMC Nashik
25 Is the building completed if yes, state order no.	Letter No. Javaknagarrachna /10779/572/ Dated 03/05/2012 Executive Engineer TP NMC Nashik



(Ar. Pradeep M. Kale)  
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Signature of architect, IBBI & Govt. Regd Valuer

Signature valid

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नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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Valuation Rules User Manual

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Year  
2022-2023

Annual Statement of Rates

Language  
English

Selected District नाशिक  
Select Taluka नाशिक  
Select Village मीज आनंदवल्ली  
Search By  Survey No  Location  
Enter Survey No 65 Search

उपविभाग	खुली जमीन	गिवासी रुदनिका	अंणित	दुकाने	औद्योगिक	एकक (R./)	Attribute
5.11-गोदावरी नदी व दक्षिणेकडील 18 मी व 24 मी रुंद रस्त्यादरम्यानच्या नाशिक विभागातील मिळकती प्र जी मी	8000	0	0	0	0	चौ मीटर	सर्व्हे नंबर
5.11- गोदावरी नदी व दक्षिणेकडील 18 मी व 24 मी रुंद रस्त्यादरम्यानच्या नाशिक विभागातील मिळकती प्र हे	57500000	0	0	0	0	प्रति हेक्टर	सर्व्हे नंबर
5.14-गोदावरी नदीच्या दक्षिणेकडील व 24 मी रुंद रस्त्याच्या उत्तर बाजू दरम्यानच्या सन 2016 मध्ये मंडूर झालेल्या सुधारित विकास योजनांनुसार रहिवास विभागातील मिळकती	12000	34000	37500	42500	0	चौ मीटर	सर्व्हे नंबर
5.4-मोगापुर रस्त्यापासून उत्तरेकडे (आसाराम बापू आश्रमकडे) जाणा-या 24 मी रुंद रस्त्याचे दक्षिणेकडील रहिवास विभागातील मिळकती	21000	42000	48300	52500	0	चौ मीटर	सर्व्हे नंबर

Longitude 20°00'50 4"N  
Latitude 73°44'38 6"E



1. Mr. Ranjeet Gangadhar Kotwal
2. Mrs. Jyoti Ranjeet Kotwal



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19.01.2023 16:23

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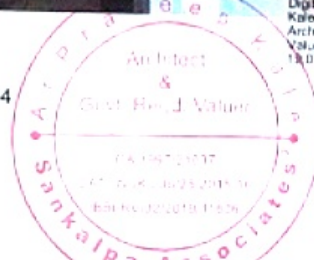




Signature valid

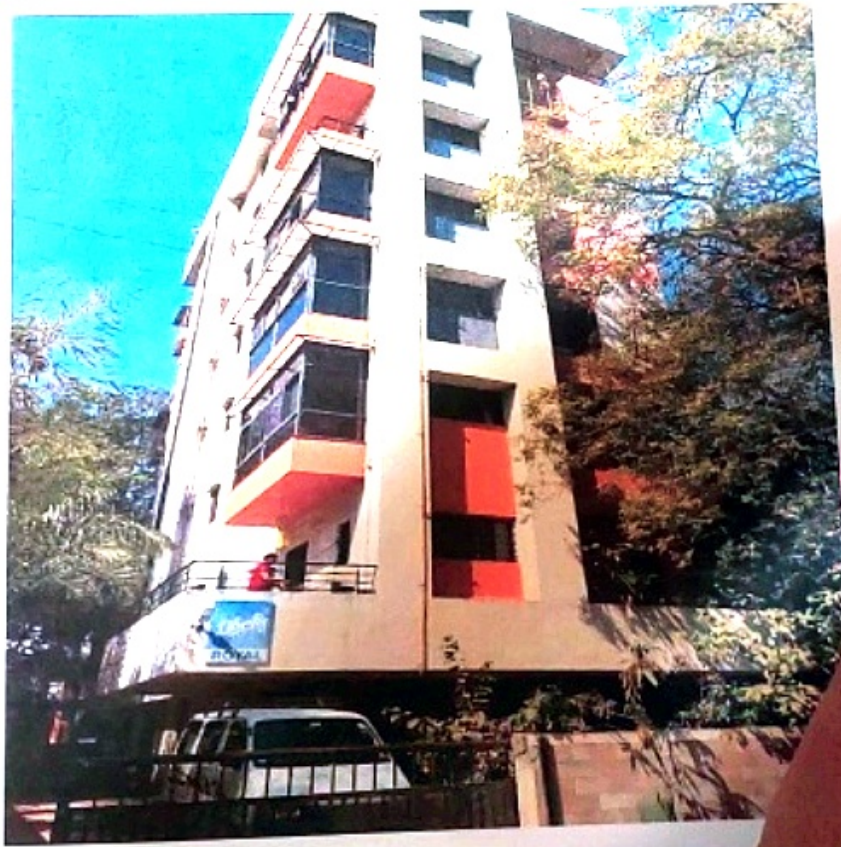
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Kale for Sankalp Associates  
Architect, Maharashtra Govt. Regd.  
Valuer, CA/10/21037  
13.01.2023 16:23

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## PART II - Valuation

Approach to the valuation of property & how value has been arrived

Fair Market Value As on 19/01/2023

Description	Area	Rate	Amount
Flat Bearing No. 101, Situated on First Floor, Building Known As Liberty Royal Apartment, on Plot No. 07, Survey No. 65/1/1A (P), Village Anandwalli, Tal & Dist. Nashik	Sqm	Rs/Sqm	Rs
<b>Flat Area (35% Loaded on Carpet Area) (5 % Depreciation)</b>	150.53	61,332.00	92,32,305.96
<b>Alloted Parking No. 07</b>		Lumpsum	2,00,000.00
<b>Total</b>			<b>94,32,305.96</b>

Government Value as per ASR As on 19/01/2023

Description	Area	Rate	Amount
Flat Bearing No. 101, Situated on First Floor, Building Known As Liberty Royal Apartment, on Plot No. 07, Survey No. 65/1/1A (P), Village Anandwalli, Tal & Dist. Nashik	Sqm	Rs/Sqm	Rs
<b>Flat Area</b>	150.53	37,800.00	56,90,034.00
<b>Total</b>			<b>56,90,034.00</b>

Value of The Property

Particulars	Land	Building	Amenities	Total
Govt Value		56,90,034.00	NIL	56,90,034.00
Market Value		94,32,305.96	NIL	94,32,305.96
Realisable Value	-	84,89,075.36	NIL	84,89,075.36
Distressed sell Value	-	67,91,260.29	NIL	67,91,260.29
Insurable Value	Not Applicable		NIL	

## PART III - Declaration

I hereby declare that  
the information furnished in Part I & II is true and correct to the best of my knowledge and belief.  
I have no direct or indirect interest in the property valued.  
We have personally inspected the property on 18/01/2023  
This report is our subjective opinion based on documents provided & current status of property.  
All statutory clearances & regulatory formalities are assumed to be in place.  
We have not measured / verified actual land area on site plain table/ Total Station Surveying.

Date: 19/01/2023  
Place: Nashik

Signature of architect, IBBI & Govt. Regd Valuer

(Ar. Pradeep M. Kale)  
IOV Reg No F-10263  
CAT -I Reg No - NSK//236/25//2015-16  
IBBI Reg. No: IBBI/RV/02/2019/11836



Signature valid

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