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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Proposed Purchaser: **Sau. Priyanka Avinash Bawane.**

Name of Owner: **Dr. Priyanka Vinod Pawar &**

**Sau. Dr. Priyanka Umesh Bhosale.**

Residential Flat No. 04, First Floor, " **Durvankur Heights**", Grampanchayat Milkat No. 6935/ 4, Survey No. 36/ 1A+1B, Plot No. 26+27+28, Behind Nakoda Jain Sweets, Rajuanna More Nagar, Pimpalgaon - Jopul Road, Village - Pimpalgaon Baswant, Taluka - Niphad, District - Nashik, PIN Code – 422 209, State – Maharashtra, Country – India.

Latitude Longitude: 20°10'21.1"N 73°59'26.2"E

#### Intended User:

**Bank of Baroda**

**Regional Office Nashik Road Branch**

BSNL Building, Datta Mandir Road, Nashik Road,  
Nashik -422 101, State - Maharashtra, Country - India.

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

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#### **Regd. Office**

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

☎️ **+91 22 47495919**

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Sau. Priyanka Avinash Bawane (009490/2306882) Page 2 of 24

Vastu/Nashik/06/2024/009490/2306882  
25/2-326-RYRJ  
Date: 25.06.2024

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### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 04, First Floor, "Durvankur Heights", Grampanchayat Milkat No. 6935/ 4, Survey No. 36/ 1A+1B, Plot No. 26+27+28, Behind Nakoda Jain Sweets, Rajuanna More Nagar, Pimpalgaon - Jopul Road, Village - Pimpalgaon Baswant, Taluka - Niphad, District - Nashik, PIN Code – 422 209, State – Maharashtra, Country – India. belongs to Name of Proposed Purchaser: **Sau. Priyanka Avinash Bawane**. Name of Owner: **Dr. Priyanka Vinod Pawar & Sau. Dr. Priyanka Umesh Bhosale**.

Boundaries of the property.

Boundaries	Building	Flat
North	Road	Flat No. 05
South	Shed	Amenity Plot
East	Building	Flat No. 03 & Staircase
West	Road	Road

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 ₹ 27,68,000.00 (Rupees Twenty-Seven Lakh Sixty-Eight Thousand 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: 2024.06.25 11:43:45 +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,  
Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto:nashik@vastukala.co.in) | Tel : +91 253 4068262/98903 80564

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

To,  
**The Chief Manager,**  
**Bank of Baroda**  
**Regional Office Nashik Road Branch**  
 BSNL Building, Datta Mandir Road, Nashik Road,  
 Nashik -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 : 22.06.2024
	b) Date on which the valuation is made : 25.06.2024
3.	List of documents produced for perusal: <ol style="list-style-type: none"> <li>Copy of Notarized Agreement for Sale Sr. No. 166 Dated.02.05.2024. Between Sau. Priyanka Avinash Bawane (Purchaser) From Dr. Priyanka Vinod Pawar &amp; Sau. Dr. Priyanka Umesh Bhosale (owner).</li> <li>Copy of Occupancy Certificate dated.23.12.2014 issued by Grampanchayt Karalaya, Pimpalgaon Basawnt.</li> <li>Copy of Approved Building Plan No. 392 dated.10.04.2012 Grampanchayt Karalaya, Pimpalgaon Basawnt.</li> </ol>
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) : <p>Name of Proposed Purchaser:  <b>Sau. Priyanka Avinash Bawane.</b>            Name of Owner:  <b>Dr. Priyanka Vinod Pawar &amp; Sau. Dr. Priyanka Umesh Bhosale.</b>  <b>Address:</b> Residential Flat No. 04, First Floor, "Durvankur Heights", Grampanchayat Milkat No. 6935/ 4, Survey No. 36/ 1A+1B, Plot No. 26+27+28, Behind Nakoda Jain Sweets, Rajuanna More Nagar, Pimpalgaon - Jopul Road, Village - Pimpalgaon Baswant, Taluka - Niphad, District - Nashik, PIN Code – 422 209, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b>  <b>Shri. Avinash Bawane</b> (Purchaser)            Contact No. +91 9970252216            Sole Ownership.</p>
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat No. 04 is located on First Floor. As per Approved Plan, the composition of flat is + 2 Bedroom + Living + Kitchen + Bath + WC + Passage + (i.e. <b>2BHK.</b> ) The property is at 33.1 Km. distance from nearest railway station Nashik Road. <b>Landmark:</b> Behind Nakoda Jain Sweets.



