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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: **Mr. Arif Razzak Khan &
Mr. Rajjak Sajjankhan Pathan &
Mrs. Shehanaj Rajjakkhan Khan**

Residential Flat No.1, Ground Floor, D-Wing "**Devlali Meadows**", Survey No.74/AB/Plot/1 and 74/AB/Plot/6, Devlali Cantonment Board, Village – Sansari, Taluka & District - Nashik, PIN Code – 422 401, State – Maharashtra, Country – India.

Longitude Latitude: 19°54'05.2"N 73°49'31.5"E

Intended User:

**Punjab National Bank
Canada Corner Branch**

Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner
Nashik – 422 005, 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 | Tel : +91 253 4068262/98903 80564

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Regd. Office

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

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✉ mumbai@vastukala.co.in

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: PNB / Canada Corner Branch / Mr. Arif Razzak Khan (009569/2306932)

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Vastu/Nashik/06/2024/009569/2306932
27/5-376-CCRJ
Date: 27.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.1, Ground Floor, D-Wing "Devlali Meadows", Survey No.74/AB/Plot/1 and 74/AB/Plot/6, Devlali Cantonment Board, Village – Sansari, Taluka & District - Nashik, PIN Code – 422 401, State – Maharashtra, Country – India.belongs to **Mr. Arif Razzak Khan & Mr. Rajjak Sajjankhan Pathan & Mrs. Shehanaj Rajjakkhan Khan.**

Boundaries of the property.

		Plot No.1	Plot No.6	Flat
North	:	Plot No.6	Survey No.74 E & D	Duct / Stilt Parking
South	:	30. Ft Road	9 Mtr Colony Road	Open Space
East	:	Plot No.2	Open Space	Open Space
West	:	Hospital	Hospital	Flat No.2

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 and valued for this particular purpose at **₹ 69,09,000.00 (Rupees Sixty-Nine Lakh Nine Thousand Only)**. As per Site Inspection **73%** Construction Work is Completed. 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

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

Hence certified

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

Sharadkumar Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.06.27 13:12:48 +05'30'

Auth. Sign.



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Valuation Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a) Date of inspection	:	25.06.2024
	b) Date of valuation	:	27.06.2024
4.	List of documents produced for perusal: 1) Copy of Agreement to Sale Vide No.6854/2024 Dated.24.06.2024 2) Copy of Approved Building dated 25.08.2022, issued by Chief Executive Officer Deolali Cantonment Board, Deolali 3) Copy of Commencement Certificate No.3819/PW/E-8/2448 dated 12.10.2022, issued by Chief Executive Officer Deolali Cantonment Board, Deolali. 4) Copy of RERA Certificate No. P51600053035 Dated.10.10.2023 issued by Maharashtra Real Estate Regulatory Authority.		
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr.Arif Razzak Khan & Mr.Rajjak Sajjankhan Pathan & Mrs.Shehanaj Rajjakkhan Khan. Address: Residential Flat No.1, Ground Floor, D-Wing "Devlali Meadows", Survey No.74/AB/Plot/1 and 74/AB/Plot/6, Devlali Cantonment Board, Village – Sansari, Taluka & District - Nashik, PIN Code – 422 401, State – Maharashtra, Country – India. Contact Person: Mr.Arif Razzak Khan (Owner) Contact No. +91 8851970786 Joint Ownership
6.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat No.1 is located on Ground Floor. As per Approved Plan The composition of flat is Living Room + 2 Bedroom + Kitchen + Toilet + Passage + Balcony + Garden (i.e. 2BHK+ Garden). The property is at 10.8 Km. travelling distance from Nashik Road Railway Station. Landmark: Devlali Cantonment Board

