

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Shri.Ketan Suresh Randive & Sau. Vaibhavi Ketan Randive

Residential Flat No.18, Fourth Floor, " Raghavalaya Park Apartment ", Survey No.703/6/Plot/20/21/28/29/1, (Old Survey No.703/1/7/2 to 9 + 703/1/10/1 to 3 +703/1/10, 4A, B,+ 6A, B/12) Near Riverside , D.K Nagar, Nirmala Convent Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India.

Latitude Longitude: 20°01'14.8"N 73°45'39.5"E

Intended User: Bank of Baroda

Narsing Nagar Branch

1. Sukhshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013, State- Maharashtra, Country-India.



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

Email: nashik@vastukala..co.in| Tel : +91 253 4068262/98903 80564

Our Pan India Presence at:

Mumbai

Nashik
Raikot

Raipur

Regd. Office

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









www.vastukala.co.in

Vastukala Consultants (I) Pvt. Ltd.

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CIN: U74120MH2010PTC207869

MSME Reg No: UDYAM-MH-18-008561 An ISO 9001: 2015 Certified Company

Vastu/Nashik/06/2024/009346/2306847 21/7-291-CHBS

Date: 21.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.18, Fourth Floor, "Raghavalaya Park Apartment ", Survey No.703/6/Plot/20/21/28/29/1, (Old Survey No.703/1/7/2 to 9 + 703/1/10/1 to 3 +703/1/10,4A, B,+ 6A, B/12) Near Riverside , D.K Nagar, Nirmala Convent Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 013, State - Maharashtra, Country - India belongs to Shri.Ketan Suresh Randive Sau. Vaibhavi Ketan Randive

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.19 to 30	Marginal Space
South	Plot No.22 to 27	Flat No.17
East	7.50 Meter Colony Road	Marginal Space
West	7.50 Meter Colony Road	Flat No.16

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 ₹ 63,24,500.00 (Rupees Sixty-Three Lakh Twenty-Four Thousand Five 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=manoi@vastukala.org, c=IN Date: 2024.06.21 16:43:15 +05'30'

Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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

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

Encl: Valuation report.



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

Our Pan India Presence at:

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Nashik Rajkot

Raipur

Auth. Sig

Regd. Office

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





Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Chief Manager,

Narsing Nagar Branch

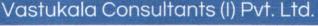
1, Sukhshanti Heights, Narsing Nagar, Gangapur Road, Nashik- 422 013, State- Maharashtra, Country-India.

VALUATION REPORT (IN RESPECT OF FLAT)

1	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	: 21.06.2024
3.	Dated.10.12.2002 issued by Executive E 3) Copy of Commencement Certificate Vide Nashik Municipal Corporation	4 Dated.11.06.2024 companying Commencement Certificate No. 555/1685 Engineer Town Planning Nashik Municipal Corporation. e No.LND/BP/NSK/555/1685 Dated.10.12.2002, issued by
4.	Nashik Municipal Corporation. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Shri.Ketan Suresh Randive & Sau.Vaibhavi Ketan Randive Address: Residential Flat No.18, Fourth Floor, "Raghavalaya Park Apartment ", SurveyNo.7 03/6/Plot/20/21/28/29/1, (Old Survey No.703/1/7/2 to 9 + 703/1/10/1 to 3 +703/1/10,4A, B, + 6A, B/12) Near Riverside, D.K Nagar, Nirmala Convent Road,Village – Nashik, Taluka & District - Nashik, PIN Code – 422 013, State – Maharashtra, Country – India. Contact Person: Shri.Hardik (Owner) Contact No. +91 7798182292 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.18 is located or Fourth Floor. As per Plan composition of flat is: Living + 2 Bedroom + Kitchen + Toilet + WC + Bath + Balcony / Attached Terrace +Passage (i.e.2BHK). The property is at 13.4 Km, distance from nearest railway station Nashik Road.









