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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 Proposed Purchaser: **Shri.Laxman Harishchandra Lahamage & Sau.Anita Laxman Lahamage**

Name of Owner: **Shri.Prakash Pawji Gajare**

Residential Row Bungalow on **Plot No.30**, Ground + First Floor , " **Saipushpa Row Bungalows "**  
Survey No.45/6/1, Behind Panchavati Tours & Travels, Samarth Nagar, Village - Makhmalabad,  
Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India.

**Latitude Longitude: 20°01'50.7"N 73°47'12.6"E**

**Intended User:**

**Bank of Baroda**

**Regional Office**

BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik, PIN – 422 101, 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)**

🌐 **[www.vastukala.co.in](http://www.vastukala.co.in)**



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**Vastukala Consultants (I) Pvt. Ltd.**

Valuation Report / BOB / Regional Office / Shri.Laxman Harishchandra Lahamage (008991/2306509) Page 2 of 26

Vastu/Nashik/05/2024/008991/2306509  
29/7-369-CCRJ  
Date: 29.05.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Row Bungalow on **Plot No.30**, Ground + First Floor ,  
" **Saipushpa Row Bungalows** "Survey No.45/6/1, Behind Panchavati Tours & Travels , Samarth Nagar ,  
Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country –  
India. belongs to **Shri. Prakash Pawji Gajare** . Name of Proposed Purchaser: **Shri.Laxman  
Harishchandra Lahamage & Sau.Anita Laxman Lahamage**

Boundaries of the pr

Boundaries	Plot	Row House
North	Plot No.34	Plot No.31
South	Plot No.36	Plot No.29
East	9.00-Meter-wide Colony Road	9.00-Meter-wide Colony Road
West	Rain Drain	Rain Drain

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 **₹ 39,63,600.00 (Rupees Thirty-Nine Lakh Sixty-Three Thousand Six Hundred Only)**

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

Hence certified

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

**Sharadkumar  
Chalikwar  
Director**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.05.29 17:56:14 +05'30'

*(Signature)*  
**Auth. Sign.**



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

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: nashik@vastukala.co.in| Tel : +91 253 4068262/98903 80564

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B1-001, 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 Chief Manager,****Bank of Baroda****Regional Office**

3SNL Building, Datta Mandir Road, Nashik Road,

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

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

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 29.05.2024
	b) Date on which the valuation is made	: 29.05.2024
3.	List of documents produced for perusal: <ul style="list-style-type: none"> <li>i. Copy of Notarized Agreement between Shri.Prakash Pawji Gajare (Seller) and Shri.Laxman Harishchandra Lahamage &amp; Sau.Anita Laxman Lahamage (Proposed Purchaser)</li> <li>ii. Copy of Commencement Certificate Vide No.LND/BP/Risk Based /C1/48/2022 Dated. 09.05.2022, issued by Nashik Municipal Corporation</li> <li>iii. Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/48/2022 Dated. 09.05.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation</li> </ul>	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><u>Name of Proposed Purchaser:</u> <b>Shri.Laxman Harishchandra Lahamage &amp; Sau.Anita Laxman Lahamage</b></p> <p><u>Name of Owner:</u> <b>Shri.Prakash Pawji Gajare.</b></p> <p><u>Address:</u> Residential Row Bungalow on <b>Plot No.30</b>, Ground + First Floor , " <b>Saipushpa Row Bungalows</b> "Survey No.45/6/1, Behind Panchavati Tours &amp; Travels , Samarth Nagar , Village - Makhmalabad, Taluka &amp; District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India</p> <p><u>Contact Person:</u> Shri.Laxman Harishchandra Lahamage (Proposed Purchaser) Contact No. +91 9822051550 Joint Ownership (Proposed)</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	Residential Row Bungalow on <b>Plot No.30</b> is Situated on Ground + First Floor  As per Approved Plan, the composition of Row



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			<p>Bungalow is:</p> <p><b>Ground Floor</b> – Living + Kitchen + Toilet + Passage+ Staircase+ Open Space.</p> <p><b>First Floor</b> – 2 Bedroom + Family Sit + Toilet + Balcony+ Passage+ <b>Staircase (i.e.2BHK+ Family Sit)</b></p> <p>The property is at 14 Km. travelling distance from nearest railway station Nashik Road.</p> <p><b>Landmark:</b> Behind Panchavati Tours &amp; Travels</p>
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.45/6/1, Plot No.30
	b) Door No.	:	Residential Row Bungalow on Plot No.30
	c) T.S. No. / Village	:	Village - Makhmalabad
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/48/2022 Dated. 09.05.2022, issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Row Bungalow on <b>Plot No.30</b> , Ground + First Floor , " <b>Saipushpa Row Bungalows</b> "Survey No.45/6/1, Behind Panchavati Tours & Travels , Samarth Nagar , Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Makhmalabad Nashik Municipal Corporation