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. 36/ 1A+1B, Plot No. 26+27+28	
	b) Door No.	:	Residential Flat No. 04	
	c) T.S. No. / Village	:	Village – Pimpalgaon Baswant	
	d) Ward / Taluka	:	Taluka – Niphad	
	e) Mandal / District	:	District – Nashik	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. 392 dated.10.04.2012 Grampanchayt Karalaya, Pimpalgaon Basawnt.	
	g) Approved map / plan issuing authority	:	Grampanchayt Karalaya, Pimpalgaon Basawnt	
	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. 04, First Floor, " <b>Durvankur Heights</b> ", Grampanchayat Milkat No. 6935/ 4, Survey No. 36/ 1A+1B, Plot No. 26+27+28, Behind Nakoda Jain Sweets, Rajuanna More Nagar, Pimpalgaon - Jopul Road, Village - Pimpalgaon Baswant, Taluka - Niphad, District - Nashik, PIN Code – 422 209, 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 – Pimpalgaon Baswant Grampanchayt Karalaya, Pimpalgaon Basawnt	
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		<b>As per Actual Site</b>	<b>As per Document</b>
	North	:	Road	Details are not mentioned
	South	:	Shed	
	East	:	Building	
	West	:	Road	
13.1	Flat		<b>As per Actual Site</b>	<b>As per Document</b>



	North		Flat No. 05	Flat No. 05
	South		Amenity Plot	Amenity Plot
	East		Flat No. 03 & Staircase	Flat No. 03 & Staircase
	West		Road	Road
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°10'21.1"N 73°59'26.2"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 578.00 Balcony Area in Sq. Ft. =79.00 (Area as per site Measurement)  <b>Built up in Sq. Ft. = 865.00</b> <b>(Area as per Notarized Agreement for Sale)</b>	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up in Sq. Ft. = 865.00</b> <b>(Area as per Notarized Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 36/ 1A+1B, Plot No. 26+27+28	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Pimpalgaon Baswant Grampanchayat Karalaya, Pimpalgaon Basawnt.	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 04, First Floor, " <b>Durvankur Heights</b> ", Grampanchayat Milkat No. 6935/ 4, Survey No. 36/ 1A+1B, Plot No. 26+27+28, Behind Nakoda Jain Sweets, Rajuanna More Nagar, Pimpalgaon - Jopul Road, Village - Pimpalgaon Baswant, Taluka - Niphad, District - Nashik, PIN Code – 422 209, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2014 (As per Actual Site Inspection)	
5.	Number of Floors	:	Ground + 5th Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	6 Flat on First Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	1Lift	
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
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	First Floor
2	Door No. of the Flat	:	Residential Flat No. 04
3	Specifications of the Flat	:	2BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Door framed with flush doors
	Windows	:	Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	Paint	:	Distemper 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.:	:	Details Not Provided
	Meter Card is in the name of:	:	Details Not Provided
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: <b>Sau. Priyanka Avinash Bawane.</b> Name of Owner: <b>Dr. Priyanka Vinod Pawar &amp; Sau. Dr. Priyanka Umesh Bhosale.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	<b>Built up in Sq. Ft. = 865.00 (Area as per Notarized Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per Grampanchayt Karalaya, Pimpalgaon Basawnt norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 578.00 Balcony Area in Sq. Ft. =79.00 (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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat	:	₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Built Up Area



