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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Sau. Bharati Rajendra Bagul & Shri. Rajendra Tanaji Bagul.**

Residential Flat No.201, Second Floor, A-Wing, "Shreeji Sky View", Survey No.772/1/1A/1/1,
Plot No.1 to 5, Near Ranbhumi Multisport Turf, Muktai Marg, Village – Nashik, Taluka &
District - Nashik, PIN Code – 411 001, State – Maharashtra, Country – India.

Latitude Longitude: 19°59'14.1"N 73°45'59.0"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, 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

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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

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Valuation Report : BOB / Regional Office / Sau.Bharati Rajendra Bagul (009218/2306703) Page 2 of 26

Vastu/Nashik/06/2024/009218/2306703
12/15-147-CCBS
Date: 12.06.2024

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.201, Second Floor, A-Wing, "Shreeji Sky View", Survey No.772/1/1A/1/1, Plot No.1 to 5, Near Ranbhumi Multisport Turf, Muktai Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 411 001, State – Maharashtra, Country – India belongs to **Sau.Bharati Rajendra Bagul & Shri.Rajendra Tanaji Bagul**

Boundaries of the property.

Boundaries	Building	Flat
North	Part of Survey No.772	Flat No.A-202
South	7.5 Mtr Colony Road	Marginal Space
East	Open Space	Flat No.A-204
West	18 Mtr.D.P. Road	Marginal Space

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 ₹ 70,65,200.00 (Rupees Seventy Lakh Sixty-Five Thousand Two 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.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.12 17:26:10 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

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



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
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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,
Regional Office
 3SNL Building, Datta Mandir Road, Nashik Road,
 Nashik, PIN – 422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 08.06.2024
	b) Date on which the valuation is made	: 12.06.2024
3.	List of documents produced for perusal: 1) Copy of Agreement Vide No.7548/2019 Dated.05.09.2019 2) Copy of Approved Building Plan Accompanying Occupancy Certificate No.Nashik/26764/2021 dated 07.05.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Commencement Certificate Vide No.LND/BP/A3/121/001 Dated. 02.04.2018, issued by Nashik Municipal Corporation 4) Copy of RERA Registration Certificate No.P51600016565 dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority. 5) Copy of Electricity Bill vide Consumer No.0450012128247 dated 23.04.2024 in the name of Sau.Bharati Rajendra Bagul issued by M.S.E.D.C.L	
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)	: Sau.Bharati Rajendra Bagul & Shri.Rajendra Tanaji Bagul <u>Address:</u> Residential Flat No.201, Second Floor, A-Wing, "Shreeji Sky View", Survey No.772/1/1A/1/1, Plot No.1 to 5, Near Ranbhumi Multisport Turf, Muktai Marg, Village – Nashik, Taluka & District - Nashik, PIN Code – 411 001, State – Maharashtra, Country – India. <u>Contact Person:</u> Sau.Bharati Rajendra Bagul (Owner) Contact No. +91 9021337843 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.201 is located on Second Floor. As per Plan composition of flat is: Hall + 3 Bedroom + Kitchen/ Dining + Toilet + Balcony + Terrace+ Passage + (i.e.3BHKD). The property is at 11 Km. distance from nearest railway station Nashik Road.



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			Landmark: Near Ranbhumi Multisport Turf
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.772/1/1A/1/1, Plot No.1 to 5
	b) Door No.	:	Residential Flat No.201
	c) T.S. No. / Village	:	Village – Nashik
	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 Occupancy Certificate No.Nashik/26764/2021 dated 07.05.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation
	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 Flat No.201,Second Floor, A-Wing, "Shreeji Sky View", Survey No.772/1/1A/1/1, Plot No.1 to 5, Near Ranbhumi Multisport Turf , Muktai Marg,Village – Nashik, Taluka & District - Nashik, PIN Code – 411 001, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik 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
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Deed
	North	:	Part of Survey No.772 Part of Survey No.772
	South	:	7.5 Mtr Colony Road 7.5 Mtr Colony Road
	East	:	Open Space Open Space

