



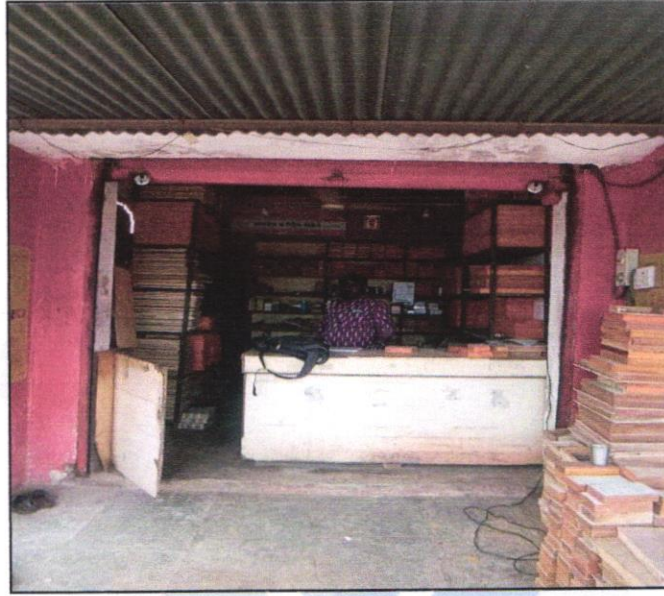
VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-008361
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri.Suryanarayan Hariram Pandey**

Commercial Shop No.1, Ground Floor, "**Bhagya Sanket Co.Op.Hsg.Soc.Ltd**",
Survey No.99/1, Plot No.6, Near Shani Mandir , Jail Road,Village – Panchak ,
Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India.

Latitude Longitude: 19°59'03.9"N 73°50'49.4"E

Intended User: **Bank of Maharashtra** **Jail Road Branch**

Satbhai Sankul , Opp.Matoshree, Satbhai Nagar, Jail Road, Nashik Road,
Nashik, PIN – 422 101, State - Maharashtra, Country - India.



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

Our Pan India Presence at :

● Nanded ● Thane ● Ahmedabad ● Delhi NCR
● Mumbai ● Nashik ● Rajkot ● Raipur
● Aurangabad ● Pune ● Indore ● Jaipur

Regd. Office

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

☎ +91 22 47495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: BOM / Jail Road Branch / Shri.Suryanarayan Hariram Pandey (009268/ 2306955) Page 2 of 25

Vastu/Nashik/06/2024/009604/2306955
28/6-399 -CCBS
Date: 28.06.2024

www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No.1, Ground Floor, "**Bhagya Sanket Co.Op.Hsg.Soc.Ltd**", Survey No.99/1, Plot No.6, Near Shani Mandir , Jail Road,Village – Panchak , Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India belongs to **Shri.Suryanarayan Hariram Pandey**

Boundaries of the property.

Boundaries	Building	Shop
North	12.60 Meter DP Road	12.60 Meter DP Road
South	Plot No.10	Marginal Space
East	Colony Road	Shop No.2
West	Plot No.5	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **15,30,000.00 (Rupees Fifteen Lakh Thirty 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**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 14:56:39 +05'30'

Auth. Sign.



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.

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

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

☎ +91 22 47495919
✉ **mumbai@vastukala.co.in**
🌐 **www.vastukala.co.in**

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

To,

The Chief Manager,**Jail Road Branch**

Satbhai Sankul , Opp.Matoshree, Satbhai Nagar,

Jail Road, Nashik Road, Nashik, PIN – 422 101,

State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF SHOP)

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	: 21.06.2024
	b) Date on which the valuation is made	: 28.06.2024
3.	List of documents produced for perusal: 1) Copy of Sale deed Vide No.1771/2021 Dated.18.02.2021 2) True Copy of Approved Building Plan by Ar.Vijay Kale Accompanying Commencement Certificate No. BP/347 Dated. 18.02.1992 issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Commencement Certificate Vide No.LND/BP/347 Dated. 18.02.1992, issued by Nashik Municipal Corporation 4) Copy of Occupancy Certificate Javak No.NRV/881 Dated. 01.01.1994, issued by Nashik Municipal Corporation	
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.Suryanarayan Hariram Pandey Address: Commercial Shop No.1, Ground Floor, "Bhagya Sanket Co.Op.Hsg.Soc.Ltd", Survey No.99/1, Plot No.6, Near Shani Mandir , Jail Road,Village – Panchak , Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India. Contact Person: Shri. Rajesh Pandey (Owner Representative) Contact No. +91 7660551576 Joint Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Shop No.1 is located on Ground Floor. The property is at 9.1 Km. distance from nearest railway station Nashik Road. Landmark: Near Shani Mandir
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.99/1, Plot No.6
	b) Door No.	:	Commercial Shop No.1
	c) T.S. No. / Village	:	Village – Panchak
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
	f) Date of issue and validity of layout of approved map / plan	:	True Copy of Approved Building Plan Ar.Vijay Kale Accompanying Commencement Certificate No. BP/347 Dated. 18.02.1992 issued by Executive Engineer Town Planning Nashik Municipal Corporation
	g) Approved map / plan issuing authority	:	Nashik Municipal Corporation
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Commercial Shop No.1, Ground Floor, " Bhagya Sanket Co.Op.Hsg.Soc.Ltd ", Survey No.99/1, Plot No.6, Near Shani Mandir , Jail Road,Village – Panchak , Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	Yes
	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 – Panchak Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the Property / Building		
		As per Actual Site	As per the Deed
	North	: 12.60 Meter DP Road	12.60 Meter DP Road
	South	: Plot No.10	Plot No.10
	East	: Colony Road	Colony Road
	West	: Plot No.5	Plot No.5
Mtrs	Shop	As per Actual Site	As per the Deed
	North	: 12.60 Meter DP Road	12.60 Meter DP Road