	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)	
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).	: ₹3,500.00 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	: ₹ 1,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 29,800.00 per Sq. M. ₹ 2,768.00per Sq. Ft
	Guideline rate obtained (after Depreciation)	: ₹ 26,820.00 per Sq. M. ₹ 2,492.00per Sq. Ft
5	Registered Value (if available)	: --
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	: ₹ 1,700.00 per Sq. Ft.
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,000.00 per Sq. Ft.
	Age of the building	: 10 Years
	Life of the building estimated	: 50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 15.00%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 1,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 3,200.00 per Sq. Ft.</b>

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	865.00 Sq. Ft.	3,200.00	27,68,000.00
2	Parking Cost			
3	Furniture			
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			
	<b>Total</b>			<b>27,68,000.00</b>

**Value of Flat**

<b>Fair Market Value</b>	<b>27,68,000.00</b>
<b>Realizable value</b>	<b>26,29,600.00</b>
<b>Distress Value</b>	<b>22,14,400.00</b>
<b>Insurable value of the property (865.00 Sq. Ft. X ₹ 2,000.00)</b>	<b>17,30,000.00</b>
<b>Guideline value of the property (865.00 Sq. Ft. X ₹ 2,492.00)</b>	<b>21,55,580.00</b>

**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 ₹ 3,000.00 to ₹ 4,000.00 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 ₹ 3,200.00 per Sq. Ft. (after depreciation) on Built Up 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	₹ 6,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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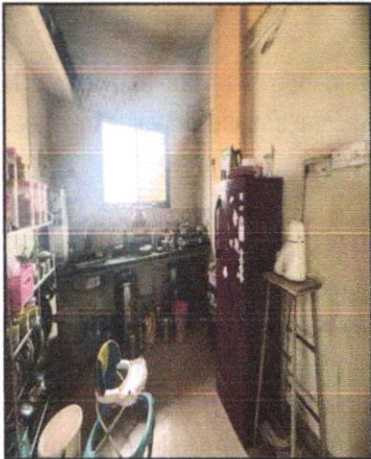
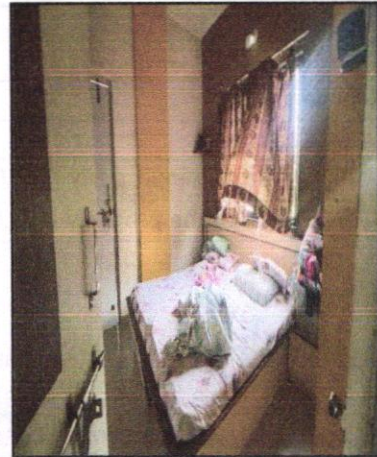
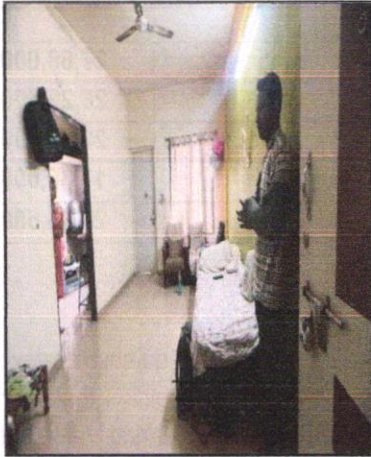
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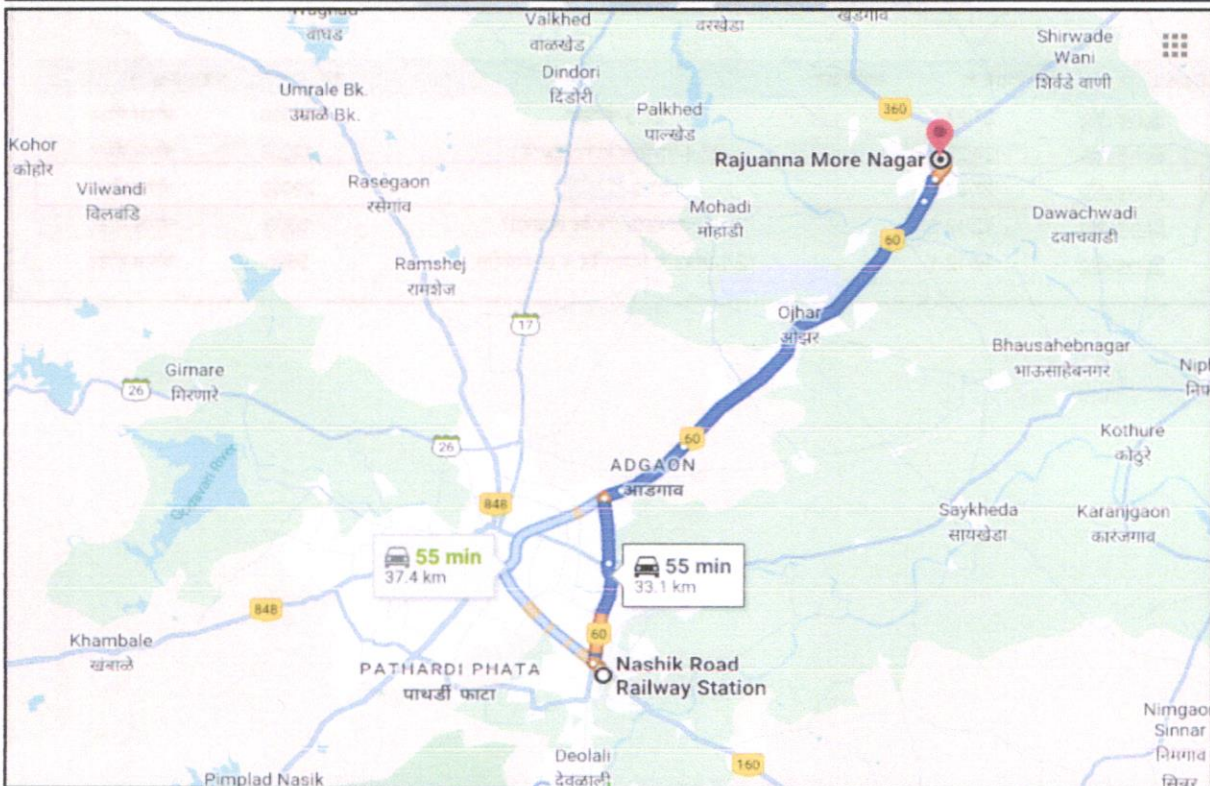
### Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 20°10'21.1"N 73°59'26.2"E**

**Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 33.1 Km.)**



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## Ready Reckoner Rate



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नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0

( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Niphad

Select Village: Mauje : Pimpalgaon Basavant 1

Search By:  Survey No.  Location

Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
<a href="#">SurveyNo</a>	27/27.3	27.3-अफिस	44000	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.4	27.4-वाणिज्य बापर (दुकाने)	42000	चौरस मीटर
<a href="#">SurveyNo</a>	27/27.2	27.2-सदनिका	29000	चौरस मीटर
<a href="#">SurveyNo</a>	12/12.2	12.2-गावठाण अंतर्गत मिळकती	8300	चौरस मीटर
<a href="#">SurveyNo</a>	12/12.1	12.1-गावठाण बाजारपेठ व रस्त्यावरील	9600	चौरस मीटर



## Price Indicators

HOUSING.COM Buy in Nashik

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### Navkarr Heights



By NAVKAR BUILDERS & DEVELOPERS

PLOT No 10 Irrigation Colony Road Behind Shah Petrol Pump Pimpalgaon Nashik

Become the first to Rate



SHARE
SAVE

2 BHK Apartment Configuration

Ready to Move Possession Status

3 K/sq.ft Avg. Price

900 sq.ft. - 1010 sq.ft (Built-up Area) Sizes

Last updated: Dec 19, 2019

**₹27.0 L - 30.3 L** | 3 K/sq.ft

EMI starts at 14,30 K

Price excludes maintenance, floor rise c... See More

Contact Seller


magicbricks

Buy
Rent
Sell
Home Loans

HL

**₹28.0 Lac** | EMI - ₹13k | [Can I afford it?](#)

850 Sq-ft 2 BHK Flat For Sale in [Pimpalgaon Baswant, Nashik](#)



2 Beds | 2 Baths | Furnished

Super Built-Up Area	Floor	Transaction Type
850 sqft - 1029 sqft	4 (Out of 4 Floors)	Resale
Status	Furnished Status	
Ready to Move	Furnished	

Contact Owner

Get Phone No.