	West	:	18 Mtr.D.P. Road	18 Mtr.D.P. Road
Mtrs	Flat		As per Actual Site	As per the Deed
	North		Flat No.A-202	Flat No.A-202
	South		Marginal Space	Marginal Space
	East		Flat No.A-204	Flat No.A-204
	West		Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°59'14.1"N 73°45'59.0"E	
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 870.00 Balcony Area in Sq. Ft. = 150.00 Terrace Area in Sq. Ft. = 36.00 (Area as per site Measurement)</p> <p>Carpet Area in Sq. Ft. = 861.00 Balcony Area in Sq. Ft. = 146.00 Terrace Area in Sq. Ft. = 33.00 Total Carpet Area in Sq.Ft =1039.00 (Area as per Agreement)</p> <p>Built up area in Sq. Ft. = 1143.00 (Area as per Agreement +10%)</p>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Carpet Area in Sq. Ft. = 861.00 Balcony Area in Sq. Ft. = 146.00 Terrace Area in Sq. Ft. = 33.00 Total Carpet Area in Sq.Ft =1039.00 (Area as per Agreement)</p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No.772/1/1A/1/1, Plot No.1 to 5	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No.201, Second Floor, A-Wing, " Shreeji Sky View ", Survey No.772/1/1A/1/1, Plot No.1 to 5, Near Ranbhumi Multisport Turf , Muktai Marg,Village – Nashik, Taluka & District - Nashik, PIN Code – 411 001, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per Site Information)	

5.	Number of Floors	:	Ground + 9 th Uppers Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on Second Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
s	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	Second Floor
2	Door No. of the Flat	:	Residential Flat No.201
3	Specifications of the Flat	:	3BHKD
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing , Concealed Electrical wiring
	Finishing	:	Cement Plastering With POP
	Paint	:	Lustre Paint
4	House Tax	:	
	Assessment No.	:	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:	:	Details Not Provided
5	Electricity Service connection No.:	:	0450012128247
	Meter Card is in the name of:	:	Sau.Bharati Rajendra Bagul
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Sau.Bharati Rajendra Bagul & Shri.Rajendra Tanaji Bagul
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up area in Sq. Ft. = 1143.00 (Area as per Agreement +10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 870.00 Balcony Area in Sq. Ft. = 150.00 Terrace Area in Sq. Ft. = 36.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 861.00 Balcony Area in Sq. Ft. = 146.00 Terrace Area in Sq. Ft. = 33.00 Total Carpet Area in Sq.Ft =1039.00 (Area as per Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	
13	Is it being used for Residential or Commercial	:	Residential purpose

	purpose?		
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 14,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 6,800.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 4,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 40,000.00 per Sq. M. ₹ 3,716.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years
5	Registered Value (if available)	:	Register Value – ₹60,00,000.00 Document No. – 7548/2019 Agreement Date. –05.09.2019
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	N.A. as the age of the property is below 5 years
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	04 Years
	Life of the building estimated	:	56 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	:	N.A. as the age of the property is below 5 years
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	:	₹ 4,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,800.00per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1039.00 Sq. Ft.	6,800.00	70,65,200.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			70,65,200.00

Value of Flat

Fair Market Value	70,65,200.00
Realizable value	67,11,940.00
Distress Value	65,52,160.00
Insurable value of the property (1143.00 Sq. Ft. X ₹ 2,000.00)	22,86,000.00
Guideline value of the property (1143.00 Sq. Ft. X ₹ 3,716.00)	42,47,388.00

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



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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 ₹ 6,000.00 to ₹ 7,000.00 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 of commercial and residential application in the locality etc. We estimate ₹ 6,800.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 14 ,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



