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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Rajendra Dharma Ushire**

Residential Flat No.202, Second Floor, "**Utkarsh Heights**", Survey No.793/1/2/3/A+B,
Plot No.5+6, Near NMC Garden, Sadguru Nagar, Sadashiv Nagar Road,
Village – Nashik, Taluka & District - Nashik, PIN Code – 422 008,
State – Maharashtra, Country – India.

Latitude Longitude: 19°58'54.2"N 73°46'24.9"E

Intended User:

**Bank of Baroda
Regional Office**

BSNL Building, Datta Mandir 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

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Regd. Office

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

+91 22 47495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.202, Second Floor, "Utkarsh Heights ", Survey No.793/1/2/3/A+B, Plot No.5+6, Near NMC Garden, Sadguru Nagar, Sadashiv Nagar Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 008, State – Maharashtra, Country – India belongs to **Shri.Rajendra Dharma Ushire**

Boundaries of the property.

Boundaries	Building	Flat
North	9.00 Meter Colony Road	Marginal Space
South	Plot No.11+12	Marginal Space
East	Survey No.791	Marginal Space
West	Plot No.7+8	Lobby & Staircase

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 ₹ 70,65,700.00 (Rupees Seventy Lakh Sixty-Five Thousand Seven Hundred Only). As per Site Inspection 85% 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.

Hence certified

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.29 10:52:11 +05'30'

Auth. Sign.



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

To,
The Chief Manager,
Regional Office
 3SNL Building, Datta Mandir Road, Nashik Road,
 Nashik, PIN – 422 101, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 20.06.2024
	b) Date on which the valuation is made	: 28.06.2024
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale Vide No.7395/2024 Dated.28.06.2024 2) Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/BP/95/2022 dated 01.07.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation. 3) Copy of Commencement Certificate Vide No.LND/BP/B2/95/2022 dated 01.07.2022, issued by Nashik Municipal Corporation 4) Copy of RERA Registration Certificate No. P51600053549 dated 10.11.2023 issued by Maharashtra Real Estate Regulatory Authority.	
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.Rajendra Dharma Ushire Address: Residential Flat No.202, Second Floor, "Utkarsh Heights ", Survey No.793/1/2/3/A+B, Plot No.5+6, Near NMC Garden, Sadguru Nagar, Sadashiv Nagar Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 008, State – Maharashtra, Country – India. Contact Person: Sau. Mayur Tajane (Owner Representative) Contact No. +91 9028072994 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No.202 is located on Second Floor. As per Plan composition of flat is: Living + 3 Bedroom + Kitchen + Toilet + Passage + Balcony (i.e.3BHK). The property is at 10 Km. distance from nearest railway station Nashik Road. Landmark: Near NMC Garden



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		At the time of inspection, the property was under construction. Extent of completion are as under:	
	Foundation	Completed	RCC Plinth
	Full Building RCC	Completed	RCC
	Internal Brick work	Completed	External Brick work
	Internal plastering	Completed	External plastering
	Flooring, Tiling, Kitchen Platform	Completed	Passage, Staircase & Lobby development
	External developments / Final finishing work	Completed	Total
			85% work completed
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.793/1/2/3/A+B, Plot No.5+6
	b) Door No.	:	Residential Flat No.202
	c) T.S. No. / Village	:	Village – Nashik
	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 Plan Accompanying Commencement Certificate No. B2/BP/95/2022 dated 01.07.2022 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	:	Residential Flat No.202, Second Floor, "Utkarsh Heights ", Survey No.793/1/2/3/A+B, Plot No.5+6 , Near NMC Garden , Sadguru Nagar, Sadashiv Nagar Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 008, State – Maharashtra, Country – India
8.	City / Town	:	Nashik
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village PanChhayat / Municipality	:	Village – Nashik Nashik Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled	:	No