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11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Plot		<b>Actual</b> <b>As per Agreement</b>
	North	:	Plot No.34                      Plot No.34
	South	:	Plot No.36                      Plot No.36
	East	:	9.00-Meter-wide Colony Road                      9.00-Meter-wide Colony Road
	West	:	Rain Drain                      Rain Drain
13.1	Dimensions / Boundaries of the property / Row House		<b>Actual</b> <b>As per Agreement</b>
	North		Plot No.31                      Plot No.31
	South		Plot No.29                      Plot No.29
	East		9.00-Meter-wide Colony Road                      9.00-Meter-wide Colony Road
	West		Rain Drain                      Rain Drain
13.2	Latitude, Longitude & Co-ordinates of the site	:	20°01'50.7"N 73°47'12.6"E
13.3	Whether Boundaries Matching with Actual		Yes
14.	Extent of the site	:	Carpet Area in Sq. Ft = 742.00 (Area as per Site Measurement)  <b>Carpet Area in Sq. Ft = 734.00</b> <b>(Area as per Notarized Agreement)</b>  Built Up Area in Sq. Ft. = 881.00 (Area as per Notarized Agreement+20%)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft = 734.00</b> <b>(Area as per Notarized Agreement)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No.45/6/1, Plot No.30
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Makhmalabad Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Row Bungalow on <b>Plot No.30</b> , Ground + First Floor , " <b>Saipushpa Row Bungalows</b> "Survey No.45/6/1, Behind Panchavati Tours & Travels ,

		Samarth Nagar , Village - Makhmalabad, Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2023 (As per Site Information)
5.	Number of Floors	: Ground + First Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Residential Row Bungalow on <b>Plot No.30</b>
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: N.A
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Covered Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>ROW Bungalow</b>	
1	The floor in which the Row Bungalow is situated	: Ground + First Floor
2	Door No. of the Row Bungalow	: Residential Row Bungalow on Plot No.30
3	Specifications of the Row Bungalow	: 2BHK+ Family Sit
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tile flooring
	Doors	: Teak Wood door framed with flush doors
	Windows	: Aluminum Sliding windows
	Fittings	: Concealed plumbing, Concealed C.P.Fitting Wiring
	Finishing	: Cement Plastering
4	Bungalow Tax	:
	Assessment No.	: Details Not Available
	Tax paid in the name of:	: Details Not Available
	Tax amount:	: Details Not Available
5	Electricity Service connection No.:	: Details Not Available
	Meter Card is in the name of:	: Details Not Available
6	How is the maintenance of the Row Bungalow?	: Good
7	Sale Deed executed in the name of	: <u>Name of Proposed Purchaser:</u> <b>Shri.Laxman Harishchandra Lahamage &amp; Sau.Anita Laxman Lahamage</b>  <u>Name of Owner:</u> <b>Shri.Prakash Pawji Gajare</b>
8	What is the undivided area of land as per Sale Deed?	: Details not available



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9	What is the plinth area of the Row Bungalow?	:	Built Up Area in Sq. Ft. = 881.00 (Area as per Notarized Agreement+20%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Row Bungalow?	:	Carpet Area in Sq.Ft = 742.00 (Area as per Site Measurement)  <b>Carpet Area in Sq.Ft = 734.00 (Area as per Notarized Agreement)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 8,000.00 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 developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Row Bungalow 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)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row Bungalow under valuation after comparing with the specifications and other factors with the Row Bungalow under comparison (give details).	:	₹ 5,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 3,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 31,600.00 per Sq. M. ₹ 2,936.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	-
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Row Bungalow with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	01 Year
	Life of the building estimated	:	59 years Subject to proper, preventive periodic

			maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,400.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 5,400.00 per Sq. Ft.</b>
	<b>Remark: -</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row Bungalow	734.00 Sq. Ft.	5,400.00	39,63,600.00
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	As per current stage of work completion the value of the Row Bungalow (if Row Bungalow is under construction)			
12	After 100% completion final value of Row Bungalow			
	<b>Total Value of the property</b>			<b>39,63,600.00</b>

