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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: **Shri. Yogesh Anton Gaikwad &
Jijabai Balu Kadam (Before Marriage)
Sau.Jijabai Yogesh Gaikwad (After Marriage)**

Residential Flat No.3, First Floor, Wing-B "**Anvesha Avenue**", Survey No.56/1/56/2/Plot/35/36/6,
Plot No.35,36 & 6, Near Baban Lawns, Dharmaji Colony, Gangapur Satpur Link Road,
Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007,
State – Maharashtra, Country – India.

Latitude Longitude: 20°00'30.7"N 73°42'51.2"E

Intended User:

**Bank of Maharashtra
Indira Nagar Branch**
Rathachakra Chowk Nashik, PIN – 422 009,
State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: BOM / Indira Nagar Branch / Shri.Yogesh Anton Gaikwad (009411/2306948) Page 2 of 26

Vastu/Nashik/06/2024/009411/2306948
27/21-392-CCRJ
Date: 27.06.2024

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.3, First Floor, Wing-B "Anvesha Avenue ", Survey No.56/1/56/2/Plot/35/36/6, Plot No.35,36 & 6, Near Baban Lawns , Dharmaji Colony , Gangapur Satpur Link Road,Village – Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Shri.Yogesh Anton Gaikwad & Jijabai Balu Kadam (Before Marriage) Sau.Jijabai Yogesh Gaikwad (After Marriage)**

Boundaries of property

Boundaries	Plot No.35	Plot No.36	Plot No.6	Flat
North	Colony Road	Colony Road	Survey No.56/1	Staircase
South	Survey No.56/2	Survey No.56/2	40 Ft Road	Side Margin
East	Plot No.34	Plot No.35	Plot No.7	Flat No.2
West	Plot No.36	Plot No.37	Plot No.5	Flat No.4

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 **₹ 22,74,000.00 (Rupees Twenty-Two Lakh Seventy-Four 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: 2024.06.28 10:38:39 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.

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Regd. Office

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

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

To,

The Chief Manager,**Indira Nagar Branch**

Rathachakra Chowk Nashik, PIN – 422 009,

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 : 26.06.2024
	b)	Date on which the valuation is made : 27.06.2024
3.	List of documents produced for perusal: 1) Copy of Deed of Apartment Vide No.9290/2022 Dated.25.08.2022 2) Copy of Approved Building Plan Accompanying Commencement Certificate No. B1/BP/97/2021 dated 23.06.2021 issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Occupancy Certificate Javak No.NRV/B1/29217/2022 Dated. 11.01.2022, issued by Nashik Municipal Corporation 4) Copy of Electricity Bill vide Consumer No.049453074365 dated 25.05.2024 in the name of Shri.Yogesh Anton Gaikwad 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)	: Shri.Yogesh Anton Gaikwad & Jijabai Balu Kadam (Before Marriage) Sau.Jijabai Yogesh Gaikwad (After Marriage) Address: Residential Flat No.3, First Floor, Wing-B "Anvesha Avenue", Survey No.56/1/56/2/Plot/35/36/6, Plot No.35,36 & 6, Near Baban Lawns, Dharmaji Colony, Gangapur Satpur Link Road, Village – Gangapur, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person: Shri.Yogesh Anton Gaikwad (Owner) Contact No. +91 9923433106 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.3 is located on First Floor. As per Site Inspection of flat is: Living +1 Bedroom + Kitchen+ WC + Bath + Passage + Balcony + (i.e.1BHK). The property is at 18.9 Km. distance from nearest

	West	:	Plot No.36	Plot No.36
	Dimensions / Boundaries of the Property / Plot No.36		As per Actual Site	As per the Deed
	North	:	Colony Road	Colony Road
	South	:	Survey No.56/2	Survey No.56/2
	East	:	Plot No.35	Plot No.35
	West	:	Plot No.37	Plot No.37
	Dimensions / Boundaries of the Property / Plot No.6		As per Actual Site	As per the Deed
	North	:	Survey No.56/1	Survey No.56/1
	South	:	40 Ft Road	40 Ft Road
	East	:	Plot No.7	Plot No.7
	West	:	Plot No.5	Plot No.5
	Dimensions / Boundaries of the Property / Flat		As per Actual Site	As per the Deed
	North		Staircase	Staircase
	South		Side Margin	Side Margin
	East		Flat No.2	Flat No.2
	West		Flat No.4	Flat No.4
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	20°00'30.7"N 73°42'51.2"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 380.00 (Area as per site Measurement)	
			Carpet Area in Sq. Ft. = 379.00 (Area as per Deed of Apartment)	
			Built up area in Sq. Ft. = 454.00 (Area as per Deed of Apartment +20%)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 379.00 (Area as per Deed of Apartment)	
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.56/1/56/2/Plot/35/36/6, Plot No.35,36 & 6	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Gangapur Nashik Municipal Corporation	