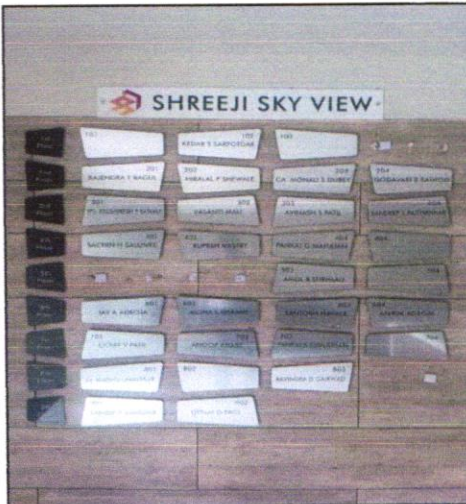
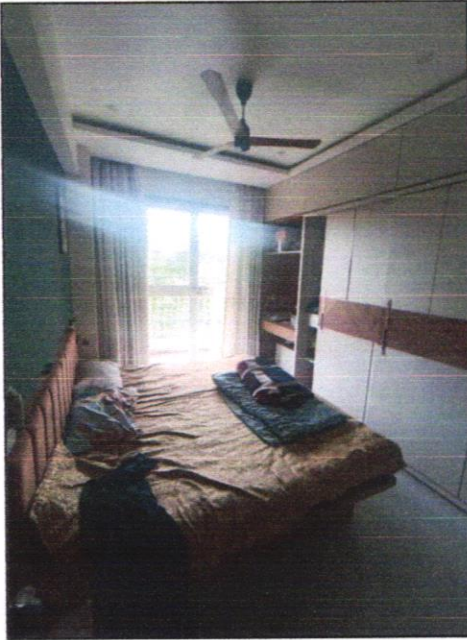
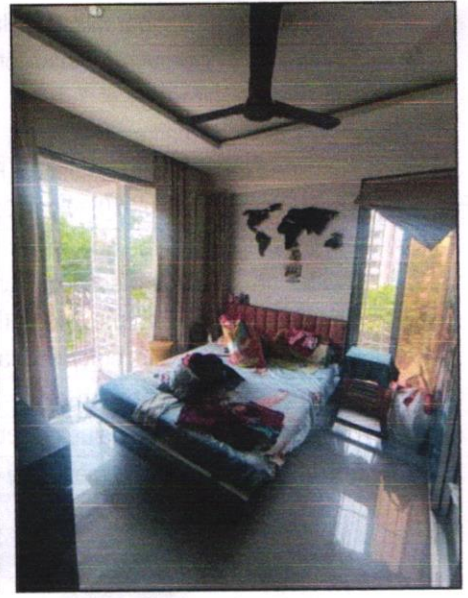
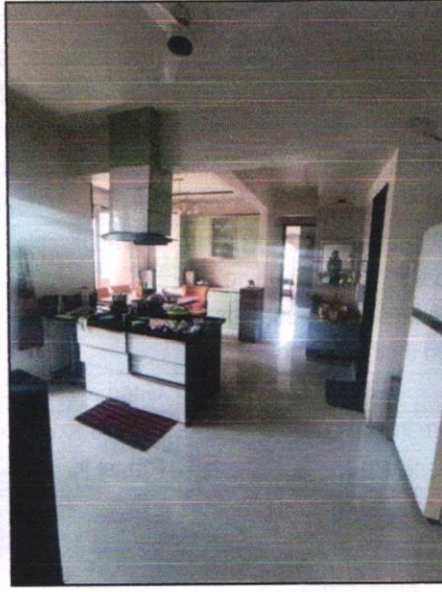