**Value of Row Bungalow**

<b>Fair Market Value of the property</b>	<b>39,63,600.00</b>
<b>Realizable value of the property</b>	<b>37,65,420.00</b>
<b>Distress Value of the property</b>	<b>31,70,880.00</b>
<b>Insurable value of the property (881.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>17,62,000.00</b>
<b>Guideline value of the property (as per Notarized Agreement)</b>	<b>24,67,900.00</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 Row Bungalow, where there are typically many comparables available to analyze. As the property is a Residential Row Bungalow, 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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, all-round development of commercial and residential application in the locality etc. We estimate ₹ 5,400.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 8,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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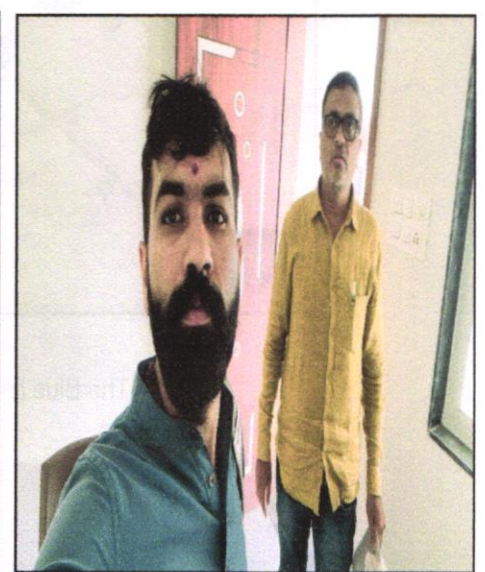
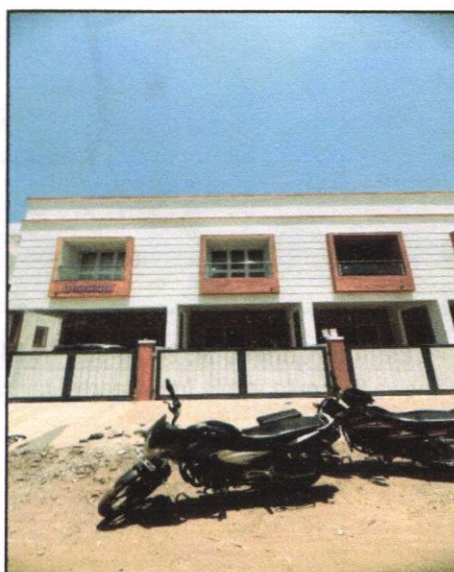
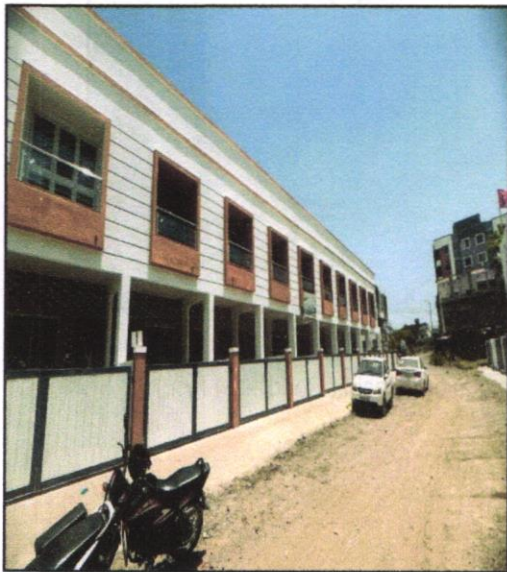
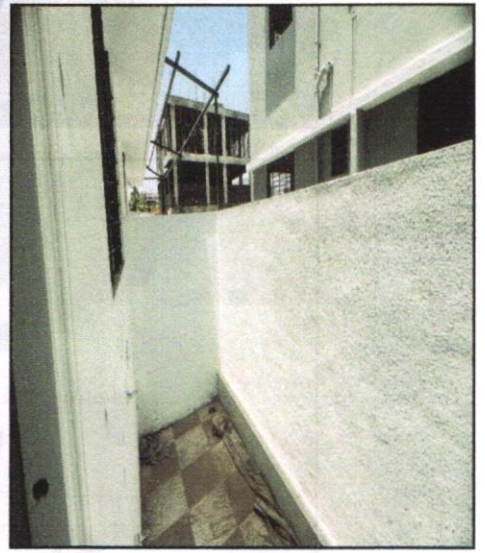
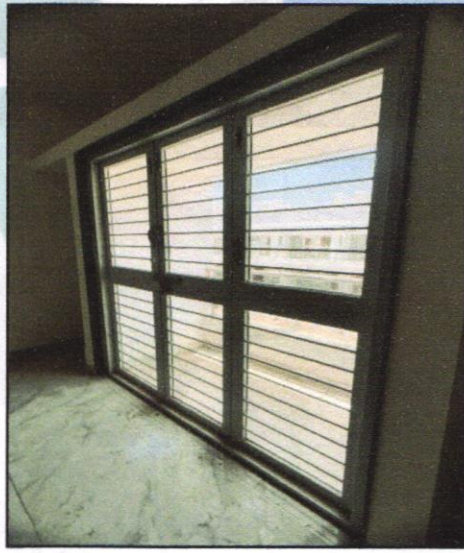
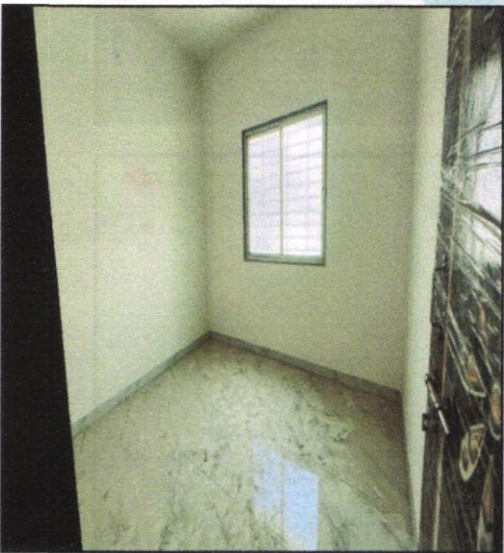
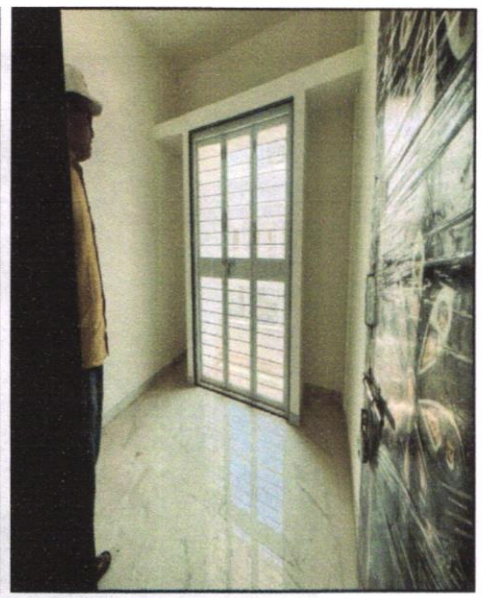
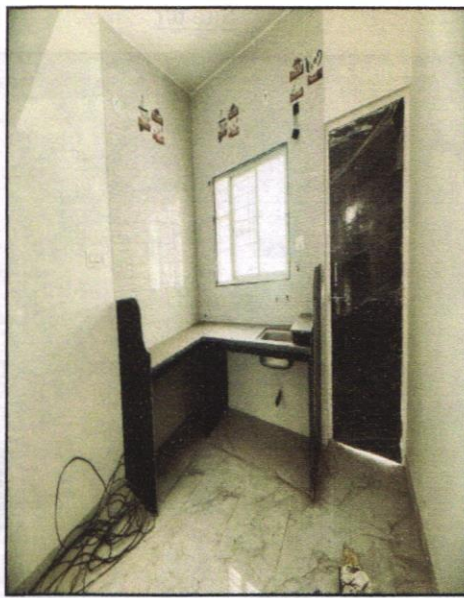
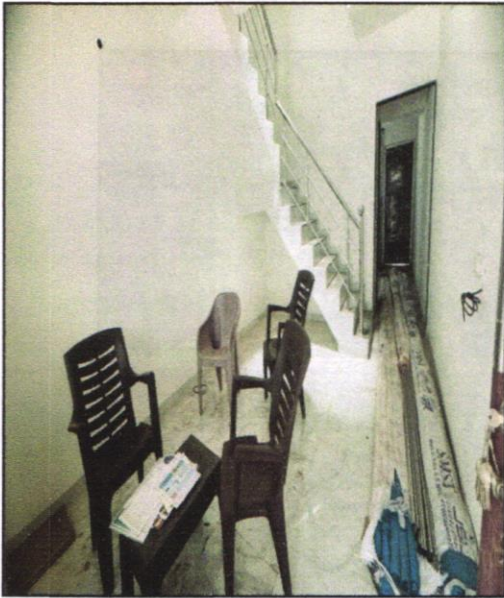
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### Actual site photographs