	area / cantonment area		
13.	Dimensions / Boundaries of the Property / Building		As per Actual Site As per the Deed
	North	:	9.00 Meter Colony Road 9.00 Meter Colony Road
	South	:	Plot No.11+12 Plot No.11+12
	East	:	Survey No.791 Survey No.791
	West	:	Plot No.7+8 Plot No.7+8
Mtrs	Flat		As per Actual Site As per the Deed
	North		Marginal Space Marginal Space
	South		Marginal Space Marginal Space
	East		Marginal Space Marginal Space
	West		Lobby & Staircase Lobby & Staircase
13.2	Whether Boundaries Matching with Actual		Yes
13.3	Latitude, Longitude & Co-ordinates of the site	:	19°58'54.2"N 73°46'24.9"E
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 848.00 Balcony Area in Sq. Ft. = 136.00 (Area as per site Measurement) Carpet Area in Sq. Ft. = 829.00 Balcony Area in Sq. Ft. = 138.00 Total Carpet Area in Sq.Ft =967.00 (Area as per Agreement for Sale) Built up area in Sq. Ft. = 1063.00 (Area as per Agreement for Sale +10%)
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 829.00 Balcony Area in Sq. Ft. = 138.00 Total Carpet Area in Sq.Ft =967.00 (Area as per Agreement for Sale)
16	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.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No.793/1/2/3/A+B, Plot No.5+6
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Nashik Nashik Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No.202, Second Floor, " Utkarsh Heights ", Survey No.793/1/2/3/A+B, Plot No.5+6,

		Near NMC Garden , Sadguru Nagar, Sadashiv Nagar Road, Village – Nashik, Taluka & District - Nashik, PIN Code – 422 008, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Building is Under Construction
5.	Number of Floors	: Parking + 7 th Uppers Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 3 Flats on Second Floor
8.	Quality of Construction	: Building is Under Construction
9.	Appearance of the Building	: Building is Under Construction
10.	Maintenance of the Building	: Building is Under Construction
11.	Facilities Available	:
	Lift	: Proposed 1 Lift
s	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Covered Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	FLAT	
1	The floor in which the Flat is situated	: Second Floor
2	Door No. of the Flat	: Residential Flat No.202
3	Specifications of the Flat	: 3BHK
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tile Flooring
	Doors	: Proposed Teak Wood door framed with flush doors
	Windows	: Proposed Aluminum sliding window with M.S. Grills
	Fittings	: Proposed Concealed Plumbing, Concealed Electrical wiring
	Finishing	: Cement Plastering
	Paint	: Proposed Lustre 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	: Shri.Rajendra Dharma Ushire
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built up area in Sq. Ft. = 1063.00 (Area as per Agreement for 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. = 848.00 Balcony Area in Sq. Ft. = 136.00 (Area as per site Measurement)

Remarks:**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	967.00 Sq. Ft.	7,100.00	68,65,700.00
2	Parking Cost	Lum Sum	Lum Sum	2,00,000.00
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	Parking			
12	As per current stage of work completion the value of the Flat (if Flat is under construction)			
13	After 100% completion final value of Flat			
	Total			70,65,700.00

Value of Flat

Fair Market Value	70,65,700.00
Realizable value	67,12,415.00
Distress Value	56,52,560.00
Insurable value of the property (1063.00 Sq. Ft. X ₹ 2,000.00)	21,26,000.00
Guideline value of the property (as per Agreement for Sale)	35,67,000.00



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Justification for price / rate

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

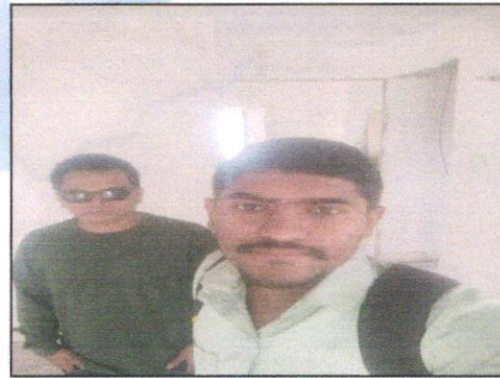
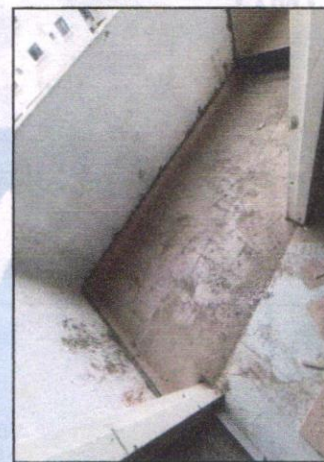
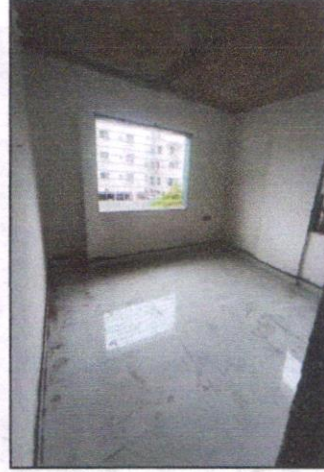
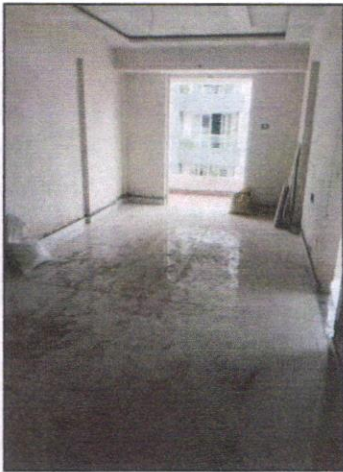
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 7,100.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	Not applicable.
i) Saleability	Good
ii) Likely rental values in future in and	₹ 14,000.00 Expected rental income per month after Completion
iii) Any likely income it may generate	Rental Income