				Landmark: Near Riverside		
5a.	Total lease	Lease Period & remaining period (if hold)	:	N.A. as the property is freehold.		
6.	Locat	ion of property	:			
	a) Plot No. / Survey No.		:	SurveyNo.7 03/6/Plot/20/21/28/29/1,(Old Sur No.703/1/7/2 to 9 + 703/1/10/1 to 3 +703/1/10,4A, 6A, B/12)		
	b)	Door No.	:	Residential Flat No.18		
	c)	T.S. No. / Village	:	Village – Nashik		
	d)	Ward / Taluka	:	Taluka – Nashik		
10	e)	Mandal / District	:	District - Nashik		
m P	f)	Date of issue and validity of layout of approved map / plan	alidity of layout of : Copy of Approved Building Plan Acco		No. 555/1685 Executive Engineer	
	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	nts by our No			
	00.7			Residential Flat No.18, Fourth Floor, Raghavalaya Park Apartment ", SurveyN 03/6/Plot/20/21/28/29/1, (Old Survey No.703/1/7// 9 + 703/1/10/1 to 3 +703/1/10,4A, B,+ 6A, B/12) N Riverside , D.K Nagar, Nirmala Convent Road, Vill Nashik, Taluka & District - Nashik, PIN Code – 013, State – Maharashtra, Country – India		
8.	City /	Town	:	Nashik	Large Land	
	Resid	ential area	:	Yes	MACO CONTRACTOR OF THE STATE OF	
	Comr	nercial area	:	No		
	Indus					
	Industrial area		•	No	1 3 7 - 2 1 5 1 1 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
9.		trial area ification of the area	:	No	3	
9.	Class		:	No Middle Class		
9.	Class i) High	ification of the area	:			
	Class i) High ii) Urb Comin	fication of the area n / Middle / Poor	:	Middle Class		
10.	i) High ii) Urb Comin PanC Wheth Govt. Act) o	ification of the area In / Middle / Poor In / Semi Urban / Rural Ing under Corporation limit / Village	:	Middle Class Urban Village – Nashik		
9.	Class i) High ii) Urb Comin PanC Wheth Govt. Act) coarea	ification of the area In / Middle / Poor In / Semi Urban / Rural Ing under Corporation limit / Village Inhayat / Municipality Iner covered under any State / Central Inenactments (e.g., Urban Land Ceiling In notified under agency area/ scheduled In cantonment area	:	Middle Class Urban Village – Nashik Nashik Municipal Corporation No	er the Deed	
10.	Class i) High ii) Urb Comin PanC Wheth Govt. Act) comen	ification of the area In / Middle / Poor In / Semi Urban / Rural Ing under Corporation limit / Village Inhayat / Municipality Iner covered under any State / Central Iner enactments (e.g., Urban Land Ceiling In notified under agency area/ scheduled Insions / Boundaries of the Property / Ing	:	Middle Class Urban Village – Nashik Nashik Municipal Corporation No	er the Deed Plot No.19 to 30	



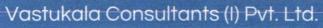




	East	:	7.50 Meter Colony Road	7.50 Meter Colony Road	
	West	:	7.50 Meter Colony Road	7.50 Meter Colony Road	
AP.0	Flat		As per Actual Site	As per the Deed	
	North		Marginal Space	Marginal Space and Plot No.30	
	South		Flat No.17	Flat No.17	
	East		Marginal Space	Marginal Space & 7.50 Meter Colony Road	
	West		Flat No.16	Flat No.16	
13.2	Whether Boundaries Matching with Actual		Yes	(111)	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°01'14.8"N 73°45'39	.5"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. Terrace Area in Sq. Ft. (Area as per site Meas Built Up Area in Sq. Ft. Terrace Area in Sq. Ft. Total Built Up Area in (Area as per Agreeme	= 70.00 surement) ft. = 887.00 ft. = 86.00 Sq.Ft = 973.00	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 887.00 Terrace Area in Sq. Ft. = 86.00 Total Built Up Area in Sq.Ft = 973.00 (Area as per Agreement)		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant		
II	APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential		
2.	Location	:			
	C.T.S. No.	:		t/20/21/28/29/1, (Old Survey 3/1/10/1 to 3 +703/1/10,4A, B,+ 2/1, Plot No.1/2/3/B	
	Block No.	:	-		
	Ward No.	:	-	A	
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corp	poration	
	Door No., Street or Road (Pin Code)	:	9 + 703/1/10/1 to 3 +7 Riverside , D.K Nagar	Apartment ", SurveyNo.7 1, (Old Survey No.703/1/7/2 to 703/1/10,4A, B,+ 6A, B/12) Nea 7, Nirmala Convent Road,Village District - Nashik, PIN Code – 422	