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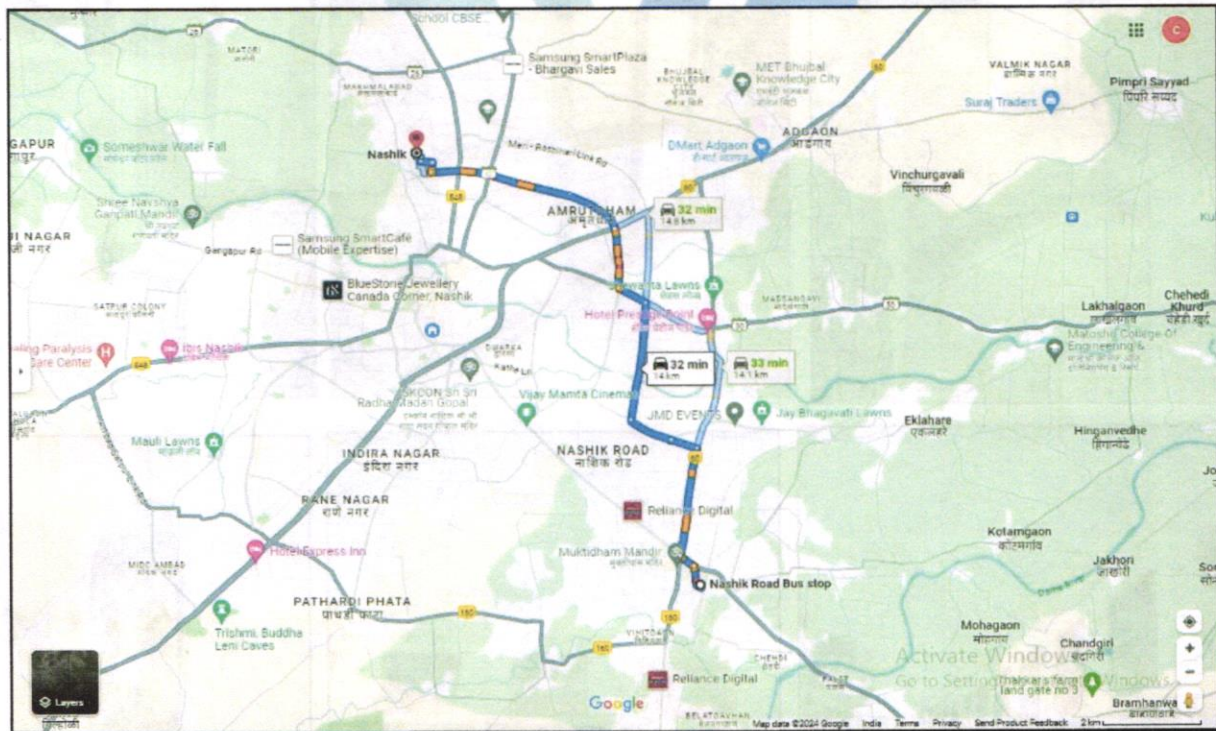
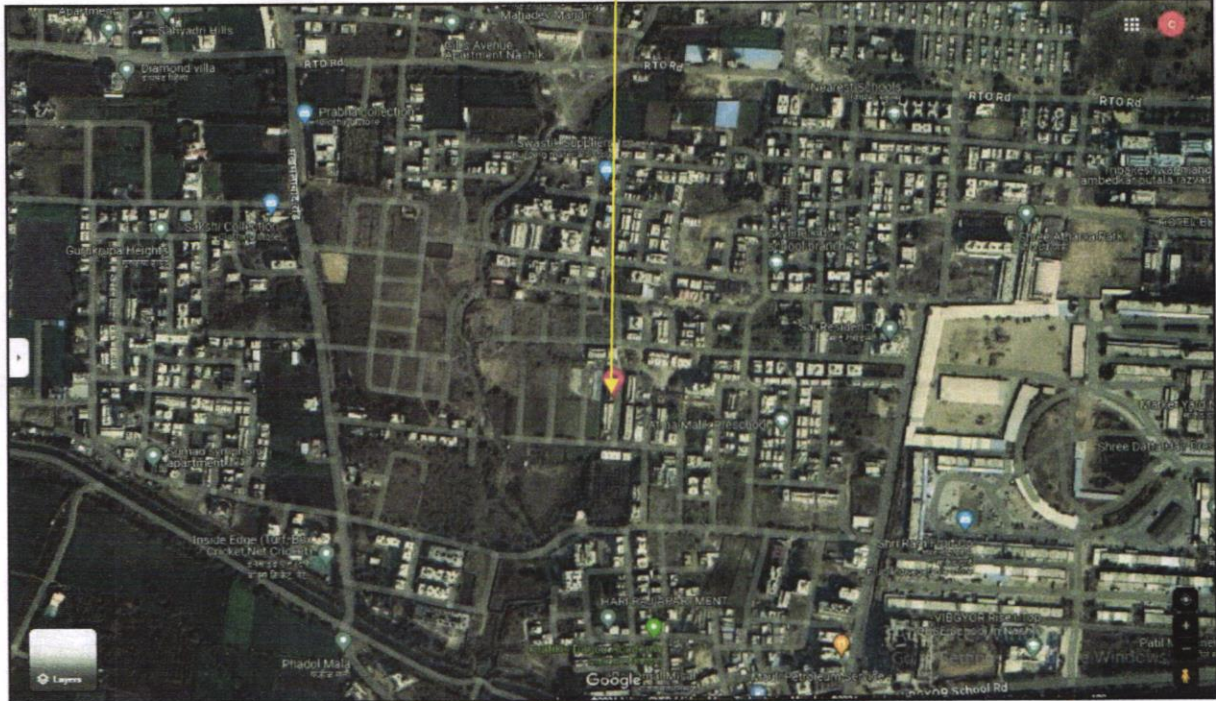
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# Route Map of the property