		At the time of inspection, the property was under construction. Extent of completion are as under:	
	RCC Footing/Foundation	Completed	RCC Plinth
	Full Building RCC	Completed	Internal Brick work
	External Brick work	Completed	Internal plastering
	External painting	Completed	External plastering
	Total	73 % Work Completed	
7.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No.74/AB/Plot/1 and 74/AB/Plot/6
	b) Door No.	:	Residential Flat No.1
	c) C.T.S. No. / Village	:	Village – Sansari
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building dated 25.08.2022, issued by Chief Executive Officer Deolali Cantonment Board, Deolali
	g) Approved map / plan issuing authority	:	Deolali Cantonment Board, Deolali
	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
8.	Postal address of the property	:	Residential Flat No.1, Ground Floor, D-Wing " Devlali Meadows ", Survey No.74/AB/Plot/1 and 74/AB/Plot/6, Deolali Cantonment Board, Village – Sansari, Taluka & District - Nashik, PIN Code – 422 401, State – Maharashtra, Country – India.
9.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Sansari Deolali Cantonment Board, Deolali.
12.	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.	Boundaries of the property Plot No.1		As per Site	As per document
	North	:	Plot No.6	Plot No.6
	South	:	30. Ft Road	30. Ft Road
	East	:	Plot No.2	Plot No.2
	West	:	Hospital	Hospital
14.	Boundaries of the property Plot No.6		N. A. as property under consideration is a Residential Flat.	
			As per Site	As per document
	North	:	Survey No.74 E & D	Survey No.74 E & D
	South	:	9 Mtr Colony Road	9 Mtr Colony Road
	East	:	Open Space	Open Space
	West	:	Hospital	Hospital
	Boundaries of the property Flat		N. A. as property under consideration is a Residential Flat.	
			As per Site	As per document
	North	:	Duct / Stilt Parking	Duct / Stilt Parking
	South	:	Open Space	Open Space
	East	:	Open Space	Open Space
	West	:	Flat No.2	Flat No.2
15.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 821.00 Balcony Area in Sq. Ft. = 310.00 Garden Area in Sq. Ft. = 315.00 (Area as per Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 815.00 Balcony Area in Sq. Ft. = 295.00 Garden Area in Sq. Ft. = 300.00 Total Carpet Area in Sq. Ft. = 1410.00 (Area as per Agreement to Sale)</p> <p>Built up Area in Sq. Ft. = 1551.00 (Area as per Agreement to Sale + 10%)</p>	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°54'05.2"N 73°49'31.5"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p>Carpet Area in Sq. Ft. = 815.00 Balcony Area in Sq. Ft. = 295.00 Garden Area in Sq. Ft. = 300.00 Total Carpet Area in Sq. Ft. = 1410.00 (Area as per Agreement to Sale)</p>	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is Under Construction	

II APARTMENT BUILDING		
1.	Name of the Apartment	: " Devlali Meadows "
2.	Description of the locality Residential / Commercial / Mixed	: Residential
3	Year of Construction	: Building is Under Construction
4	Number of Floors	: Ground / Parking + Stilt + 2 nd Upper Floors
5	Type of Structure	: R.C.C. framed structure
6	Number of Dwelling units in the building	: 5 Flats on Ground Floor
7	Quality of Construction	: Building is under construction
8	Appearance of the Building	: Building is under construction
9	Maintenance of the Building	: Building is under construction
10	Facilities Available	:
	Lift	: Proposed 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Covered Parking
	Is Compound wall existing?	: Proposed - Yes
	Is pavement laid around the building	: Proposed - Yes

III Residential Flat		
1	The floor in which the Flat is situated	: Ground Floor
2	Door No. of the Flat	: Residential Flat No.1
3	Specifications of the Flat	: 2BHK+ Garden
	Roof	: R.C.C. Slab
	Flooring	: Proposed Vitrified tiles flooring
	Doors	: Proposed Wooden door frame with solid flush shutters
	Windows	: Proposed Aluminum Sliding Windows with M.S Grill
	Fittings	: Proposed Concealed plumbing with Open Casing capping Electrical Wiring
	Finishing	: Cement Plastering
	Paint	: Proposed Luster Paint
4	House Tax	:
	Assessment No.	: Building is under construction
	Tax paid in the name of:	: Building is under construction
	Tax amount:	: Building is under construction
5	Electricity Service connection No.	: Building is under construction
	Meter Card is in the name of	: Building is under construction
6	How is the maintenance of the Flat?	: Building is under construction
7	Sale Deed executed in the name of	: Mr. Arif Razzak Khan & Mr. Rajjak Sajjankhan Pathan & Mrs. Shehanaj Rajjakkhan Khan
8	What is the undivided area of land as per Sale Deed?	: Not applicable
9	What is the plinth area of the Flat?	: Built up Area in Sq. Ft. = 1551.00