	South		Marginal Space	Marginal Space
	East		Shop No.2	Shop No.2
	West		Marginal Space	Marginal Space
13.2	Whether Boundaries Matching with Actual		Yes	
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°59'03.9"N 73°50'49.4"E	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 222.00 (Area as per site Measurement)	
			Built up area in Sq. Ft. = 300.00 (Area as per Sale deed)	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up area in Sq. Ft. = 300.00 (Area as per Sale deed)	
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 Cum Commercial	
2.	Location	:		
	C.T.S. No.	:	Survey No.99/1, Plot No.6	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Panchak Nashik Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Commercial Shop No.1, Ground Floor, " Bhagya Sanket Co.Op.Hsg.Soc.Ltd ", Survey No.99/1, Plot No.6, Near Shani Mandir , Jail Road,Village – Panchak , Taluka & District - Nashik, PIN Code – 422 006, State – Maharashtra, Country – India	
3.	Description of the locality Commercial / Commercial / Mixed	:	Commercial	
4.	Year of Construction	:	1994 (as per Occupancy Certificate)	
5.	Number of Floors	:	Ground + 2 nd Uppers Floor	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	7 Shops on Ground Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	No 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	SHOP	
1	The floor in which the Shop is situated	: Ground Floor
2	Door No. of the Shop	: Commercial Shop No.1
3	Specifications of the Shop	: 1 Shop
	Roof	: R.C.C. Slab
	Flooring	: Mosaic tile Flooring
	Doors	: Rolling Shutter
	Windows	: ---
	Fittings	: Open Casing Capping 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 Shop?	: Good
7	Sale Deed executed in the name of	: Shri.Suryanarayan Hariram Pandey
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Shop?	: Built up area in Sq. Ft. = 300.00 (Area as per Sale deed)
10	What is the floor space index (app.)	: As per NMC norms
11	What is the Carpet Area of the Shop?	: Carpet Area in Sq. Ft. = 222.00 (Area as per site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Commercial or Commercial purpose?	: Commercial purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ` 5,000.00 Expected rental income per month
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developing area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Shop 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 Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details).	: ` 6,000.00 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	: ` 4,000.00 per Sq. Ft.

4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	` 36,250.00 per Sq. M. ` 3,368.00 per Sq. Ft.
	Guideline rate obtained (after Depreciation)	:	` 27,400.00 per Sq. M. ` 2,546.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	` 1,100.00 per Sq. Ft.
	Replacement cost of Shop with Services (v(3)i)	:	` 2,000.00 per Sq. Ft.
	Age of the building	:	30 Years
	Life of the building estimated	:	30 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as the age of the property is below 5 years
	Depreciated Ratio of the building	:	N.A. as the age of the property is below 5 years
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	` 1,100.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	` 4,000.00 per Sq. Ft.
	Total Composite Rate	:	` 5,100.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Shop	300.00 Sq. Ft.	5,100.00	15,30,000.00
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 Shop (if Shop is under construction)			
	Total			15,30,000.00

Value of Shop

Fair Market Value	15,30,000.00
Realizable value	14,53,500.00
Distress Value	12,24,000.00
Insurable value of the property (300.00 Sq. Ft. X ` 2,000.00)	6,00,000.00
Guideline value of the property (300.00 Sq. Ft. X ` 2,546.00)	7,63,800.00



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.