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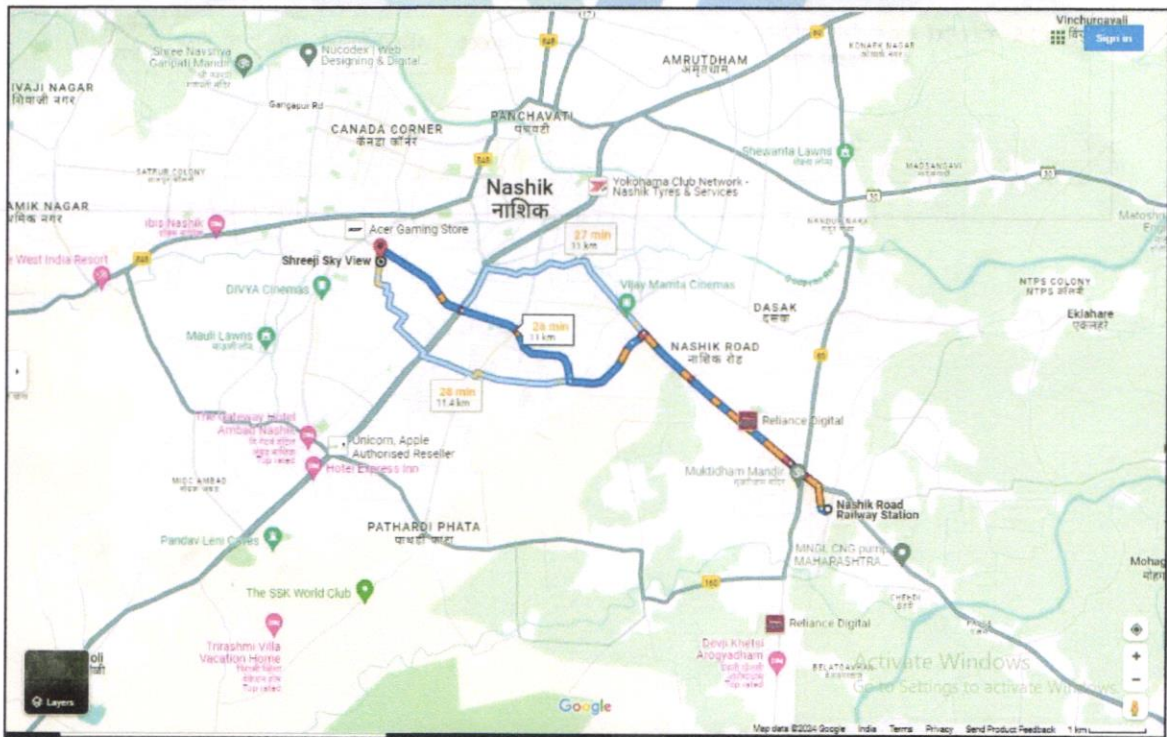
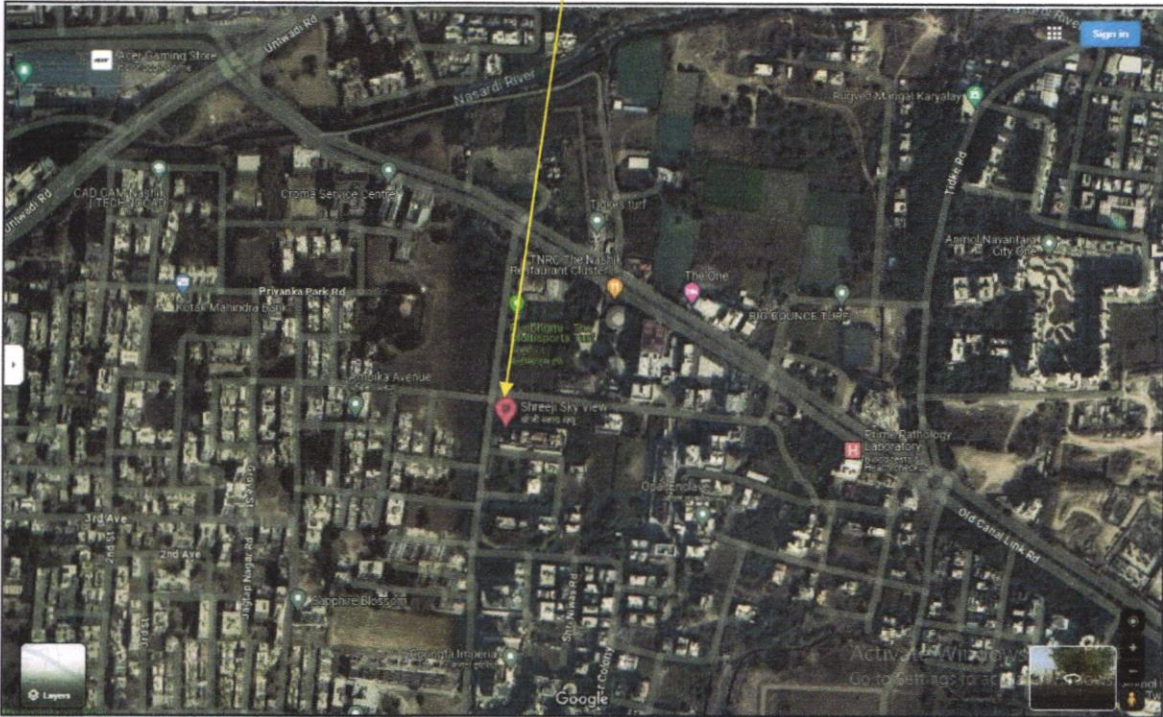