			(Area as per Agreement to Sale + 10%)
10	What is the floor space index (app.)	:	As per NMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 821.00 Balcony Area in Sq. Ft. = 310.00 Garden Area in Sq. Ft. = 315.00 (Area as per Site Measurement) Carpet Area in Sq. Ft. = 815.00 Balcony Area in Sq. Ft. = 295.00 Garden Area in Sq. Ft. = 300.00 Total Carpet Area in Sq. Ft. = 1410.00 (Area as per Agreement to Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is Under Construction
15	If rented, what is the monthly rent?	:	₹ 14,000.00 Expected rental income per month after Completion
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed 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 Residential 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)	:	₹ 4,500.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Residential Flat under valuation after comparing with the specifications and other factors with the Residential Flat under comparison (give details).	:	₹ 4,900.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 2,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 31,250.00 per Sq. M. i.e. ₹ 2,903.00 per Sq. Ft.
4A	Guideline rate obtained (after Depreciation)	:	N.A. as the age of the property is below 5 years

4B	Registered Value (if available)	:	Purchase Value-₹ 50,00,000.00 Document No.6854/2024 Dated.24.06.2024
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
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 Residential Flat	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	Building is Under Construction
	Life of the building estimated	:	60 Years after Completed 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	:	₹ 2,900.00 per Sq. Ft.
	Total Composite Rate	:	₹ 4,900.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Residential Flat	1410.00 Sq. Ft.	4,900.00	69,09,000.00

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 i.e. ₹ 4,500.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 4,900.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 69,09,000.00 (Rupees Sixty-Nine Lakh Nine Thousand Only)

I	Date of Purchase of Immovable Property	:	24.06.2024
II	Purchase Price of immovable property	:	₹ 50,00,000.00
III	Book value of immovable property:	:	₹ 50,00,000.00
IV	Fair Market Value of immovable property:	:	₹ 69,09,000.00
V	Realizable Value of immovable property:	:	₹ 65,63,550.00
VI	Distress Sale Value of immovable property:	:	₹ 55,27,200.00
VII	Guideline Value	:	₹ 45,02,000.00
VIII	Insurable value of the property (1551.00 Sq. Ft. X 2,000.00)	:	₹ 31,01,238.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13 & 14

Place: Nashik

Date: 27.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No.ZO:SAMD:1138

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.06.27 13:13:04 +05'30'

Auth. Sign.

Enclosures

1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts



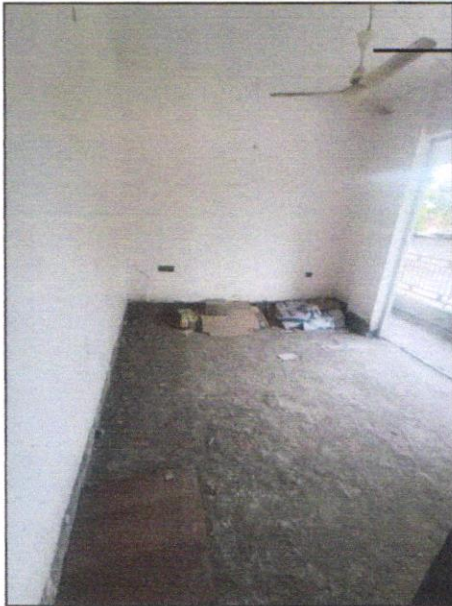
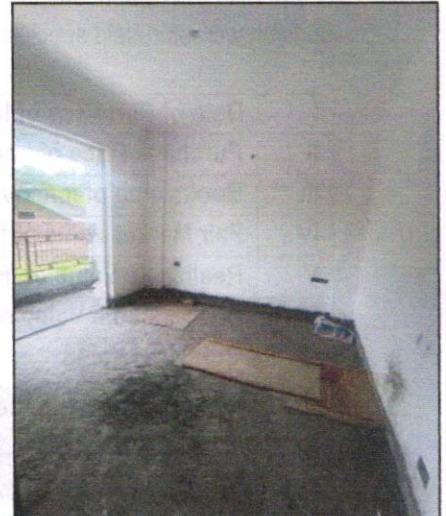
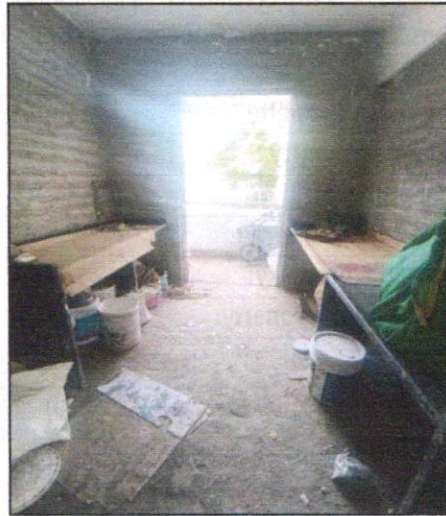
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Actual Site Photographs