	Door No., Street or Road (Pin Code)	:	Residential Flat No.3, First Floor, Wing-B " Anvesha Avenue ", Survey No.56/1/56/2/Plot/35/36/6, Plot No.35,36 & 6, Near Baban Lawns, Dharmaji Colony , Gangapur Satpur Link Road,Village – Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2022 (as per Occupancy Certificate)
5.	Number of Floors	:	Parking + First + 5 th Uppers Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flats on First Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
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	:	First Floor
2	Door No. of the Flat	:	Residential Flat No.3
3	Specifications of the Flat	:	1BHK
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile Flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Proposed Aluminum sliding window with M.S. Grills
	Fittings	:	Concealed Plumbing, Concealed Electrical wiring
	Finishing	:	Cement Plastering
	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.:	:	049453074365
	Meter Card is in the name of:	:	Shri.Yogesh Anton Gaikwad
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Shri.Yogesh Anton Gaikwad & Jijabai Balu Kadam (Before Marriage) Sau.Jijabai Yogesh Gaikwad (After Marriage)
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. = 454.00 (Area as per Deed of Apartment +20%)
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. = 380.00

		(Area as per site Measurement) Carpet Area in Sq. Ft. = 379.00 (Area as per Deed of Apartment)
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?	: ₹ 4,500.00 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)	: ₹ 5,000.00 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).	: ₹ 6,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	i) Building + Services	: ₹ 2,000.00 per Sq. Ft.
	ii) Land + others	: ₹ 4,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 34,500.00 per Sq. M. ₹ 3,205.00 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 – ₹ 14,00,000.00 Document No.9290/2022 Agreement Dated.25.08.2022
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	: 02 Year
	Life of the building estimated	: 58 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	: ₹ 4,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 6,000.00per Sq. Ft.

Remarks:

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	379.00 Sq. Ft.	6,000.00	22,74,000.00
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)			
	Total			22,74,000.00

Value of Flat

Fair Market Value	22,74,000.00
Realizable value	21,60,300.00
Distress Value	18,19,200.00
Insurable value of the property (454.00 Sq. Ft. X ₹ 2,000.00)	9,08,000.00
Guideline value of the property (454.00 Sq. Ft. X ₹ 3,205.00)	14,55,070.00



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Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

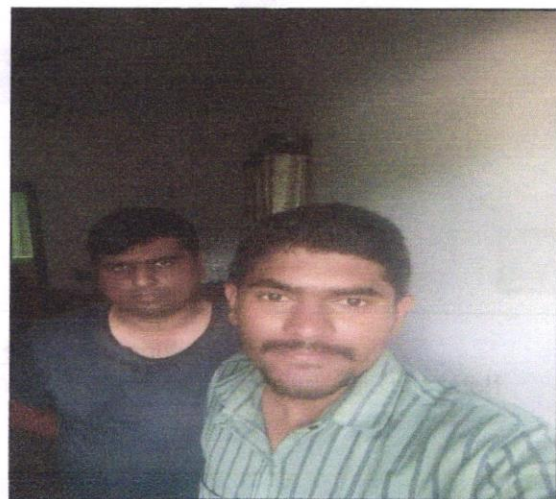
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential 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 ₹ 5,000.00 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 ₹ 6,000.00 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	₹ 4,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 20°00'30.7"N 73°42'51.2"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 18.9 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(वाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No: Search