Site u/r



**Latitude Longitude: 20°01'50.7"N 73°47'12.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 14 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** सांजे मखमलावाद

**Search By**  Survey No  Location

**Enter Survey No**

उपविभाग	बुली जमीन	निवासी सदनिका	बॉकिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
14.6 -मखमलावाद म्हासरळ लिंक रस्त्याच्या दक्षिणेकडील रस्ता विभाग वगळता अंतर्गत रहिवास व तत्सम विभागातील मिळकती	8700	31600	35370	39500	0	चौ. मीटर	सर्व्हे नंबर





## Price Indicators

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Sell ▾
Home Loans ▾

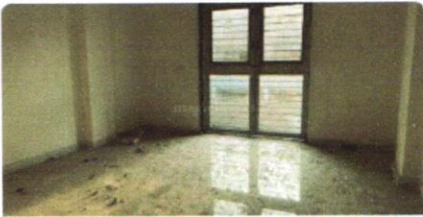
Home > Property in Nashik > House for Sale in Nashik > House for Sale in Malikhmalabad > 2 BHK > 1275 Sq-ft

Get priority access & benefits with MB Prime
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

₹47.5 Lac

Get ₹14,253 cashback on Home Loan ONLY ON MAGICBRICKS

2 BHK Residential House - 1275 Sq-ft



2 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area  
850 sqft ~  
₹5,589/sqft

Facing  
East

Age Of Construction  
New Construction

Transaction Type  
Resale

Furnished Status  
Unfurnished

Age Of Construction  
New Construction

Status  
Ready to Move

Type Of Ownership  
Freehold

East Facing Property

+13 Photos

Contact Owner

Get Phone No.