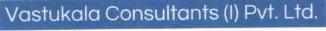
Since 1989



Volume - Formation of Control of

3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2004 (as per Occupancy Certificate)
5.	Number of Floors	:	Ground + 4th Uppers Floor
6.	Type of Structure		R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on Fourth Floor
8.	Quality of Construction		Good
9.			
	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	The State of the S
	Lift	:	1 Lift
S	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	g: 2	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	<u> </u>	100
1	The floor in which the Flat is situated		Fourth Floor
2	Door No. of the Flat		Residential Flat No.18
3	Specifications of the Flat	:	2BHK
0	Roof	1	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
	Paint		Lustre Paint
4	House Tax	:/	
	Assessment No.	40	Details Not Provided
	Tax paid in the name of:	:	Details Not Provided
	Tax amount:		Details Not Provided
5	Electricity Service connection No.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Shri.Ketan Suresh Randive & Sau.Vaibhavi Ketan Randive
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. = 887.00 Terrace Area in Sq. Ft. = 86.00 Total Built Up Area in Sq.Ft = 973.00 (Area as per Agreement)
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. = 720.00 Terrace Area in Sq. Ft. = 70.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	,
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?		Vacant







15	If rented, what is the monthly rent?	:	₹ 13,000.00 Expected rental income per month
IV	MARKETABILITY	:	1 7975(0)
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
٧	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)	:	₹ 7,000.00 to ₹ 7,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹7,100.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	:	₹ 5,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's	:	₹ 56,000.00 per Sq. M.
-	office (an evidence thereof to be enclosed)		₹ 5,072.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)		₹ 51,680.00 per Sq. M. ₹ 4,801.00 per Sq. Ft.
5	Registered Value (if available)	:	Register Value – ₹52,20,000.00 Document No.7627/2024 Agreement Dated.11.06.2024
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
а	Depreciated building rate	:	₹ 1,400.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	:	₹2,000.00 per Sq. Ft.
	Age of the building	1:	20 Years
	Life of the building estimated	:	40 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)	:	₹ 1,400.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,100.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,500.00per Sq. Ft.
	Remarks:		





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Details of Valuation:

Sr.	Description	Qty.	Rate per	Estimated
No.		trainsfirm and	unit (₹)	Value (₹)
1	Present value of the Flat	973.00 Sq. Ft.	6,500.00	63,24,500.00
2	Wardrobes		2100 775,2 2 11	
3	Showcases	2 1 100 YEAR 12 1100		_
4	Kitchen arrangements	We wondering	- 11 (12) - 0 - 11 (13)	
5	Superfine finish			
6	Interior Decorations	-		7
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.		Table 12 Table 1	
9	Potential value, if any		The State of	
10	Others			
11	Parking	W. Anna and a	The same	
12	As per current stage of work completion the value of		(819)	
	the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			63,24,500.00

Value of Flat

Fair Market Value	63,24,500.00
Realizable value	60,08,275.00
Distress Value	50,59,600.00
Insurable value of the property (973.00 Sq. Ft. X ₹ 2,000.00)	19,46,000.00
Guideline value of the property (as per Agreement)	52,20,000.00

Justification for price / rate

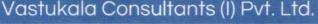
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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 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







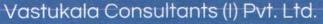
Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000.00 to ₹ 7,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 6,500.00 per Sq. Ft. on Built Up Area for valuation after depreciation.

	ling threat of acquisition by government for road	Not applicable.
widening / publics service purposes, sub merging &		A CONTRACTOR OF THE PARTY OF TH
applica	bility of CRZ provisions (Distance from sea-cost /	Sandre Co.
tidal lev	vel must be incorporated) and their effect on	
i)	Saleability	Good
ii)	Likely rental values in future in and	₹ 13 ,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income