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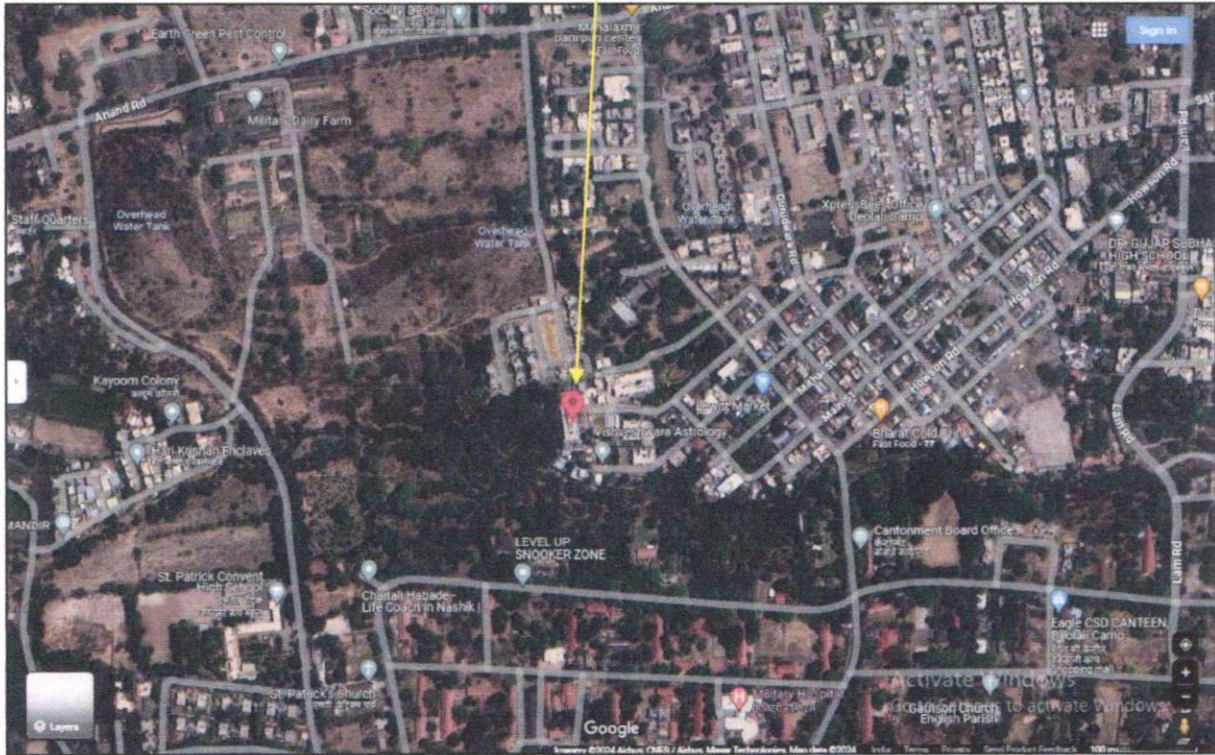
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Route Map of the property

Site u/r



Longitude Latitude: 19°54'05.2"N 73°49'31.5"E

Note: The Blue line shows the route to site from nearest Nashik Railway Station (Nashik- 6.5 Km.)