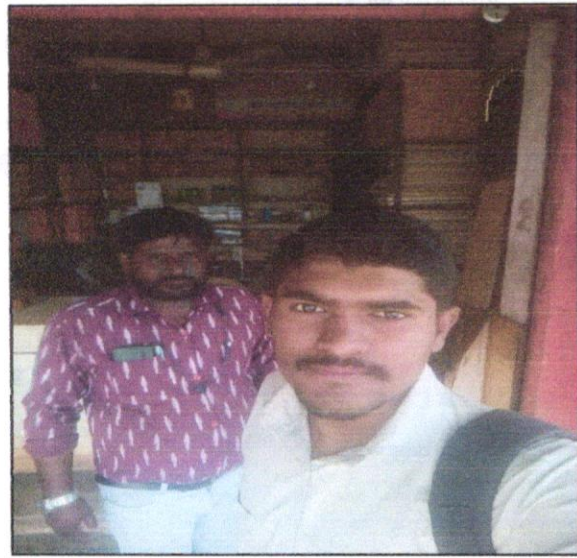
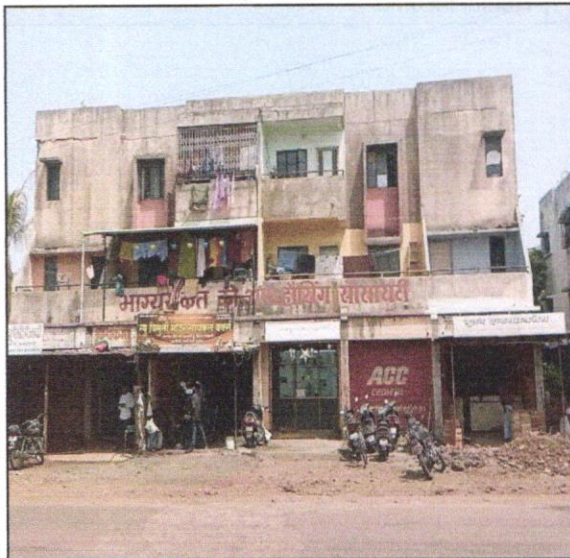
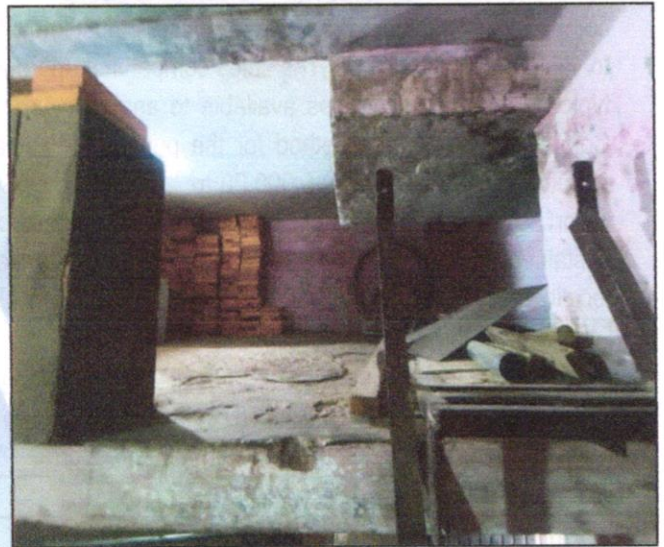
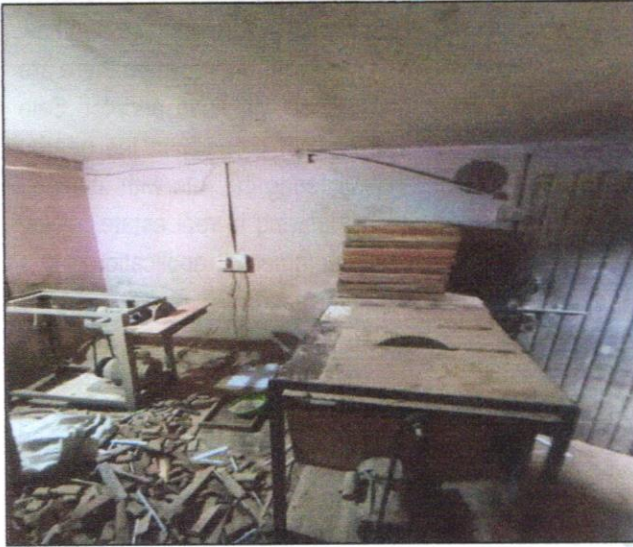
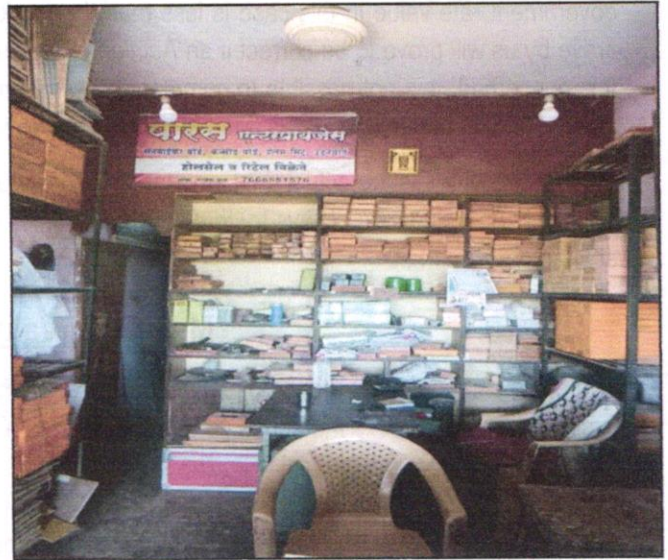
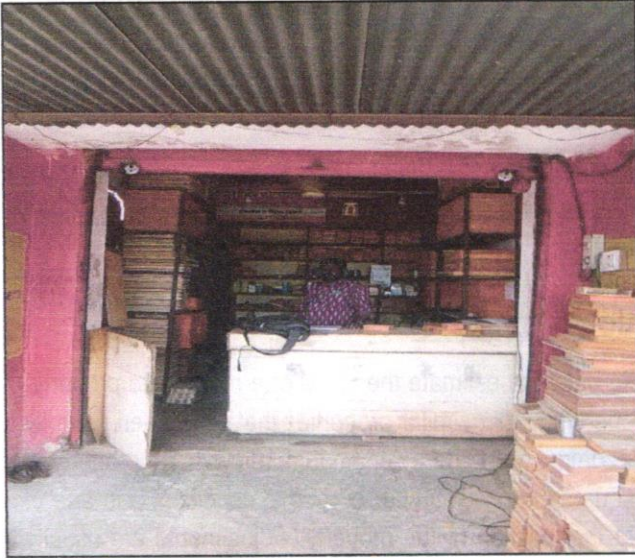
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 Commercial Shop, where there are typically many comparables available to analyze. As the property is a Commercial Shop, 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 Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all-round development of commercial and Commercial application in the locality etc. We estimate ` 5,100.00 per Sq. Ft. on Built Up Area for valuation after depreciation.