Actual site photographs



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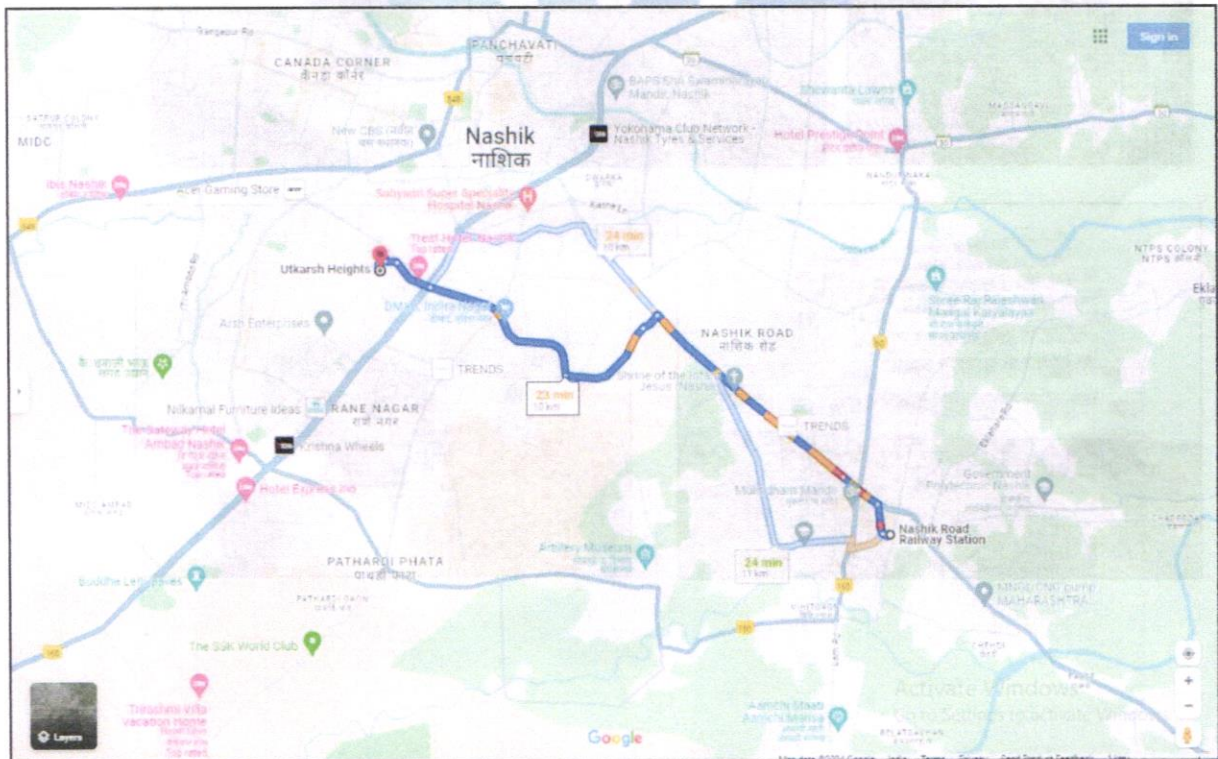
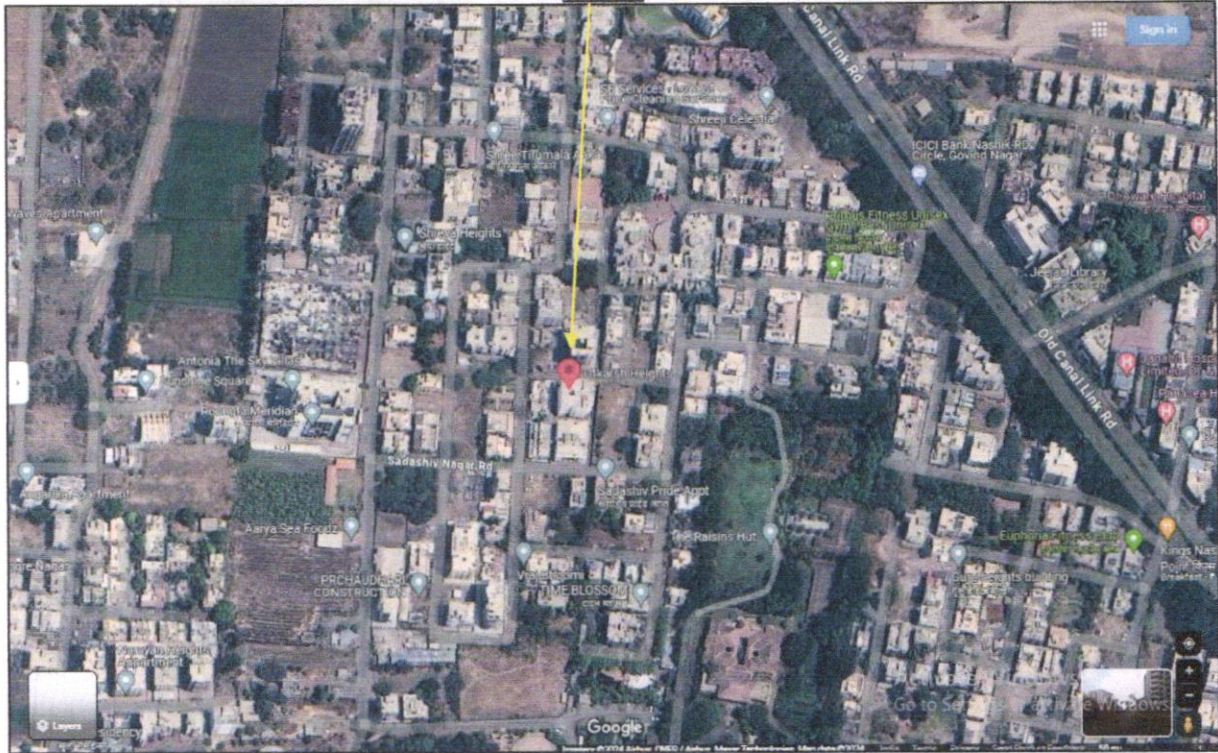
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Route Map of the property