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नोंदणी व मुद्रांक विभाग
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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
Survey No	27/27.7	27.7-1क. आनंद रोडवरील मिळकत वारिष्ठा	57500	चौरस मीटर
Survey No	27/27.6	27.6-1क. अंभरील वारिष्ठा	57000	चौरस मीटर
Survey No	27/27.6	27.6-1क. ईशरोड वरील मिळकत वारिष्ठा	70000	चौरस मीटर
Survey No	27/27.A	27.A-1क. पब्लिक रोडवरील मिळकत वारिष्ठा	31200	चौरस मीटर
Survey No	27/27.3	27.3-1क. आनंद रोडवरील मिळकत वारिष्ठा	30400	चौरस मीटर

1234

Price Indicators

HOUSING.com Buy in Nashik

Deolali Camp, Nashik

2 BHK Apartment ₹71.0 L

1570 sq.ft. Carpet Area | ₹4.70 K/sq.ft. Avg. Price | Ready to move Possession Status | Higher at 2 floors | East facing Facing | Unfurnished Furnishing

5 of 12

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1000 Sq.ft. 2 BHK Flat For Sale in Deolali Camp, Nashik

2 Beds | 2 Baths | 1 Balcony | Unfurnished

Photo not uploaded by advertiser

Request Photos

Carpet Area	Floor	Transaction Type
840 sqft ₹4.762/sqft	2 (Out of 2 Floors)	Resale
Status	Facing	Lift
Ready to Move	North	NaN
Furnished Status	Car Parking	Type Of Ownership
Unfurnished	1 Open	Co-operative Society

2 of 12

Price Indicators

99acres Buy - Enter Locality / Project / Society / Landmark Post property

Name: PNB/Canada Corner Branch / Mr. Arif Razzak Khan / Delhi / India
Posted on Oct 14, 2024 | Ready to Move

₹27 Lac ₹4,909 per sq.ft. **2BHK 2Baths**

Reserve Price: ₹21,500 Reserve Price

APR STATUS **NOT AVAILABLE** View the status and recommendations graph

[Overview](#) [Owner Details](#) [Price Trends](#) [Recommendations](#)

Property (1)

Price
₹27 Lac
₹4,909 per sq.ft. (incl. taxes)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Address
Suzans Society
Desai Camp, Hazik

Floor
1st of 2 Floors

Property Age
10+ Year Old

3 of 12

99acres Buy - Enter Locality / Project / Society / Landmark Post property

Name: PNB/Canada Corner Branch / Mr. Arif Razzak Khan / Delhi / India
Posted on Oct 13, 2024 | Ready to Move

₹32 Lac ₹4,266 per sq.ft. **2BHK 1Bath**

Reserve Price: ₹25,500 Reserve Price

APR STATUS **NOT AVAILABLE** View the status and recommendations graph

[Overview](#) [Owner Details](#) [Price Trends](#) [Recommendations](#)

Property (1)

Price
₹32 Lac
₹4,266 per sq.ft.

Configuration
2 Bedrooms, 1 Bathroom, 1 Balcony

Address
Desai New Parichayna Society
Desai Camp, Hazik


Floor
Ground of 2 Floors

Property Age
5 to 19 Year Old

4 of 12

Agreement to Sale

नसल-२
पान ६८५४ / २०१४
४ - ६५



Hereinafter referred to as the "The Land Owner / Vendor" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its executors, administrators, legal heirs, authorized representatives and assigns) of the FIRST PART:

A N D

- 1) **ARIF RAZZAK KHAN**
Age - 40 Years, Occupation - Business,
PAN - BWUPK 3354 E
DOB. : 25/04/1984
UID. 4286 1172 0803
Mobile No. : 8857970786
E Mail. Id. : khararif25.ak@gmail.com
- 2) **RAJJAK SAJJANKHAN PATHAN**
Age - 68 Years, Occupation - Business,
PAN - BFVPP 9400 A
DOD. : 20/10/1966
UID. 3931 8926 9846
Mobile No. : 9270906704
E Mail. Id. : khararif25.ak@gmail.com
- 3) **SHEHANAJ RAJJAKKHAN KHAN**
Age - 64 Years, Occupation - Housewife,
PAN - BWUPK 3274 R
DOB. : 25/09/1959
UID. 6261 4951 8965
Mobile No. : 9270906704
E Mail. Id. : khararif25.ak@gmail.com
All R/o. House No. 699, Mahmud Khan Building, Gurudwara Road, Devlali,
Tal. & Dist. Nashik - 422 401