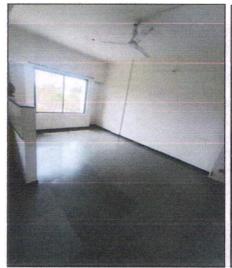
Since 1989



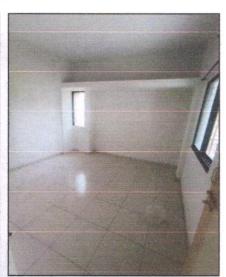
An ISO 9001: 2015 Certified Company



Actual site photographs















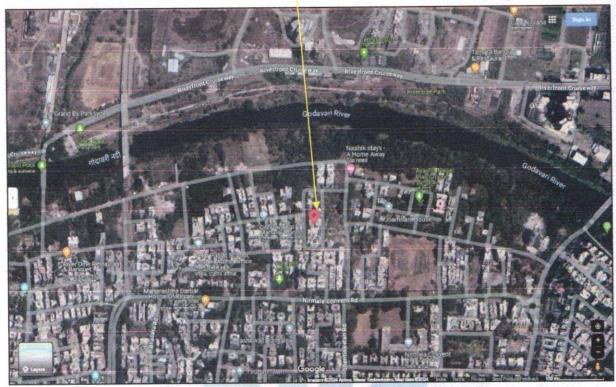








Route Map of the property Site u/r

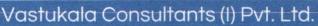




Latitude Longitude: 20°01'14.8"N 73°45'39.5"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 13.4 Km.)





Ready Reckoner Rate

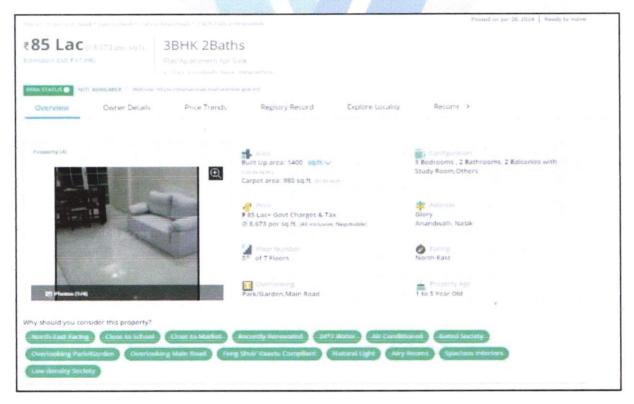
	जिल्ह्यान्यातिक जिल्लाम् विभागः (सीजी नाणिक - गमरस्यापा प	किना च -2 (नार्वि	क्त महानकरवानिका	1)		₹f:2022	28 2
मीला क विभाव ।		पुनी वसीन	ारतासा इसारत	परच्या गण्डन्याच्छील संयोजकारकारीक	१८० स्थान्यागरील पुरानेत च्याबसाचील	নালাপক চন	मेरवसायमाचे एक्स
	- 17 at 1 1 57 s						
				. भें बर रुपबात			1
12.6	स्तार क्षेत्रपुर सरकारणा वर्गारामिक गर्ने पूर्व पृथ्य । दोशांत्रक र व वा स्थानावर्गन । विक्रम व । विक्रम विके मंदिर मंदिरभीचा राजा (क्षाण्य प्राप्त कार्यावर्गन प्राप्त व्यवस्थाने प्रधान । राजा ३. प्रदास बार कार्य क्षाण विकास विकित्तार स्था ३. अधानकार्याच्या पृथ्यकीय प्रक्रियाच राजा में वास्त्रा मोदिनचा विक्रिक में व व्यवस्थाद राजा ३. प्रदान प्राप्ति च्या पृथ्यकी अंदिर्भ स्था १. प्राप्त क्ष्मिक में वाद कार्याक साहर विक्रम विकास स्थापक स्थान । विक्रम	40200	58000	65400	70001		को भीत्रव
	क्षेत्रापुर स्थानसम्बद्धान् स्थानस्य स्थानस्य १ पुनावान् व्यासा स्थानस्य १, तारास स्थानस्य स्थितिकारस्य स्थानस्य स्थानस्य १८, स्थानस्य स्यानस्य स्थानस्य स्						
	450		-				
1263	पंपादर तिकारीय विचानिकाश क्षणेत वासूच डवांस्वाडे सावाता स्टारा - रहिसका विचान संतीय त्यांड संबर	41600	58000	66700	72500		ची, सीटर
	415						
1.2.7	रहता - प्लंबन संस्थावरीत रहिशक व उत्सम विधायतीन फिटक्की,	53500	72500	63500	98000		मां, भीतर
	ति दी एक नगर						
	१९५५ संस्थित प्रसंड नेवार						
	15079, 151, 15371, 15372, 155, 166, 157, 15874, 15872, 15893, 16874, 172, 173						
	175, 178, 177, 179, 179 A, 181, 182, 183, 184, 155, 186, 267, 267 D, 287 E.						
	257 F, 953, 555, 357, 497, 498, 490, 600, 601, 502, 803, 522, 823, 824, 526, 526, 533, 534, 535, 536, 538, 539, 841, 644						
128	रकार - वरित्रव प्रतार मी.शी.शूम वे शंजना कांग्रेट तुर्व पश्चिम राज्य च सदर स्टब्स्वल सिम्ब सरसमूर मान जन्मतील सहिदान व उत्तरन दिशावासील विजयती	57000	72000	83400	SEVIKILI		st. they
	सि.सी. एस. भवर 6030, 6340, 6341, 6342, 6343, 6344 अंग्रीस जरीट चेंबर						
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	रस्ता -पश्चिपोत्तर <mark>जुक्त मुंबर्व श्रा</mark> ता मार्च रहिवास र उत्सम निधामार्वीत विद्यवती (१४७८) सीच ते श्रा संस्था)	62890	71800	83400	97900		नी, बीहर