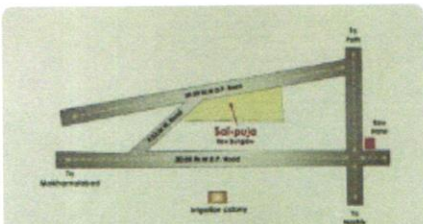
magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > Villas in Nashik > Villa in Malikhmalabad > 3 BHK > 1364 Sq-ft

₹55.0 Lac

Get ₹16,500 cashback on Home Loan

3 BHK For Sale in



3 Beds
 2 Baths
 2 Balconies
 1 Covered Parking

Carpet Area  
787 sqft ~  
₹6,989/sqft

Facing  
East

Type Of Ownership  
Freehold

Transaction Type  
New Property

Furnished Status  
Unfurnished

Age Of Construction  
New Construction

Status  
Ready to Move

Car Parking  
1 Covered

+4 Photos

Contact Builder

Get Phone No.

Last contact made 60 days ago



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## Price Indicators


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Ramkrishna Nagar Makhmalabad > 2 BHK > 1350 Sq-ft

Get full support from Relationship Manager ★ MB Prime
✓ Shortlists Properties
✓ Live Video Call
Join Prime @ 50% OFF

**₹ 51.0 Lac** Get ₹15,300 cashback on Home Loan ONLY ON MAGICBRICKS

2 BHK Owner Residential House For Sale Ramkrishna Nagar Makhmalabad, Nashik



2 Beds
3 Baths
1 Balcony
Unfurnished

**Super Built-Up Area**  
1350 sqft  
₹ 3,778/sqft

**Transaction Type**  
Resale

**Facing**  
East

**Super Built-Up Area**  
1350 sqft  
₹ 3,778/sqft


**Status**  
Ready to Move

**Furnished Status**  
Unfurnished

**Floor**  
1 (Out of 2 Floors)

**Additional Rooms**  
1 Store Room

**Type Of Ownership**  
Freehold



+6 Photos

✓ East Facing Property

Contact Owner

Get Phone No.

Last contact made 84 days ago


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Nashik > House for Sale in Nashik > House for Sale in Makhmalabad > 3 BHK > 1500 Sq-ft

Save Time & Money with ★ MB Prime
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

**₹ 54.0 Lac** Get ₹16,200 cashback on Home Loan ONLY ON MAGICBRICKS

3 BHK Owner Residential House For Sale Makhmalabad, Nashik



3 Beds
2 Baths
2 Balconies
Semi-Furnished

**Carpet Area**  
1350 sqft  
₹ 4,000/sqft

**Facing**  
East

**Transaction Type**  
Resale

**Furnished Status**  
Semi-Furnished

**Status**  
Ready to Move

**Type Of Ownership**  
Power Of Attorney



1 Photos

✓ East Facing Property

Contact Owner

Get Phone No.

Last contact made 9 days ago



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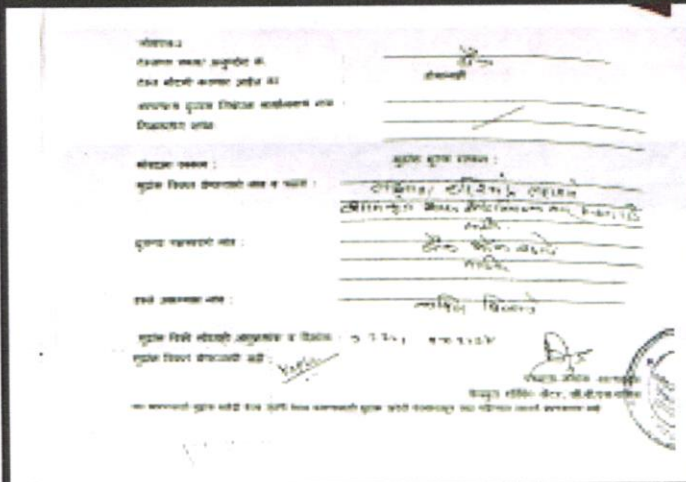
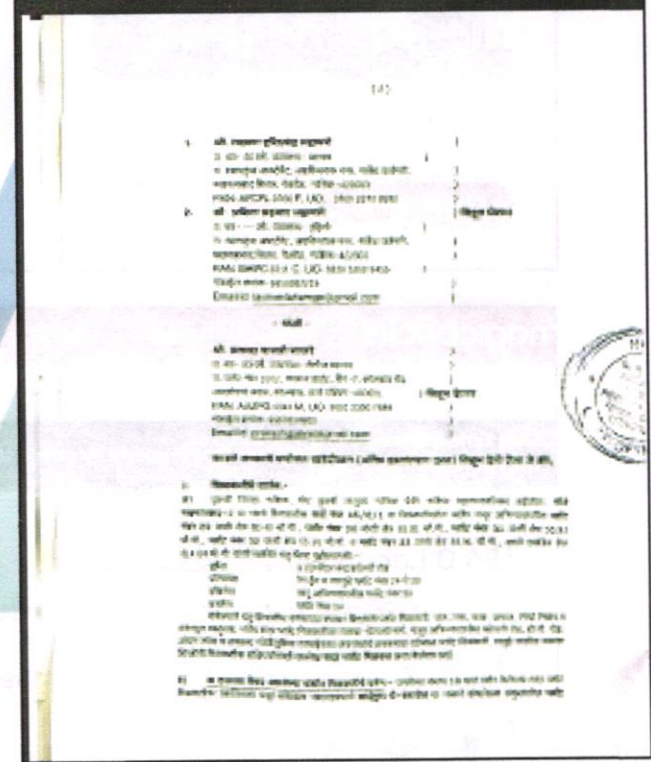
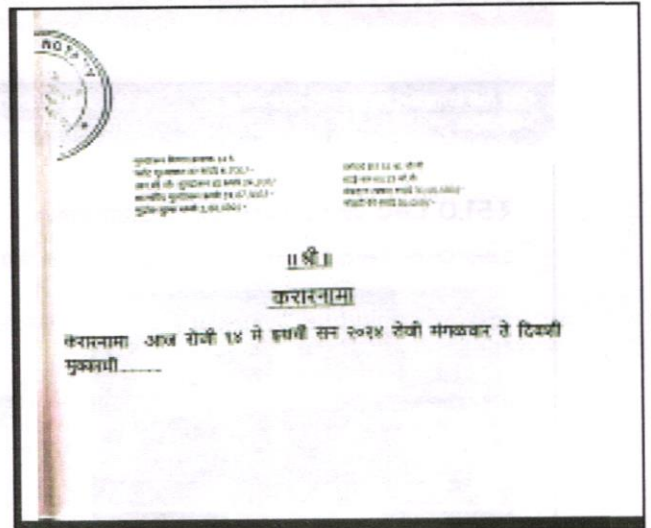
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# Notarized Agreement