Hereinafter called "the Purchaser/s/ Allottee(s)" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/ her / their heirs, executors, administrators and assigns) of the SECOND PART:

A N D

A.T.B. SAMARTH L.L.P.,
having its Office at Shiroanshi, (Bungalow No. 8, Ravi) society, Lam Road,
Devlali Camp-422401, Tal. & District Nashik
PAN - ABYFA 7798 N Through its partners
Regd. Date : 02/06/2022

1. **ANSHUL CHHAGANLAL AGRAWAL**
Aged about 39 years, Occupation - Agriculture & Business.
PAN - AIBPA 8628 B
DOB. : 01/08/1984

[64] This is not a works contract. The Promoters/Owners are not a contractor appointed by the Allottee(s)%.
[67] पान ६८५४ / २०१४
४ - ६५



SCHEDULE-I OF THE SAID PROPERTY ABOVE REFERRED TO THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the Property)

All that piece and parcel of land lying, being and situate at village - **Sansari**, bearing **Survey No. 74/A B/Plot/1** admeasuring **860.89 square meters** and **Survey No. 74/A B/Plot/6** admeasuring **1036.69 square meters** lying, within the limits of the **Cantonment Board Devlali** and bounded as follows :

	PLOT NO. 1	PLOT NO. 6
On or towards East :	Adj. Plot No. 2	Open Space
On or towards West :	Adj. Hospital	Adj. Hospital
On or towards South :	30 Ft. Road	9 Mir Colony Road
On or towards North :	Adj. Plot No. 6	Adj. S. No. 74 E & D
Together with all easement rights etc.		

SCHEDULE-II


The Flat in ongoing scheme/project known as "DEVLALI MEADOWS" having Flat No. 01 [One] in Wing D on Ground Floor, area admeasuring **75.71 square meters (carpet) + 27.37 square meters Balcony/Alternate Terrace + 27.88 square meters Garden**, together with stall parking, constructed / to be constructed. Which is bounded as shown below :

On or towards East : Open Space
On or towards West : Adj. Flat No. 02
On or towards North : Duct/Still Parking
On or towards South : Open Space
Together with right to use the Lift provided to the building in common and together with right to use common spaces, staircase, terrace etc.

SCHEDULE-III
COMMON EXPENSES TO BE PAID BY THE OCCUPANTS IN THE BUILDING:-

[1] The expenses of maintaining, repairing, redecoration etc. of the structure and in particular

Commencement Certificate & RERA Certificate


Confidential
 Maharashtra Real Estate Regulatory Authority
 Registration Certificate of Project
 FORM 'C'
 (See rule 69a)

This registration is granted under section 5 of the Act to the following project under project registration No. 422401


Project: DE01.A1 | MEADOWS D WING, Plot Bearing / CTS / Survey / Final Plot No. Plot no 1 and 6 and 7 & 8 at SANSARI, Nashik, Nashik, 422401

Atb Samarth Up having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, 422401

This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottee
- The promoter shall execute and register a conveyance deed in favour of the allottee or the allottee's allottee, as the case may be, of the apartment or the common areas as per Rule 6 of Maharashtra Real Estate Regulatory Authority (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents of Plot and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the project as per sub-section (2) of clause (f) of sub-section (2) of section 4 read with Rule 5.
- OR
- That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated realized cost of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 10/10/2023 and ending with 31/12/2023 as required by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act and rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.


Confidential
 Maharashtra Real Estate Regulatory Authority
 Registration Certificate of Project
 FORM 'C'
 (See rule 69a)

This registration is granted under section 5 of the Act to the following project under project registration No. 422401

Project: DE01.A1 | MEADOWS D WING, Plot Bearing / CTS / Survey / Final Plot No. Plot no 1 and 6 and 7 & 8 at SANSARI, Nashik, Nashik, 422401

Atb Samarth Up having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, 422401

This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottee
- The promoter shall execute and register a conveyance deed in favour of the allottee or the allottee's allottee, as the case may be, of the apartment or the common areas as per Rule 6 of Maharashtra Real Estate Regulatory Authority (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents of Plot and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the project as per sub-section (2) of clause (f) of sub-section (2) of section 4 read with Rule 5.
- OR
- That entire of the amounts to be realized hereinafter by promoter for the real estate project from the allottees time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated realized cost of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 10/10/2023 and ending with 31/12/2023 as required by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act and rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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Approved Plan