Site u/r



Latitude Longitude: 19°58'54.2"N 73°46'24.9"E


Note: The Blue line shows the route to site from nearest railway station (Nashik Road – 10 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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

Year: 2024-2025 Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik - Gavthan, No. R. Yo. No. -

Search By: Survey No. SubZones

Enter Survey No: Search

उपविभाग	खुली जमीन	निवामी सरदरिका	जोडीस दुकाने	जोडोमिक	एकक (Rs./)	Attribute
1.3.13-कॅनालच्या दक्षिणेकडील 18 मी हेद दक्षिणेतर रस्त्याच्या पुर्वेकडील अंतर्गत मिळकती (18 मी हेद पुर्वे पश्चिम रस्त्याच्या उत्तरेकडील)	11400	33600	38520	41870	0	चौ मीटर सर्वेक्षण नंबर

Price Indicators

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Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Govind Nagar > 3 BHK Flats for Sale in Govind Nagar > 1623 Sq-ft

₹1.08 Cr Get ₹32,400 cashback on Home Loan

3 BHK 1623 Sq-ft Flat For Sale Govind Nagar, Nashik

3 Beds **2 Baths** **Unfurnished**

Super Built-Up Area 1623 sqft ₹6,663/sqft	Developer Shreeji Group	Project Shreeji The Crown
Transaction Type New Property	Status Under Construction	Additional Rooms 1 Store Room
Lifts 3	Furnished Status Unfurnished	

Contact Builder
Book Site Visit

Contact Builder
Shreeji Group -91-80XXXXXX12

Your Name

Email

IND +91 Mobile Number

Agree to MagicBricks [Terms of Use](#)

Get Contact Details

Why buy in this project?

- The Crown is a landmark that will stand as a beacon of beauty on the skyline of Nashik.
- A shape that will be an icon for the city.
- grand homes that are expansive in every sense.