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°59'14.1"N 73°45'59.0"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 11 Km.)




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महाराष्ट्र शासन



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(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सरनिका	औद्योगिक दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.3.5 - नविन मुंबई आग्रा मार्गापासून पश्चिम व उत्तरेकडे जाणारा कॅनाललागतचा रस्ता	19000	40000	46000	50000	0	चौ. मीटर सक्षेपण नंबर


Price Indicators

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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Untwadi > 3 BHK Flats for Sale in Untwadi > 1785 Sq-ft
Posted on: Nov 19, 22 Property ID: 63909971

₹1.34 Cr Get ₹ 40,200 cashback on Home Loan

3 BHK 1785 Sq-ft Flat For Sale in **Untwadi, Nashik**



3 Beds 3 Baths Unfurnished

Super Built-Up Area 1785 sqft ₹ 7,507/sqft	Developer Shreeji Group	Project Shreeji The Status
Transaction Type New Property	Status Under Construction	Furnished Status Unfurnished

Contact Builder
Book Site Visit

Contact Builder
Shreeji Group -91-80XXXXXX22

Your Name

Email

IND -91 Mobile Number

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Why buy in this project?

- STAR BUCKS IN THE BUILDING
- OPPOSITE TO CITY CENTRE MALL
- MAGNIFICENT 20 STOREYED LANDMARK


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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Untwadi > 3 BHK Flats for Sale in Untwadi > 1100 Sq-ft
Posted on: Oct 19, 22 Property ID: 63759025

₹55.0 Lac Get ₹16,500 cashback on Home Loan ONLY ON MAGICBRICKS

1100 Sq-ft 3 BHK Flat For Sale in **Untwadi, Nashik**



3 Beds 2 Baths Unfurnished

Super Built-Up Area 1100 sqft ₹ 5,000/sqft	Floor 1 (Out of 2 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Unfurnished	

Contact Owner
Get Phone No.

Last contact made 3 days ago

Contact Owner
c.c.navgire c.c.navgire
-91-92XXXXXX26

Your Name

Email

IND -91 Mobile Number

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Get Contact Details

More Details

Price Breakup	₹ 55 Lac
Address	Untwadi, Nashik, Maharashtra
Furnishing	Unfurnished



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Price Indicators

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₹1.08 Cr Get ₹32,400 cashback on Home Loan

3 BHK 1621 Sq-ft Flat For Sale **Govind Nagar, Nashik**

3 Beds | 2 Baths | Unfurnished

Super Built-Up Area
1621 sqft • ₹6,662/sqft

Transaction Type
New Property

Lifts
3

Developer
Shreeji Group

Status
Under Construction

Furnished Status
Unfurnished

Project
Shreeji The Crown

Additional Rooms
1 Store Room

[Contact Builder](#) [Book Site Visit](#)

Why buy in this project?

- The Crown is a landmark that will stand as a beacon of beauty on the skyline of Nashik.
- A shape that will be an icon for the city.
- grand homes that are expansive in every sense.

[+7 more](#)

Contact Builder
Shreeji Group +91-80XXXXXX122

Your Name

Email

IND +91 | Mobile Number

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₹99.0 Lac Get ₹29,700 cashback on Home Loan

3 BHK 1803 Sq-ft Flat For Sale **Govind Nagar, Nashik**

3 Beds | 3 Baths | 1 Covered Parking | Unfurnished

Super Built-Up Area
1803 sqft • ₹5,491/sqft

Transaction Type
New Property

Furnished Status
Unfurnished

Developer
Keystone Builders

Status
Under Construction

Car Parking
1 Covered

Project
Keystone Aria

Lift
1

[Contact Builder](#) [Get Phone No.](#)

More Details

Price Breakup **₹99 Lac**

Address **Govind Nagar, Nashik, Maharashtra**

Furnishing **Unfurnished**

Contact Builder
KEYSTONE BUILDERS +91-24XXXXXX86

Your Name

Email

IND +91 | Mobile Number

I agree to MagicBricks [Terms of Use](#)

Get Contact Details

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Commencement Certificate



NASHIK MUNICIPAL CORPORATION
 NO. LASHIBY 43/152/ed)
 DATE - 03/09/2019

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO: **Shri. Ashok N. Jandekar & Others Through CPA, Holder
Shreej Realty Partnership Firm Through Partner Shri. A. H. Bhaskarji.**

OF: **Shri. Er. Ashok Jandekar & Mrs. Inga, Pramesh Bhary of Nashik**

SUB: **Sanction of Building Permission & Commencement Certificate in Plot No. 1 to 5 of S.No. 772/1A/1 of Nashik Shikar.**

RE: **1) Your Application & for Building permission/ Proposed Building permission/ Extension of Structure Plan Dated 28/10/2018 Inward No. AS/SP/5124/122
2) Final Layout layout No.25 DT 08/08/2002**

Section 45 & 56 of the Maharashtra Regional and Town Planning Act 1946 (MRTA) of 1946 to carry out Development work under building permission under section 213 of The Maharashtra Municipal Corporation Act (Act No. 128 of 1947) is granted building for Residential Commercial Purpose as per plan duly amended in the interest of the following conditions.