Price Indicators

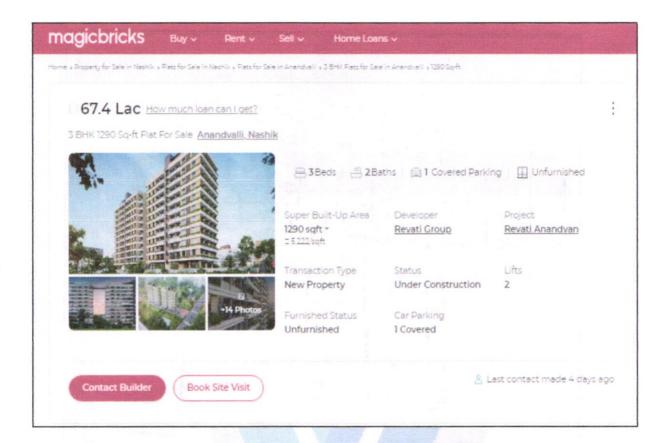








Price Indicators

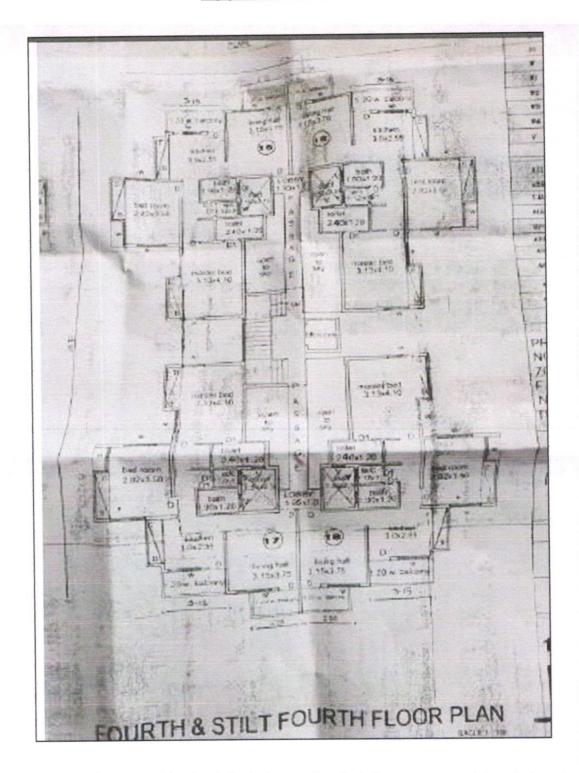








Approved Plan









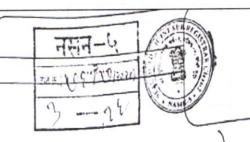
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1 in		नगरपालिकः; नाशः ६ एकः क्षाप्तिः (८००° (२
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इमारत बांधकामाचा वापर करणे		
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संदर्भ : तुमचा दिलांक 90 / 3	/२००४ सा शर्व क	मोकः से-१। ३।३४ २
गराम,		603 41012 - 5+0.5 151721)
दावला देण्यात येतो की, न्तारिशेड		ते अन्यवा विश्वासी
हैं न ४ 39 (पी) रीकी ए प्लंट नं करम 2) म	aca 25 मधील इमाली	व्या तर्मार्थः वर्गाणः । तमः वर्गाः
रत्याचे इकडोल बांधकाम परवानगी नं. अअअ/२६८ <u>५</u>	1 1	হিলাক ৭০ / ৭০ খন বেল
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ं सी व चर्टा क्षेत्र (कारपेट एरिया) ११४०: ११)	चौ की.	
सदर इमारतीका वापर निवासी (क्रिक्स्टेडर-८००) धरिएक वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाचे	कारणाकरिताच करता मेईल ! पूर्व परवानगी घ्याची लागेर	त्या वापरात भदश = रता ६२ र ५०० र.
े घरपट्टी आकारमीसाठी अलाहिया प्रत मा. कर अधिश्वय	ह घरपट्टी विभाग यांचेकडे	पार्वियण्यात आसी ः हे तरी स् स्थित
विभागाकडे संस्के साधाया.		
) सिंगल फेज बीज दुरवठा करणेस हरकत नाही.		