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## Notarized Agreement For Sale

166



**भारतीय गैर न्यायिक**  
**एक सौ रुपये**      **Rs. 100**  
**ONE HUNDRED RUPEES**  
**रु. 100**  
**भारत INDIA**  
**INDIA NON JUDICIAL**

महाराष्ट्र MAHARASHTRA      2023      9444 729894  
 920      01/05/2024

प्राप्तिका उषोरा मोहन  
 प्राप्तिभाषा (नि) निष्काड नि. नाशिक

म. न. र. १११६

सोडखत करारनामा


पिपळगाव बसवत, ता. निष्काड जि. नाशिक येथील दुर्बाकूर हाईटस मधील सदनिका नं. ४ याची आपसात उरलेली किंमत रक्कम रुपये २०,५०,०००/- (अक्षरी रूपये विस लाख पन्नास हजार) तारीख ०२ मार्च २०२४ रोजी चार तुकड्यात ते दिवशी :

THIS DOCUMENT CONTAINS **Nine** PAGES

सौ. प्रियंका अविनाश बावणे, वय ३३ वर्ष  
 पंदा - मोहरी, रा. पिपळगाव बसवत, ता. निष्काड जि. नाशिक.  
 जाणकारी नंबर ५५०४ ११५१ ११८१

याची  
 सौ. प्रियंका विनोद पवार, लक्ष्मणारचे नाव  
 सौ. डॉ. प्रियंका उषोरा मोहन, वय ३९ वर्ष  
 पंदा - वैदपकिच, रा. पिपळगाव बसवत, ता. निष्काड जि. नाशिक.  
 जाणकारी नंबर ८००० २९३० ६७५२

विहून घोणार  
 विहून देणार



कारणे करारनामा विहून देते की :-

१) मिळकतीचे बर्षनः तुकडी जिल्हा परिषद नाशिक पोट तुकडी निष्काड ता. तुकडा पंचायत समिती पैकी पिपळगाव बसवत या गावचे शिवरात्रीन विनोदनी पोट मिळकतीचे बर्षन खालील प्रमाणे :-

सौ. नंबर	प्लॉट नं.	क्षेत्र (चौ.मी.)	अकर	जा.प. मि. न.
२५+२६/१३+१४	२६	२१६.२७	२१.६३	
२५+२६/१३+१४	२७	२१२.२६	२१.६३	५९२५
२५+२६/१३+१४	२८	२५३.२६	२५.३४	