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## Approved Plan

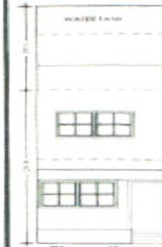
**PROPOSED RESIDENTIAL BUNGALOW**  
**P NO :- 30 S NO:45/6/1**  
**AT MAKHMALBAD SHIWAR , NASHIK.**  
**FOR -SHRI.PRAKASH P.GAJARE.(P NO-30)**

**STAMPS OF APPROVAL OF PLANS**

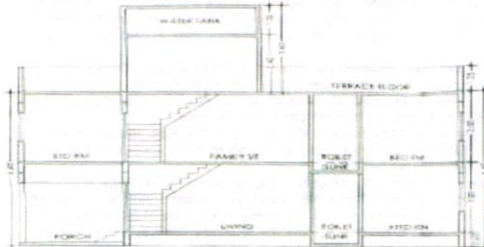
**APPROVED**

The plans amended in..  
 and the conditions mentioned in  
 the accompanying commencement  
 Certificate No **01/48/2022** dated **09/05/2022**

  
**SECTIONAL ENGINEER,**  
**TOWN PLANNING DEPARTMENT**  
**NASHIK MUNICIPAL CORPORATION, NASHIK**



**Elevation**



**Section-A-A'**

**Certificate Of Area.**  
 Certified that 2301 under reference was surveyed by me on 01/11/2020 and the construction of said etc. of said structure is in accordance with the conditions and specifications mentioned in the approved plan and the same is in accordance with the rules and regulations of the Department of Town Planning, Nashik Municipal Corporation, Nashik.

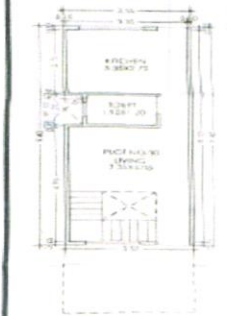
Signature: **H.E. SHAMRAO**  
 (Sectional Engineer, Town Planning Dept.)

**Form of Statement 2**  
**(Sr No. 9 (a) Proposed Building)**

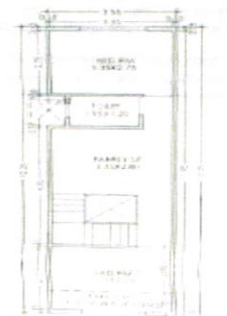
Building No.	Floor no.	Total Built-up Area Of Rooms per outer Construction line
(1)	(2)	(3)
Residential	Ground Fl	32.77
	1st Floor	42.89
	<b>Total Net B/up Area</b>	<b>75.66</b>