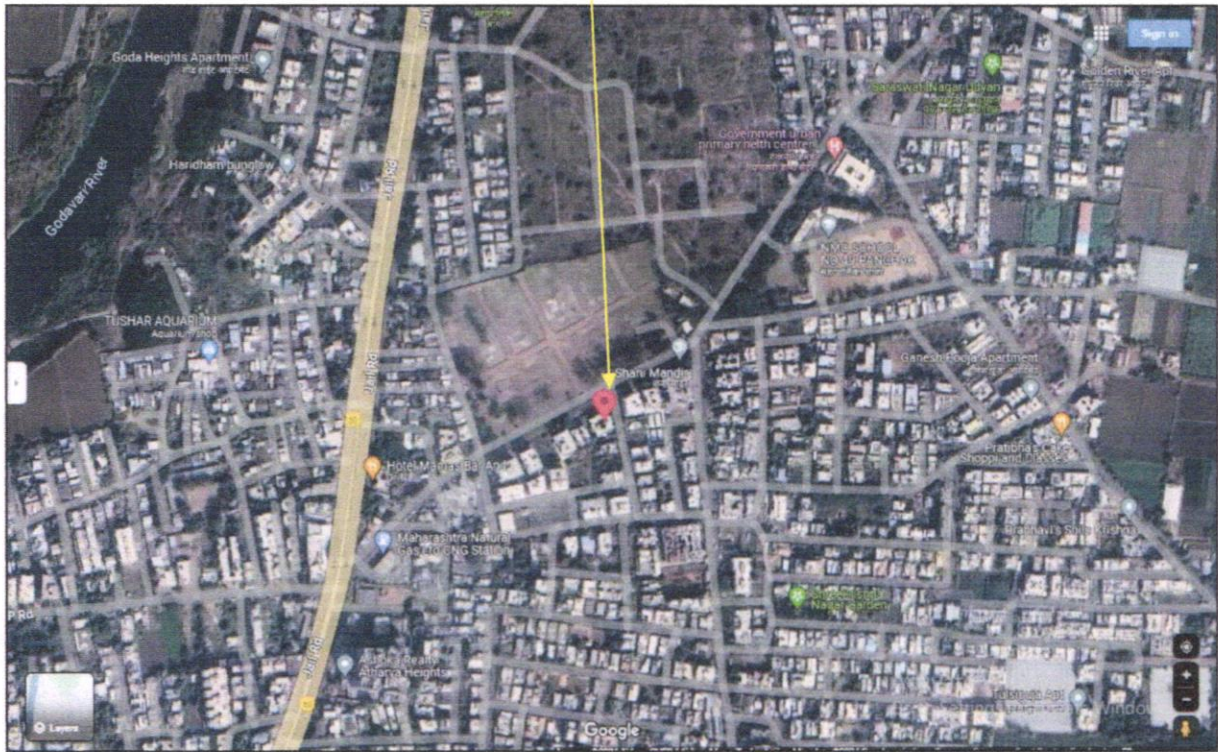
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	` 5,000.00 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: 19°59'03.9"N 73°50'49.4"E

Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 9.1 Km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year: Language:

Selected District:


Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक एकक (Rs.)	Attribute
18.1- नांदुर दसकची पुर्व सीमा ते पंचक गावठाणासह मिळकती	6750	29000	33350	36250	0	चौ. मीटर सर्वेक्षण नंतर




VASTUKALA
Delivering Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company







Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
R

₹ 65.0 Lac ₹16971/sqft EMI - ₹ 29k | [Get pre-approved loan](#)

Commercial Shop For Sale in [Nandur Naka, Nashik](#)



+3 Photos

Ground Floor
 Overlooking Main Road
 Unfurnished

Super Area	Floor	Property Age
383 sqft - ₹16,971/sqft	Ground (Out of 4 Floors)	Under Construction

Suitable For


- Grocery Shop, Meat Shop, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop, Salon/Spa

✔ Main Road Facing

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
R

₹ 26.0 Lac ₹8667/sqft EMI - ₹ 12k | [Get pre-approved loan](#)

Commercial Shop For Sale in [Swami Samarth Nagar, Nashik](#)



1 Photos

Ground Floor
 Overlooking Main Road
 Unfurnished

Super Area	Carpet Area	Floor
300 sqft - ₹8,667/sqft	230 sqft - ₹11,304/sqft	Ground (Out of 7 Floors)




✔ Main Road Facing

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
H

₹19.0 Lac ₹8260/sqft EMI - ₹9k | [Can I afford it?](#)

Commercial Shop For Sale in **Nashik Road, Nashik**

+3 Photos

- 25 ft wide Entry
- Ground Floor
- Overlooking Main Road

Carpet Area 230 sqft - 78.261 sqft	Floor Ground (Out of 4 Floors)	Property Age 10 to 15 years
--	--------------------------------------	--------------------------------

Suitable For
Grocery Shop, Meat Shop, Clinic, Stationary Shop, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop, Salon/Spa

Main Road Facing Virtual Space Option Available

Contact Owner
Get Phone No.

Last contact made 4 days ago


Home / Nashik / Jail Road / Shop for sale in Jail Road / 225 sq.ft Shop in Jail Road, Nashik
Last updated: Jan 29, 2024