ः) सदरच्या पूर्ण केलेल्या इमारतीत महानगरपालिकेच्या पूर्व	पत्वानगीतिबाय वापसमध्ये	य याध्यानामध्यः ः । सः
म्) ७२ वांकृती वंद केन्या वायत दंश पी	री पर्वकारनायन	मान्ते । ठण्डा । १० हिल सक्छ ४
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CONSTANT AND TRUE		
REGR. NO. CA-39/24237		





Agreement



१. श्री. फेतन सुरेश रणदिवे

उ.वय : ५८ वर्षे, धंदा : नोकरी

पॅन : AECPR 9556 A

आधार कः: २९८९ ०१९० ७१६६

२. सो. वंभवी केतन रणदिवे

उ.वय : ५४ वर्ष, धंदा : व्यापार

पॅन : AFVPR 4590 Q

आधार क.: ९४६८ ८७७५ २३३०

दोचे रा. फ्लॅट नंबर १७, राघवालय पार्क, चैतन्य नगर,

गंगापूर रोड, नाशिक-४२२०१३, ता.जि. नाशिक

...यांसी...

१. श्री. मिलींद दत्तात्रय खेडेकर

उ.वय : ५९ वर्षे, धंदा : नोकरी

पॅन : AIKPK 1457 B

आधार क्र.: ५५६८ ९७७७ ९३४४

२. सौ. माधवी मिलींद खेडेकर

उ.वय : ५४ वर्ष, धंदा : गृहिणी

9= : ANOPK 4841 E

आधार क्र.: ४३०२ ९३९९ १२७२

दोचे रा. फ्लंट नं. ४, अभिनंदन अपार्टमेंट,

धोका कॉलनी, जीवननगर, रामकृष्ण सभागृहजवळ,

चिंचवड, पूणे- ४११०३३.

तिहन घेणार

लिहून देणार

७०३/६/प्लॉट/२०/२१/२८/२९/१ (जुना सद्दे नंबर ७०३/१/७/२ ते ९ + ७०३/१/१०/१ ते ३ + ७०३/१/१०, ४अ, य + ६अ, य/१२) यांसी एकुण क्षेत्र १००.०० चौ.मी. यांसी चतुःसिमा खालीलप्रमाणे :-

पर्वस

: ७.५० मीटर रुंद कॉलनीरोड

पश्चिमस

: ७.५० मीटर रुंद कॉलनीरोड

दक्षिणेस

: प्लॉट नं. २२ व २७

उत्तरेस :