[+7 more](#)

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Login Post Property Post

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Govind Nagar > 3 BHK Flats for Sale in Govind Nagar > 1803 Sq-ft

₹99.0 Lac Get ₹29,700 cashback on Home Loan

3 BHK 1803 Sq-ft Flat For Sale Govind Nagar, Nashik

3 Beds **3 Baths** **1 Covered Parking** **Unfurnished**

Super Built-Up Area 1803 sqft ₹5,491/sqft	Developer Keystone Builders	Project Keystone Aria
Transaction Type New Property	Status Under Construction	Lift 1
Furnished Status Unfurnished	Car Parking 1 Covered	

Contact Builder
Get Phone No.

Contact Builder
KEYSTONE BUILDERS -91-92XXXXX985

Your Name

Email

IND +91 Mobile Number

Agree to MagicBricks [Terms of Use](#)

Get Contact Details

More Details

Price Breakup	₹99 Lac
Address	Govind Nagar, Nashik, Maharashtra
Furnishing	Unfurnished

Download Brochure




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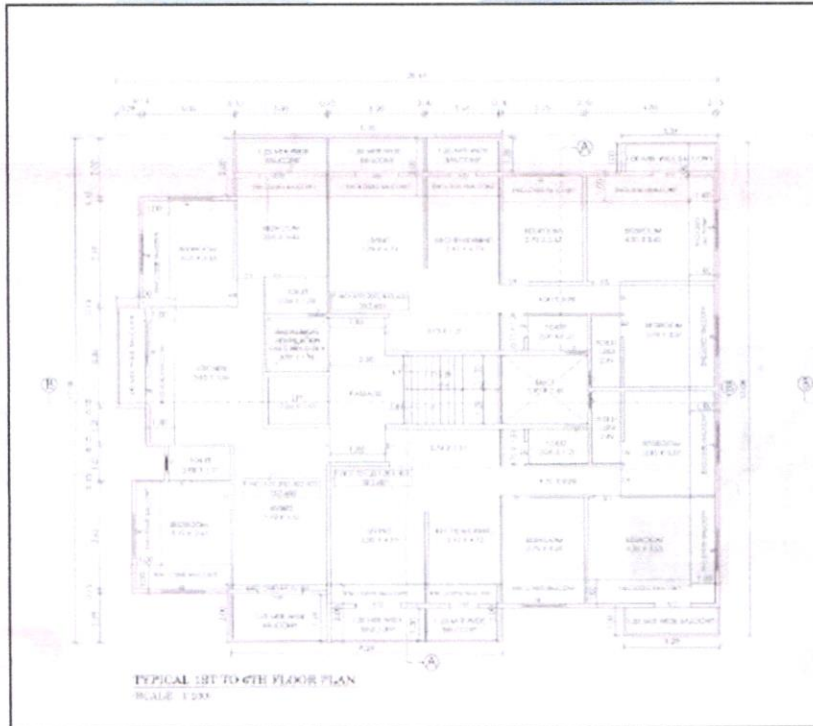
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Approved Plan

TITLE
PROPOSED PLOT AMALGAMATION & RESIDENTIAL BUILDING PLAN ON P. NO. 05+06, S.NO.793/1+2/3/A+B OF NASHIK SHIWAR-5, IN NASHIK FOR. M/S UTKARSH BUILDERS AND DEVELOPERS PARTNERSHIP FIRM THROUGH PARTNER SHRI. HEMANT Y. GAIKWAD AND OTHERS
APPROVAL STAMP
APPROVED
The Plans amended in As per the conditions Mentioned in the accompanying commencement Certificate No. <u>B2/BP/95/2022</u> dated <u>01/07/2022</u>
 Executive Engineer TOWN PLANNING Nashik Municipal Corporation Nashik



Commencement Certificate & RERA Certificate



NASHIK MUNICIPAL CORPORATION

NO.IND/EP/82/05/2022
DATE - 01/07/2022

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

(1) **M/s.Utkarsh Builders and Developers Shri Hemant Y.Gaikwad and others
C/o. Ar. Satish Gaikwad & Stru. Engr. Milind Rathi of Nashik**


Sub: Sanction of Building Permit & Commencement Certificate in Plot No. 5+6 of
S.No. 793/1/2/3/A+B of Nashik Shiwar, Nashik.