225 sq.ft Shop, Jail Road, Nashik

Jail Road, Nashik

₹34.0 L

Contact User



+ 3 more


225 Sq.Ft
Carpet Area

10% P.A.
Expected RoI

Freehold
Ownership

Retail Complex/ Buil.
Location Hub

GF/ 7 Floors
Floors




VASTUKALA
The Art of Valuation

Since 1989

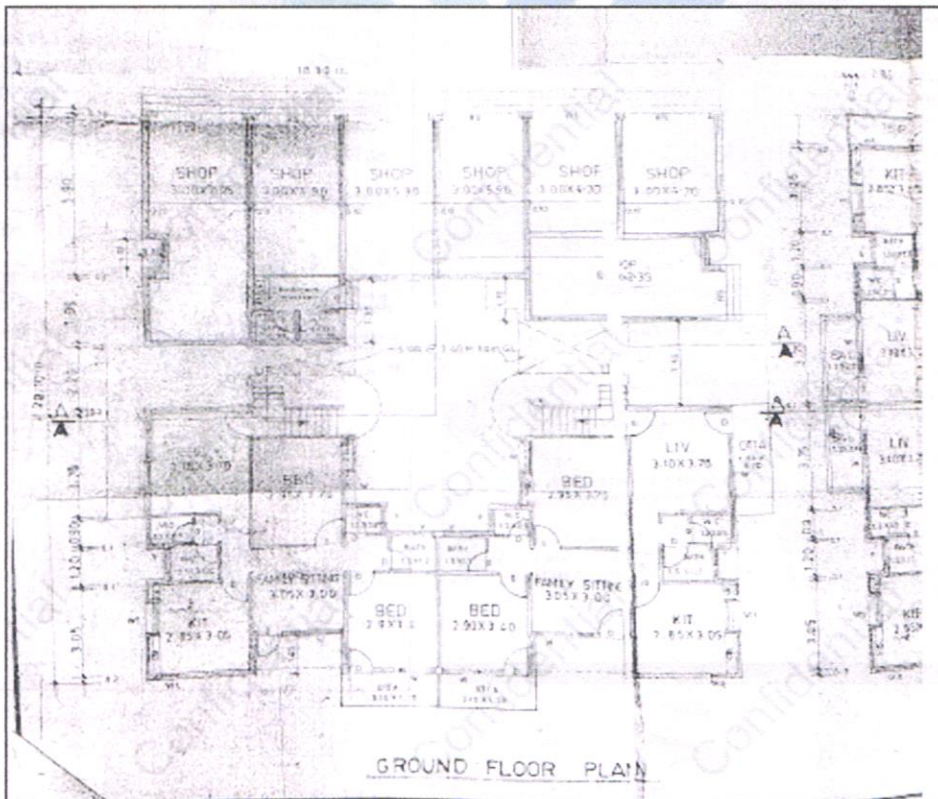
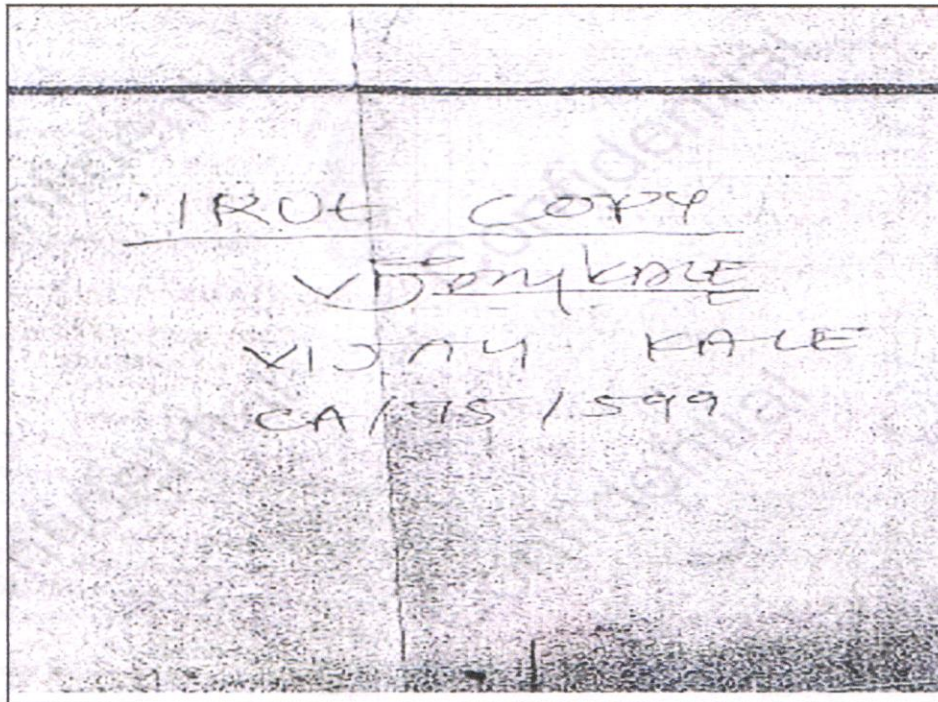
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers, Appraisers, Auctioneers & Real Estate Consultants (RERA Registered)
Chartered Engineers (IEI)
The Consultants, Surveyors & Engineers
REGD. OFFICE: 102/103, RAJWADI PICHAYDRA

Approved Plan



Commencement Certificate & Occupancy Certificate

MUNICIPAL CORPORATION
श्री सूर्यनारायण हरि राम पण्डे
 No. 100/201-92
 9/20 2018

SECTION OF BUILDING PERMIT
COMMENCEMENT CERTIFICATE

To Sankhucha Construction For ASH K. Sankhucha & other Three.
C/O. Sankhucha Construction, 100/201-92, Jail Road, BOM.

Subj. Section of building permit & commencement certificate in plot No. 99 of S. No. 99 at RAJGUDA SHAWI

Rel. Your application & plan dated 17/10/2017 (Traded No. 925)

Section of building permit & commencement certificate is hereby granted according to the provisions of the Maharashtra Building Planning Act 1960 (1960) to carry out development work and to start construction of the building in Residential Municipal Corporation Area 1960 (1960) Act No. 22 of 1960, in which building is Residential.

Purpose as per plan is Residential subject to the following conditions:

CONDITIONS

- The land situated in accordance with the provisions of the Maharashtra Building Planning Act 1960 (1960) to carry out development work and to start construction of the building in Residential Municipal Corporation Area 1960 (1960) Act No. 22 of 1960.
- The commencement certificate is granted on the condition that the building shall be completed within seven days.
- Permission required under the provision of any other Act, in accordance with the provisions of Urban Land Ceiling & Regulation Act & other applicable laws, Maharashtra Land Revenue Code 1948 etc.
- All completed or partly completed or planning application, the plan thereon, shall be constructed as per sanctioned plan and shall be completed within the period specified in the plan.
- The building permit is granted on the condition that the building shall be completed within the period specified in the plan and shall be completed within the period specified in the plan.

MUNICIPAL CORPORATION
 No. 000881
 9/20 2018

SECTION OF BUILDING PERMIT
COMMENCEMENT CERTIFICATE

To Sankhucha Construction For ASH K. Sankhucha & other Three.
C/O. Sankhucha Construction, 100/201-92, Jail Road, BOM.