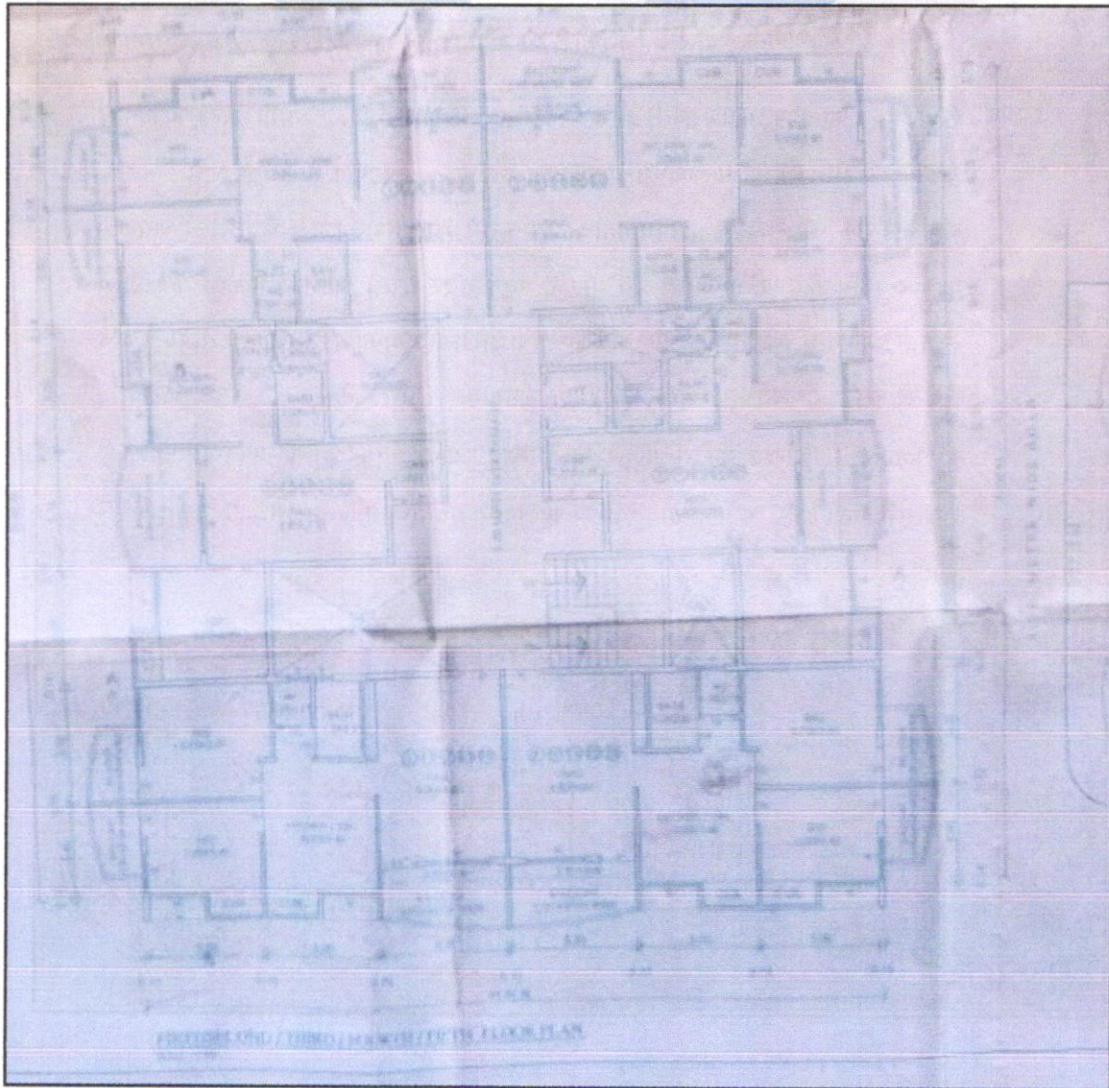
सदर मिळकतीचे दुर्बाकूर हाईटस या नावाने निवासी इमारतीचे बांधकाम केलेले असून सदर इमारतीमधील सदनिका नंबर ४ याची बिस्टअप क्षेत्र ८६५.०० चौरस फुट म्हणजेच ८०.३९ चौरस मीटर याची ग्रामपंचायत मिळकत नंबर ६९३५/४ याची चतुःसिमा खालील प्रमाणे :-

- पूर्वेस - सदनिका नंबर ३ व जिना
- पश्चिमेस - रस्ता
- दक्षिणेस - अमेरिटी प्लॉट
- उत्तरेस - सदनिका नंबर ५

येथेप्रमाणे चतुःसिमेतील सदनिका नंबर ४ ही तुम्हास कायमची फरोकत देणजे ठरते आहे.