उपविभाग	भूमी वर्गमी	निवासी संख्या	भौतिक दराने	औद्योगिक	एकक (Rs./)	Attribute
12.2.मंगापूर दलवारपूर मंडीबासा शेतीसोबती वेडीकला कसेवजकपूर रावपूर MIDC कडे लागू.या दलवारतील दरिबार शेतातील निव्वळती प्र.वर्गी	13600	34600	39670	43120	0	सी. सी.टर

Price Indicators

Home / Nashik / Anandwadi / Revati Bliss
Last updated: Jun 21, 2024

Revati Bliss

By REVATI GROUP

Shreeang Nagar, Nashik

Become the first to Rate


₹34.32 L - 58.35 L | ₹6.34 K/sq.ft

EMI starts at ₹18.17 K

Price excludes maintenance, floor rise c... [See More](#)

[Contact Seller](#)

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2, 3 BHK Apartments
Configurations

Dec. 2020
Possession Starts

₹6.34 K/sq.ft
Avg. Price

541 sq.ft. - 920 sq.ft.
(Carpet Area)
Sizes

Home / Nashik / Anandwadi / 3BHK 2Baths
Posted on Jun 06, 2024 | Ready to move

₹85 Lac | ₹8,673 per sq.ft

₹85 Lac+ Govt Charges & Tax


3BHK 2Baths

Ready/Apartments for Sale

₹85 Lac+ Govt Charges & Tax

REBA STATUS NOT AVAILABLE | [View Details](#)

[Overview](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Recruit](#)



Property ID: [REDACTED]

Price

Built Up area: 1400 sq.ft.

Carpet area: 880 sq.ft.

₹85 Lac+ Govt Charges & Tax

₹8,673 per sq.ft. (all inclusive, negotiable)

Floor Number: 5th of 7 Floors

Overlooking: Park/Garden, Main Road

Configuration

3 Bedrooms, 2 Bathrooms, 2 Balconies with Study Room, Others

Address

Glory Anandwadi, Nashik

Facing

North East

Property Age

1 to 5 Year Old

Why should you consider this property?

- North-East Facing
- Close to School
- Close to Market
- Recently Repainted
- 24*7 Water
- Air Conditioned
- Isated Society
- Overlooking Park/Garden
- Overlooking Main Road
- Pong Shear Kaastri Compliant
- Natural Light
- Aay Rooms
- Spacious Interiors
- Low Density Society


Price Indicators

magicbricks
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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Anandvalli > 3 BHK Flats for Sale in Anandvalli > 1290 Sq-ft

67.4 Lac [How much loan can I get?](#)

3 BHK 1290 Sq-ft Flat For Sale [Anandvalli, Nashik](#)



3 Beds
2 Baths
1 Covered Parking
Unfurnished

Super Built-Up Area	Developer	Project
1290 sqft = 5,222/sqft	Revati Group	Revati Anandvan
Transaction Type	Status	Lifts
New Property	Under Construction	2
Furnished Status	Car Parking	
Unfurnished	1 Covered	

[+14 Photos](#)

Contact Builder
Book Site Visit

Last contact made 4 days ago

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Anandvalli Gaon

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Riviera Tower

By SHANDE AND SHINDE

Near Nawasthya Ganpati Temple, Gangapur Road, Nashik


Last updated Apr 21, 2023

₹75.08 L - 1.65 Cr | 5.50 K/sq.ft

EMI starts at ₹272 K

[View location on map](#) [See More](#)


Contact Developer



2, 4 BHK Apartments Configurations

Aug. 2024 Possession Starts

5.50 K/sq.ft Avg. Price



1365.00 sq.ft - 2866.00 sq... (Super Built-up Area)

Sizes

Approved Plan

**PROPOSED BUILDING PLAN ON PLOT NO.- 35+36,S.
NO.56/1, P.NO.06 ,S.NO. -56/2, GANGAPUR SHIWAR,
AT-NASHIK. FOR- M/S. SHRINIWAS CONSTRUCTION
THROUGH PARTNER SHRI. DATTATRAY BHAUSAHEB
GAVHANE & OTHER ONE**