Subj. Section of building permit & commencement certificate in plot No. 99 of S. No. 99 at RAJGUDA SHAWI

Rel. Your application & plan dated 17/10/2017 (Traded No. 925)

Section of building permit & commencement certificate is hereby granted according to the provisions of the Maharashtra Building Planning Act 1960 (1960) to carry out development work and to start construction of the building in Residential Municipal Corporation Area 1960 (1960) Act No. 22 of 1960, in which building is Residential.

Purpose as per plan is Residential subject to the following conditions:

CONDITIONS

- The land situated in accordance with the provisions of the Maharashtra Building Planning Act 1960 (1960) to carry out development work and to start construction of the building in Residential Municipal Corporation Area 1960 (1960) Act No. 22 of 1960.
- The commencement certificate is granted on the condition that the building shall be completed within seven days.
- Permission required under the provision of any other Act, in accordance with the provisions of Urban Land Ceiling & Regulation Act & other applicable laws, Maharashtra Land Revenue Code 1948 etc.
- All completed or partly completed or planning application, the plan thereon, shall be constructed as per sanctioned plan and shall be completed within the period specified in the plan.
- The building permit is granted on the condition that the building shall be completed within the period specified in the plan and shall be completed within the period specified in the plan.




Since 1989
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Saledeed



नसन-२
दस्तावेज क्र. (११/०९) १०२१
५/३०

विभाग क्र. १८.१
दर: ३१,४००/- प्रति चौ.मी. - ३०% घसारा = २१,९८०/- प्रति चौ. मी.
शासकिय मुल्यांकन रु.: ६,१३,०००/- नोंदणी फी रु.: ६,२००/-
प्रत्यक्षात किंमत रु.: ११,७५१/- स्टॅम्प रुपये: १००/-

:: ऑलॉटमेंट डिड (खरेदीखत) ::
ऑलॉटमेंट डिड (खरेदीखत) आज दिनांक ३० मार्च डिसेंबर इस्वी सन २०२० ते दिवशी नाशिक मुकदमां:-

श्री. सुर्यनारायण हरिराम पांडे
उ.व. ६३, धंदा- व्यापार, PAN- ABKPP4369E } लिहून घेणार
रा. भाग्य संकेत को. ऑप. हॉसिंग सोसायटी लि.,
सायट्रीक रोड, शनि मंदीर, पंचक, जेलरोड, नाशिकरोड,
ता. जि. नाशिक ४२२१०१.

...यांसी...

भाग्य संकेत को. ऑप. हॉसिंग सोसायटी लि.
(नोंदणी क्रमांक: एनएसके/(एनएसके)/ एचएसजी/
टीसी/ २२०१/१९९२ दिनांक १७/०८/१९९२)
तर्फे चेअरमन श्री. विनंश जगन जाधव } लिहून देणार
उ.व. ३५, धंदा- नोकरी, PAN - AMJPJ2568D
रा. भाग्य संकेत को. ऑप. हॉसिंग सोसायटी लि.,
सायट्रीक रोड, शनि मंदीर, पंचक, जेलरोड, नाशिकरोड,
ता. जि. नाशिक ४२२१०१.

कारण ऑलॉटमेंट डिड (खरेदीखत) लिहून देतो ते ऐसा जे को:

१) मिळकतीचे वर्णन:- अ) तुकडी मालका नाशिक, पोस्ट तुकडी तालुका नाशिक फेकी, नाशिक महानगरपालिका हद्दीतील, **मोजे पंचक** या गावचे शिखारातील विनरोती मिळकत यांसी सव्हे क्रमांक ९९/९, यातील अंतिमरित्या मंजूर ले.आऊट मधील प्लॉट क्रमांक ०६ यांसी क्षेत्र ८८०.६१ चौरस मीटर यावर बांधलेली भाग्य संकेत को. ऑप. हॉसिंग सोसायटी लि. या इमारतीसह यांसी चतुःसिमा खालील प्रमाणे:

पूर्वेस - कॉलनी रोड,
पश्चिमेस - प्लॉट क्रमांक ०५,
दक्षिणेस - प्लॉट क्रमांक १०,
उत्तरेस - १२.६० मीटर डिपी रोड.

येणेप्रमाणे चतुःसिमेतील वर्णनाची मिळकत. जल, तरु, तृण, काढ, पाषाण निधी, निक्षेपासह, जाणे.येणेचे, वागवहिवाटीचे हक्कासह तदंगभूत वस्तुसह दरोबस्त मिळकत.