प्लॉट नं. १९ व ३०

(ब) वर कलम १अ यांत वर्णन केलेल्या प्लॉट मिळकतीवर मंजुर विलिंडग प्लॅननुसार वांधण्यात आलेल्या "राघवालय पार्क अपार्टमेंट" या इमारतीतील चौथ्या मजल्यावरील फ्लंट क्रमांक १८ (अठरा) यांसी सेलेबल बांधीय क्षेत्र ८६.४२ चौ.मी. म्हणजेच ९३०.०० चौ.फुट (यामध्ये ८८७.०० चौ.फुट बांधीव क्षेत्र + टेरेस क्षेत्र ४३.०० चौ.फुट) प्रत्यक्ष ताव्यात दिलेले विल्टअप क्षेत्र १७३.०० चो.फुट म्हणजेच १०.४२ चो.मी. (यामध्ये ८८७.०० चौ.फुट म्हणजेच ८२.४३ चौ.मी. बिल्टअप + ८६.०० चौ.फ्ट म्हणजेच ७.९९ चौ.मी. क्षेत्र टेरेस) यांसी चतुःसिमा खालीलप्रमाणे:-

: ७.५० मीटर रुंद कॉलनीरोड

पश्चिमेस : फ्लॅट नं. १६

दक्षिणेस : फ्लॅट नं. १७

उत्तरेस

: याच सर्वेनंबरमधील प्लॉट नं. ३०

येणोप्रमाणे चतुःसिमांकित मिळकत जल, तरु, काप्ट, पाषाण, निधी





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 ₹ 63,24,500.00 (Rupees Sixty-Three Lakh Twenty-Four Thousand Five Hundred Only). The Realizable Value of the above property ₹ 60,08,275.00 (Rupees Sixty Lakh Eight Thousand Two Hundred Seventy-Five Only) and the Distress Value ₹ 50,59,600.00 (Rupees Fifty Lakh Fifty-Nine Thousand Six Hundred Only).

Place: Nashik Date: 21.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD

Manoj

Chalikwar

DN: cn=Manoj Challkwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai,

email=manoj@vastukala.org, c=IN Date: 2024.06.21 16:43:41 +05'30'

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

Enclosures Communication and the second seco					
	Declaration from the valuer (Annexure – I)	Attached	13		
	Model code of conduct for valuer (Annexure – II)	Attached	- 14 -		

Auth. Sign

on	as inspected the property detailed in the Valuation Report dated We are satisfied that the fair and reasonable market value of the pr	onerty is
₹	(Rupees	operty is
	only).	
Date		

Signature (Name Branch Official with seal)





DECLARATION FROM VALUERS

- I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:
- a. The information furnished in my valuation report dated 21.06.2024 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.
- 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.





Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri.Ketan Suresh Randive & Sau.Vaibhavi Ketan Randive from Shri.Milind Dattatray Khedekar & Sau.Madhavai Milind Khedekar as per Agreement dated 11.06.2024
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Narsing Nagar Branch. 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
4.	disclosure of valuer interest or conflict, if any;	Chintamani Chaudhari – Technical Officer 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 - 21.06.2024 Date of Report - 21.06.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 08.06.2024
7.	nature and sources of the information used or relied upon;	 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 21st 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 973.00 Sq. Ft. Built Up Area in the Name of Shri.Ketan Suresh Randive & Sau.Vaibhavi Ketan Randive. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by Shri.Ketan Suresh Randive & Sau.Vaibhavi Ketan Randive. 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 973.00 Sq. Ft. Built Up Area

Condition & Repair

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

Valuation Methodology

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

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

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

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





Valuation Report : BOB / / Narsing Nagar Branch / Shri.Ketan Suresh Randive (009346/ 2306847) Page 23 of 26

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 973.00 Sq. Ft. Built Up Area

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

- 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.
- The property is valued as though under responsible ownership.
- 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.
- There is no direct/ indirect interest in the property valued.
- The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.





(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.

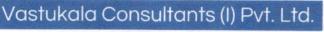
Professional Competence and Due Care

- 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.
- 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.
- 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.
- 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.
- 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 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.
- A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Place: Nashik Date: 21.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj

Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.06.21 16:44:04 +05'30'

Auth. Sig

Digitally signed by Manoj Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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

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