### Approved Plan





## Occupancy Certificate

### ग्रामपंचायत कार्यालय, पिंपळगाव बसवंत

पिंपळगाव बसवंत - ४२२२०९, ता.निफाड, जि.नाशिक  
 फोन नं. (०२५५०) ऑफीस; २५००३८, २५१३३८.  
 अग्निशामक; २५०९००, पाणीपुरवठा; २५२४३०

जापिक क्र.दाखला/२०१४

दिनांक .२३/१२/२०१४

### घर पुर्णत्वाचा दाखला

प्रती,

श्री/श्रीमती: वाजीराव बंडुजी तिडके बविता वाजीराव तिडके

रा. पिंपळगाव बसवंत, ता. निफाड, जि. नाशिक हे गेशील रहिवासी असून, पिंपळगाव बसवंत हद्दीतील त्यांच्या मालकीच्या ग्रामपंचायत घर नंबर ६९३५/१ ते ३० हे आहे . सदरचे बांधकाम पुर्ण झाले असून ग्रामपंचायतीने सदर घराचे /वाणिज्य गाळा / फॅक्टरी चे बांधकाम २४१०० चौ.फुट व पडित जागा ०.० चौ.फुट असून सदर घराचे /वाणिज्य गाळा / फॅक्टरी चे संबंधित इमारतीचे स्थापत्य अभियंता यांचे पुर्णत्वाचा दाखला व ग्रामपंचायत स्थापत्य अभियंता यांचे दाखल्यानुसार इमारत पुर्ण असून त्यास ग्रामपंचायत ठराव क्रमांक ६२/९१ दिनांक ३०/१०/२०१४ अन्वये नोंदिस मंजुरी दिली असून त्यावर नियमाप्रमाणे ग्रामपंचायत करची आकारणी केली आहे. व ग्रामपंचायत ठराव नकलेवरून हा दाखला दिला असे. हा दाखला त्याचे विनंती अर्जावरून दिला असे.

२११)

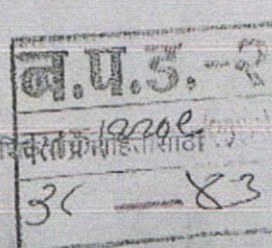

सरपंच

ग्रामपंचायत पिंपळगाव बसवंत

प्रती,

श्री/श्रीमती: वाजीराव बंडुजी तिडके

रा. पिंपळगाव बसवंत, ता. निफाड, जि. नाशिक



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 ₹ 27,68,000.00 (Rupees Twenty-Seven Lakh Sixty-Eight Thousand Only). The **Realizable Value** of the above property ₹ 26,29,600.00 (Rupees Twenty-Six Lakh Twenty-Nine Thousand Six Hundred Only), and the **Distress Value** ₹ 22,14,400.00 (Rupees Twenty-Two Lakh Fourteen Thousand Four Hundred Only).

Place: Nashik

Date: 25.06.2024

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: 2024.06.25 11:44:04 +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

#### 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 25.06.2024 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 22.06.2024. 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.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Sau. Priyanka Avinash Bawane. From Dr. Priyanka Vinod Pawar & Sau. Dr. Priyanka Umesh Bhosale Notarized Agreement for Sale Sr. No. 166 Dated.02.05.2024.
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, R.O. Nashik Road Branch.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Manager Swapnil Wagh – Site Engineer Rashmi Jadhav – Technical Manager Rishidatt Yadav – 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 – 22.06.2024 Valuation Date - 25.06.2024 Date of Report - 25.06.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.06.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential 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 **25<sup>th</sup> 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 **865.00 Sq. Ft. Total Built Up Area** in the Name of Proposed Purchaser : **Sau. Priyanka Avinash Bawane**. Name of Owner: **Dr. Priyanka Vinod Pawar &Sau. Dr. Priyanka Umesh Bhosale**.



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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 owned by Name of Proposed Purchaser: **Sau. Priyanka Avinash Bawane**. Name of Owner: **Dr. Priyanka Vinod Pawar & Sau. Dr. Priyanka Umesh Bhosale**. 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 **865.00 Sq. Ft. Total 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



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subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **865.00 Sq. Ft. Total Built Up 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.











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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

Place: Nashik  
Date: 25.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.25 11:44:17 +05'30'

Auth. Sign.



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