**DRAWING
SHEET NO.
01/01**

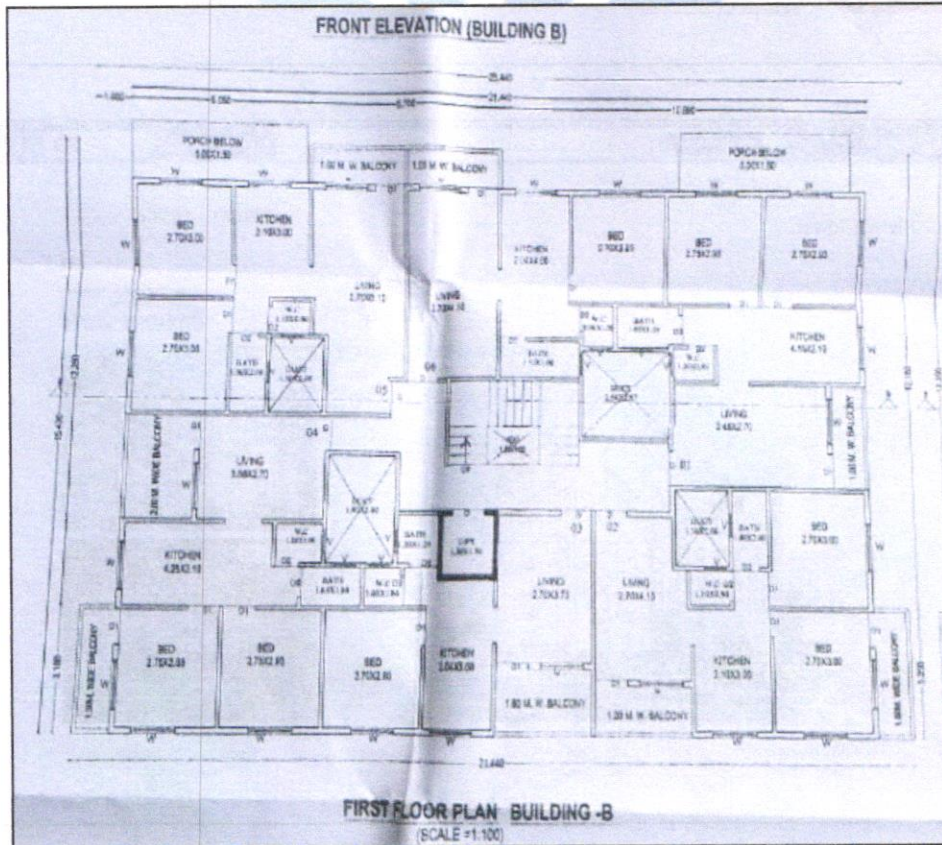
STAMPS OF APPROVAL OF PLANS:

APPROVED

The Plans amended
As per the conditions Mentioned in
the accompanying commencement
Certificate No. dated

B1/80/97/2024 23/06/2024

**Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik**



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 ₹ 22,74,000.00 (Rupees Twenty-Two Lakh Seventy-Four Thousand Only). The **Realizable Value** of the above property ₹ 21,60,300.00 (Rupees Twenty-One Lakh Sixty Thousand Three Hundred Only) and the **Distress Value** ₹ 18,19,200.00 (Rupees Eighteen Lakh Nineteen Thousand Two Hundred Only).

Place: Nashik

Date: 27.06.2024

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: 2024.06.28 10:39:04 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.

Enclosures

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)



Since 1989

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Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property was purchased by Shri.Yogesh Anton Gaikwad & Jijabai Balu Kadam (Before Marriage) Sau.Jijabai Yogesh Gaikwad (After Marriage) from M/s.Shriniwas Construction as per Deed of Apartment dated 25.08.2022
2	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Maharashtra, Indira 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 Rashmi Jadhav – Technical Manager Chintamani Chaudhari – Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment – 26.06.2024 Valuation Date - 27.06.2024 Date of Report - 27.06.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on 26.06.2024
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 **27th 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 **379.00 Sq. Ft. Carpet Area** in the Name of **Shri.Yogesh Anton Gaikwad & Jijabai Balu Kadam (Before Marriage) Sau.Jijabai Yogesh Gaikwad (After Marriage)** 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 **Shri.Yogesh Anton Gaikwad & Jijabai Balu Kadam (Before Marriage) Sau.Jijabai Yogesh Gaikwad (After marriage)** . 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 **379.00 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 **379.00 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.

(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.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties



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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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