Schedule No. _____

Punjab State Board of Revenue
 Punjab Revenue Department
 G. P. O. Sec-11, Chandigarh

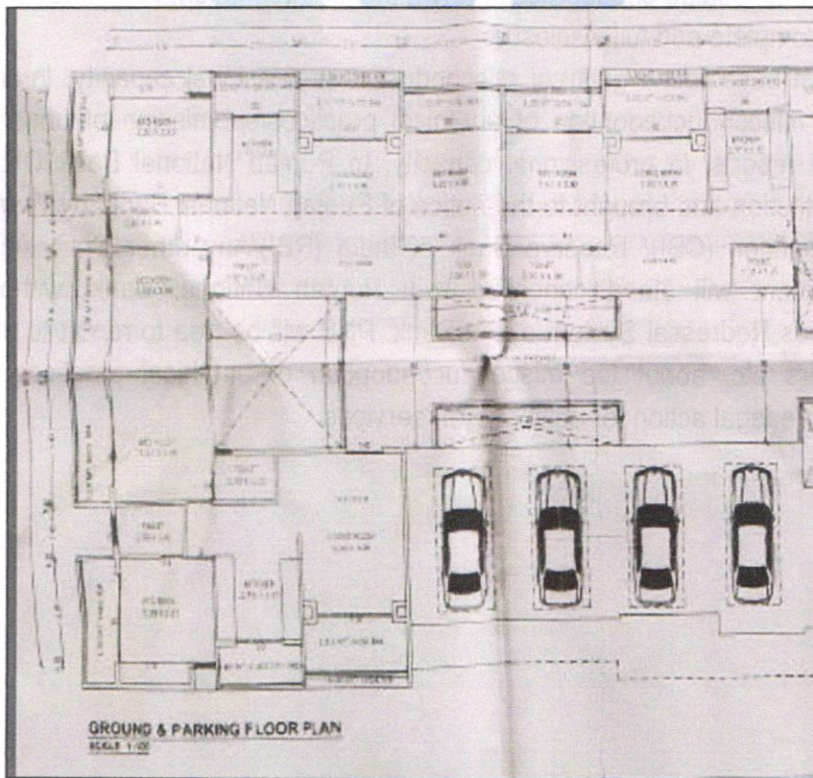
Approved and sanctioned under Paragraph 10 of the
 Contract Act 1932 and sub-section 1 of section 5 of the
 Punjab Revenue Department Act 1957. The work
 shall be completed within the period specified in the
 sanction order. The sanctioned plan should be absolutely in
 conformity with the sanctioned conditions. Any deviation may result
 in cancellation of the sanctioned conditions. The work
 shall be completed within the period specified in the
 sanction order and shall be completed within two years
 from the date of the sanction order. The date of submission of the work shall be
 ascertained by the Engineer in Charge of the
 Chief Executive Officer. An application for
 extension of time to complete the construction,
 if required, should be made before the expiry of
 the date of sanction issued by the DDO.

Chief Executive Officer
 Punjab Revenue Department

No. _____
 Canal Board Office, Deolali

3.5.15/2017/2-20449
 Dated 15/05/2017

(Returned with the following Remarks)



Appendix – VII

UNDERTAKING

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Mr. Arif Razzak Khan & Mr. Rajjak Sajjankhan Pathan & Mrs. Shehanaj Rajjakkhan Khan from M/s. ATB Samarth LLP as per Vide Agreement to Sale Dated. 24.06.2024
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Canada Corner Branch, to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Sanjay Phadol- Regional Technical Manager Sachin Raundal – Valuation 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 – 25.06.2024 Valuation Date – 27.06.2024 Date of Report – 27.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 25.06.2024
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 Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	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

(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 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.



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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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

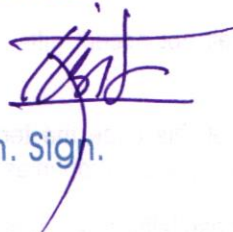
ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.06.27 13:13:16 +05'30'



Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138



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