CONDITIONS (1 to 46)

1. The land vacated in consequence of enforcement of the setback rule shall form part of Public Street.
2. No new building or part thereof shall be provided or allowed to be occupied or permitted to be used in any part of the property permission under sec. 213 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise reviewed or extended period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development. In view of the provisions laid down in Maharashtra Regional & Town Planning Act 1946 & under Maharashtra Municipal Corporation Act, 1947 will be taken against such defaulters which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
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 (as under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1980).
7. After completion of plot, certificate of planning authority to the effect that the plot is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land Ceiling & Regulation Act, 1975. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, stairs & verandahs should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given in the building plan. If the balconies, stairs & verandahs are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. 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 18 of the reservation of Tree Act, 1975.



Agreement

M/S SHREEJI REALTY
PAN No. A C Y F S 4189 E
 a partnership firm, through it's partner
SHRI ANJAN HASMUKHBHAI BHALODIYA,
 Age-32, Occu-Business,
 R/O- Plot No.44, Karmyogi Nagar, Near Govind Nagar, Nashik,
 Hereinafter Referred To As **"THE PROMOTER"**, (Which Expression Is Unless Repugnant To The Context Or Meaning Thereof Be Deemed To Mean And Include Its Successors In Interest, It's Other Partners, Their Executors, Administrators And Permitted Assignees); **PARTY OF THE FIRST PART**

AND

(1) SAU. BHARATI RAJENDRA BAGUL
 Age: 45 Years, Occupation: Service
PAN No. A B L P B 9650 M

(2) SHRI. RAJENDRA TANAJI BAGUL
 Age : 56 Yrs. Occupation : Service
PAN NO. A E J P B 5212 Q

R/o. Yashraj Park 3/1, Abhiyanta Nagar, Kamathwade, Nashik.
 Hereinafter called the **"ALLOTTEE / PURCHASER/S"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, successors in interest and permitted assignees) : **PARTY OF THE SECOND PART**
 The Promoter and Allottee / Purchaser/s shall hereinafter collectively be referred to as the "Parties" and individually as "Party"

WHEREAS
 (A) The land owner Mrs. Vandana Ashok Jamdar, Mr Ashok Narayan Jamdar, Mr Sachin Parashram Thorat, Mrs Asha Kishor Pokharkar have entrusted the development rights of the property S.No.772/1/1A/1 /1 bearing Plot No. 01 admeasuring area 462.00 Sq. Mtrs. S.No.772 / 1 / 1A / 1 / 2 bearing Plot No. 02 admeasuring area 513.44 Sq. Mtrs., S.No.772/1/1A/1/3 bearing Plot No. 03 admeasuring area 383.50 Sq. Mtrs., S.No.772/1/1A/1 /4 bearing Plot No. 04, admeasuring area 383.50 Sq. Mtrs. And S.No.772/1/1A/1 /5 bearing Plot No. 05, admeasuring area 383.50 Sq. Mtrs. Total admeasuring area 2125.94 Sq. Mtrs. more particularly described in the Schedule I written hereunder to the Promoter i.e. SHREEJI REALTY by executing a Development Agreement which is duly stamped and registered before Sub-Registrar Nashik at Serial No.6506 dated 27/10/2016. And in pursuance with the said Development Agreement, General Power of Attorney is executed between Land owners and developer which is registered before Sub-Registrar Nashik at Serial No.6507 dated 27/10/2016. The Mutation Entry No. A - 3276 is Made and Certified by the Revenue Officer in Respect of development Agreement.

AND WHEREAS The Said Layout of Survey No. 772/1/1A was finally approved By Nashik Municipal Corporation vide It's Order No. Nagarrachna Vibhag/B4/25 Dated 06/06/2002. The Permission To Use The Said Property For Non Agricultural Purpose Was Granted By The Collector Nashik Vide Order No. Mah./Desk 3/N.A. Case No. /4 /363 /2001 Dated 13/05/2002. The Mutation Entry No. 46469 Is Made And Certified By The Revenue Officer In Respect Of The Sanction Of Layout And N.A. Permission.