ब) वर कलम १ अ) यात वर्णन केलेल्या प्लॉट मिळकतीवर बांधलेली भाग्य संकेत को. ऑप हो. सोसायटी लि. या इमारतीमधील तळ मजल्यावर असलेला दुकान क्रमांक ०१ (एक) यांसी ब्रिल्टअप क्षेत्र ३००.०० चौरस फुट, म्हणजेच २७.८८ चौरस मीटर यांसी प्यु.पल घर क्र. ६२३/०६१८/०२०, इंडेक्स क्र. ६२३०१२४० व यांसी वीज मीटर ग्राहक क्र. ०४९२००००७९३९. ही दुकान मिळकत, यांसी चतुःसिमा खालील प्रमाणे:

पूर्वेस - दुकान क्रमांक ०२ श्री. धाडीवाल,
पश्चिमेस - मार्जिनल स्पेस व वास्तु ड्रॉम इमारत,
दक्षिणेस - मार्जिन स्पेस,
उत्तरेस - १२.६० मीटर डिपी रोड.

येणेप्रमाणे चतुःसिमेतील वर्णनाची मिळकत त्यात जाणे.येणेचे, सामाईक जागा व कॉलनी रस्ते, थापरण्याचे वागवहिवाटीचे हक्क व अधिकारासह तदंगभूत वस्तुसह दरोबस्त.

उपरोक्त दस्तामध्ये लिहून घेणार यांचा उल्लेख तुम्ही, व लिहून घेणार यांचा उल्लेख **मी/आम्ही**. तसेच, तुम्हांस ऑलॉट करण्यात आलेल्या यांधीव दुकान मिळकतीचा उल्लेख **सदर मिळकत** असा करण्यात आलेला आहे.

२) वर कलम १ अ) यात वर्णन केलेली प्लॉट क्रमांक ०६ चौ मिळकत ही भाग्य संकेत को. ऑप हो. सोसायटी लि. या नोंदणीकृत संस्थेची आहे. त्यानुसार सोसायटीने (चेअरमन) यांनी सदरील प्लॉट खरेदीखताने घेतलेला आहे. त्यानंतर महानगरपालिका यांचेकडून इमारत बांधकाम परवानगी घेवून बांधकाम केलेले आहे. त्यानुसार इमारत नकाशा मंजुरी पत्र एलएनडी(वीपी) ३४७ दिनांक १८/०२/१९९२ अन्वये घेतलेले आहे. त्यानंतर इमारत बांधकाम पूर्ण करून पूर्णत्वाचा दाखला महानगरपालिका नगररचना /८८१ दिनांक ०९/०१/१९९४ अन्वये घेतलेले आहे.

सदरील लिहून घेणार हे मुळ सभासद असून त्यानुसार ऑलॉटमेंट डिड मा. सह दुय्य निबंधक साहेब यांचे कार्यालयत समक्ष हजर राहून ऑलॉटमेंट डिड हे सोसायटीकडून लिहून घेत आहे. मुळ सभासद म्हणून लिहून घेणार हे मालक असून त्यांचा कब्जा आहे. तसेच ते सोसायटीचे सभासद देखिल आहे.

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 ` **15,30,000.00 (Rupees Fifteen Lakh Thirty Thousand Only)**. . The **Realizable Value** of the above property ` **14,53,500.00 (Rupees Fourteen Lakh Fifty-Three Thousand Five Hundred Only)** and the **Distress Value** ` **12,24,000.00 (Rupees Twelve Lakh Twenty-Four Thousand Only)**.

Place: Nashik

Date: 28.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.28 14:57:02 +05'30'

Auth. Sign.

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

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)

(Annexure – I)

DECLARATION FROM VALUERS

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

☞ The information furnished in my valuation report dated 28.06.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

☞ I have no direct or indirect interest in the property valued;

☞ I/ my authorized representative has personally inspected the property on 21.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.

☞ I have not been convicted of any offence and sentenced to a term of imprisonment.

☞ I have not been found guilty of misconduct in my professional capacity.

☞ 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 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.

☞ 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 am Director of the company, who is competent to sign this valuation report.

☞ Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri.Suryanarayan Hariram Pandey from Bhagya Sanket Co.Op.Hsg.Soc.Ltd as per Sale deed dated 18.02.2021
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Maharashtra, Jail Road Branch. to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Head Sachin Raundal – Site Engineer Binu Surendran – Technical Manager 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 – 21.06.2024 Valuation Date - 28.06.2024 Date of Report - 28.06.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.06.2024
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, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all-round development of commercial and Commercial 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 **28th 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 Commercial Shop, admeasuring **300.00 Sq. Ft. Built Up Area** in the Name of **Shri.Suryanarayan Hariram Pandey**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by **Shri.Suryanarayan Hariram Pandey**. 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 Commercial Shop, admeasuring **300.00 Sq. Ft. Built Up Area**

Condition & Repair

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

Valuation Methodology

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

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

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

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not

independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity 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 Commercial Shop, admeasuring **300.00 Sq. Ft. 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.

(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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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: 28.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.

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 14:56:51 +05'30'

Auth. Sign.