**Schedule Of Openings.**

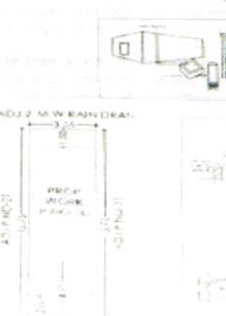
Line	Spec	Location
D	60mm x 20mm	at Bath Door
D1	60mm x 20mm	at Bath Door
D2	60mm x 20mm	at Living Window
D3	60mm x 20mm	at Living Window
D4	60mm x 20mm	at Living Window
D5	60mm x 20mm	at Living Window
D6	60mm x 20mm	at Living Window
D7	60mm x 20mm	at Living Window
D8	60mm x 20mm	at Living Window
D9	60mm x 20mm	at Living Window
D10	60mm x 20mm	at Living Window
D11	60mm x 20mm	at Living Window
D12	60mm x 20mm	at Living Window
D13	60mm x 20mm	at Living Window
D14	60mm x 20mm	at Living Window
D15	60mm x 20mm	at Living Window
D16	60mm x 20mm	at Living Window
D17	60mm x 20mm	at Living Window
D18	60mm x 20mm	at Living Window
D19	60mm x 20mm	at Living Window
D20	60mm x 20mm	at Living Window
D21	60mm x 20mm	at Living Window
D22	60mm x 20mm	at Living Window
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D24	60mm x 20mm	at Living Window
D25	60mm x 20mm	at Living Window
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D92	60mm x 20mm	at Living Window
D93	60mm x 20mm	at Living Window
D94	60mm x 20mm	at Living Window
D95	60mm x 20mm	at Living Window
D96	60mm x 20mm	at Living Window
D97	60mm x 20mm	at Living Window
D98	60mm x 20mm	at Living Window
D99	60mm x 20mm	at Living Window
D100	60mm x 20mm	at Living Window



**Ground Floor Plan**  
Scale 1:100



**First Floor Plan**  
Scale 1:100



**SITE PLAN**  
Scale 1:200



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## Commencement Certificate

 <p><b>NASHIK MUNICIPAL CORPORATION</b> NO.LND/IBP/ Risk Based/ c/148/2022 DATE :- 09/05/2022</p>
<p><b>SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE</b></p>
<p><b>TO, Mr. Prakash Pavaji Gajare.</b> C/o. Er. Harshad Bhamare &amp; Stru.Engg. Rahul Thorat Of Nashik.</p>
<p><b>Sub -</b> Sanction of Building Permission &amp; Commencement Certificate on Plot No. 30 of S.No.4G.No. 45/6/1 of Makhmalabad Shiwar, Nashik.</p>
<p><b>Ref -</b> 1) Your Application &amp; for Building permission/ Revised Building permission/ Extension of Structure Plan/Risk Based In Dated:-30/12/2021 Inward No.C1/RIBP/1605. 2) Final Layout No. LND/WS/192/2021 Dt:07/07/2021.</p>
<p>Sanction of building permission &amp; commencement certificate is hereby granted under section 45 &amp; 89 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for <u>Residential</u> Purpose as per plan duly amended in ..... subject to the following conditions.</p>
<p><b>CONDITIONS (1 to 46)</b></p>
<ol style="list-style-type: none"> <li>1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.</li> <li>2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.</li> <li>3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue &amp; thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction shall be commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development &amp; action as per provisions laid down in Maharashtra Regional &amp; Town Planning Act 1966 &amp; under Maharashtra Municipal Corporation Act-1949 will be taken against such defaulter which should please be clearly noted.</li> <li>4) This permission does not entitle you to develop the land which does not vest in you.</li> <li>5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.</li> <li>6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling &amp; Regulation Act &amp; under appropriate sections of Maharashtra Land Revenue Code 1906].</li> <li>7) The balconies, ottas &amp; verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas &amp; verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.</li> <li>8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.</li> <li>9) The drains shall be lined out &amp; covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.</li> <li>10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbing natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant.</li> </ol>



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 ₹ **39,63,600.00 (Rupees Thirty-Nine Lakh Sixty-Three Thousand Six Hundred Only)**. The **Realizable Value** of the above property ₹ **37,65,420.00 (Rupees Thirty-Seven Lakh Sixty-Five Thousand Four Hundred Twenty Only)** and the **Distress value** ₹ **31,70,880.00 (Rupees Thirty-One Lakh Seventy Thousand Eight Hundred Eighty Only)**.

Place: Nashik

Date: 29.05.2024

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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.05.29 17:56:32 +05'30'

Auth. Sign.

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

#### Enclosures

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

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

Date

Signature  
(Name Branch Official with seal)



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is Purchased by Shri.Laxman Harishchandra Lahamage & Sau.Anita Laxman Lahamage from Shri.Prakash Pawji Gajare as per Notarized Agreement
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh– Site Engineer Rashmi Jadhav – Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 29.05.2024 Valuation Date - 29.05.2024 Date of Report - 29.05.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on - 29.05.2024
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 Row Bungalow size, location, upswing in real estate prices, sustained demand for Residential Row Bungalow, 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 **29<sup>th</sup> May 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Row Bungalow, admeasuring **734.00 Sq. Ft. Carpet Area** owned by **Shri.Prakash Pawji Gajare** Name of Proposed Purchaser: **Shri.Laxman Harishchandra Lahamage & Sau.Anita Laxman Lahamage**.Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

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

### Environmental Conditions

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

### Area

Based on the information provided by the Client, we understand that the Residential Row Bungalow, admeasuring **734.00 Sq. Ft. Carpet Area**

### Condition & Repair

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

### Valuation Methodology

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

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



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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 Residential Row Bungalow, admeasuring **734.00 Sq. Ft. Carpet Area**

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

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



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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: 29.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.05.29 17:56:42 +05'30'

Auth. Sign.

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



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