(B) The Promoter Is Well And Sufficiently Entitled To Develop All That Piece And Parcel Of Land Admeasuring Area 2125.94 Square Meters Bearing Survey No.772/1/1A/1/1 to 05, Bearing Plot No. 01 To 05 Situated At Village Nashik, Taluka Nashik, District Nashik (Hereinafter Collectively The Total Land Referred To As **"The Said Land"**) Which Is More Particularly Described In The **Schedule - I** Hereunder Written.

(C) The Promoter got the building plan sanctioned from Nashik Municipal Corporation vide Commencement Certificate bearing No **LND/ BP/ A-0421/001 Date 02/04/2018**, in respect of buildings to be constructed on the said land.

AND



(Handwritten signatures and initials)

of the said project shall equally be applicable to and enforceable against the subsequent Allottees/Purchaser/s of the flat/Apartment, in case of a transfer, as the said obligations go along with the Flat/ Apartment for all intents and purpose. That the allottee/Purchaser/s agree that they shall not object to any easement rights that need to be given to any person in and around the said project and shall neither object to any such proceedings of land acquisition undertaken by a government agency including any compensation/ benefits given to the Promoter in turn for which no conveyance has occurred to the ultimate body expressly stated in this agreement and for which no consideration is specially dispensed by the Allottee / Purchaser/s to the Promoter for the same; save and except his right to enjoy and use the flat/apartment purchased by him any other rights given by the developer to the Allottee/ Purchaser/s for which consideration has been dispensed.

31. GOVERNING LAW
 That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force

SCHEDULE - I - Description of the Said Land

All those pieces and parcels of land or ground bearing Survey No.772/1/1A / 1 / 1+2+3+4+5 bearing Plot No. 1-2+3+4+5 as per the amalgamation admeasuring 2125.95 Square Meters situate at village Nashik, Taluka Nashik, District Nashik, and within the limits of Nashik Municipal Corporation and within the jurisdiction of the Sub Registrar Nashik and bounded as under:-

On or towards the East	Open Space
On or towards the West	18 Mtrs. D. P. Road
On or towards the South	7.5 Mtr. Colony Road
On or towards the North	Out of S. No. 772 property

SCHEDULE - II - Description of the said Flat/Apartment

A WING Flat No. 201 on Second Floor Admeasuring Carpet Area of about 79.98 sq.mtrs., plus balcony's 13.54 square meters. + Terrace area 93.03 Sq. Mtrs. i.e. total area 96.55 Sq. Mtrs. in Building Name SHREEJI SKY VIEW. Said flat bounded as -

East	Flat No A - 204
West	Marginal Space and 18 Mtrs. road
South	Marginal Space and 7.5 Mtrs. colony road
North	Flat No. A - 202

Allotted Parking No. A - 201 without any consideration.

SCHEDULE - III

Specification of the said Flat / Apartment

- Living & dining**
- Main door with laminate on both sides.



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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 **₹ 70,65,200.00 (Rupees Seventy Lakh Sixty-Five Thousand Two Hundred Only)**. The **Realizable Value** of the above property is **₹ 67,11,940.00 (Rupees Sixty-Seven Lakh Eleven Thousand Nine Hundred Forty Only)** and the **Distress Value** is **₹ 56,52,160.00 (Rupees Fifty-Six Lakh Fifty-Two Thousand One Hundred Sixty Only)**.

Place: Nashik

Date: 12.06.2024

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

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.12 17:26:26 +05'30'

Auth. Sign.

Manoj B. Chalikwar

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

Enclosures

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

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

Date

Signature
(Name Branch Official with seal)



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(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 12.06.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 08.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Sau.Bharati Rajendra Bagul & Shri.Rajendra Tanaji Bagul from M/s.Shreeji Realty as per vide Agreement dated 05.09.2019
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 fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Head Sachin Raundal – Site Engineer Binu Surendran – Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 08.06.2024 Valuation Date - 12.06.2024 Date of Report - 12.06.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 08.06.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **12th June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1039.00 Sq. Ft. Carpet Area** in the Name of **Sau.Bharati Rajendra Bagul & Shri.Rajendra Tanaji Bagul**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **1039.00 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 buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

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

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



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independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1039.00 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: 12.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.12 17:26:36 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

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



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