Ref:- 1) Your Application for New Building permission Plan dated: 29/04/2022.
Inward No. B2/BP/11/2022.
2) Final Layout Approved No./BA/132 Dt./11/11/2004.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Bombay Act, No. LXX of 1949) to erect building for **Amalgamation + Residential** Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 45)

- The land vacated in consequence of enforcement of the set back rule shall form part of Public Street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under sec. 253 of the Maharashtra Municipal Corporation Act is duly granted.
- The commencement certificate/Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act 1949 will be taken against such defaulter when should please be clearly noted.
- This permission does not entitle you to develop the land which does not vest in you.
- The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**.
- Permission required under the provision of any other Act for the time being in force shall be obtained from the concerned authorities before commencement of work [viz. under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code, 1996].
- The balconies, terraces & verandas should not be enclosed and merged into adjoining rooms or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony, terrace & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- At least **FIVE** trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- The drains shall be laid out & covered up properly to the satisfaction of municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity. Vertical levels of the effluent of the premises should be such that the effluent gets into the Municipal drain within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the center of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- Proper arrangement for disposal of surface water shall be made as per site requirements without disturbance natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant/developers.
- The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.




Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**
(See rule 5(a))

This registration is granted under section 5 of the Act to the following project under project registration number : **P61800063648**

Project: Utkarsh Heights , Plot Bearing / CTS / Survey / Final Plot No. Plot No-5+6 of S. No-793/1/2/3/A+B of Nashik (M Corp.), Nashik, Nashik, 422009;

- Utkarsh Builders And Developers** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422009.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of subsection (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from 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 receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 10/11/2022 and ending with 31/03/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 5.
 - 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
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 10/11/2022
Place: Mumbai

Signature and
Digitally Signed by
Dr. Vijay Hemant Dhadu
(Secretary Maharashtra RERA)
Date: 10/11/2022 15:15:16

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Agreement for Sale

श्री. राजेंद्र धर्मा उशिरे)
 वय : ४६ वर्ष, धंदा : नोकरी)
 पॅन नं. AAZPU 2652 F)
 आधार नं. ३९८८ ११३८ ५३०९)
 मो. नं. ८८८८०९११००)
 ईमेल आयडी : rdushire123@gmail.com)
 रा. प्लॉट नं. ७, वागेश्वरी अपार्टमेंट,)
 पंचक, नाशिक,)
 नाशिक, महाराष्ट्र ४२२ १०१.)

लिहून देणार

:: यांसी ::

मे. उत्कर्ष विल्डर्स ऑफ इन्व्हेलपर्स)
 पॅन नं. AADFU 4623 L)
 भागीदारी संस्था तर्फे भागीदार)
 १. श्री. मयूर साहेबराव ताजणे)
 वय : ३९ वर्ष, धंदा : व्यापार)
 आधार नं. ९४५५ ५७५८ ९०३६)
 मो. नं. ९०२८०९२९९९)
 ईमेल आयडी : ubd.nashik@gmail.com)
 रा. प्लॉट नं. ८, मोटकरी एम्पायर,)
 बी विंग, पिंपरीकर हॉस्पिटल जवळ,)
 गोविंद नगर, नाशिक.)
 २. श्री. हेमंत यशवंत गायकवाड)
 वय : ३९ वर्ष, धंदा : व्यापार)
 आधार नं. २४७१ ८२४६ ०८३६)
 मो. नं. ९०२८७७९९९९)
 ईमेल आयडी : ubd.nashik@gmail.com)
 रा. मातोश्री बंगलो, महामार्ग बस)
 स्टॅण्ड भागे, गायकवाड नगर,)
 मुंबई नाका, नाशिक.)

लिहून देणार

कारणे अॅग्रीमेंट फॉर सेल वरत लिहून देतो ऐसा जे की,

१. मिळकतीचे वर्णन : तुळशी जिल्हा नाशिक, पोत तुळशी तालुका नाशिक पैळी नाशिक महानगरपालिका हद्दीतील मीजे नाशिक शिवारातील सर्व्हे नं. ७९३/१/२/३/अ+ब यांसी प्लॉट नं. ९+६ यांती क्षेत्र ६१४.७० चौ.मी. चतुःसिमा:

पूर्वेस	:	सर्व्हे नं. ७९१
पश्चिमेस	:	प्लॉट नं. ७+८
दक्षिणेस	:	प्लॉट नं. ११+१२
उत्तरेस	:	९.०० मी. कॉलनी रोड

येणेप्रमाणे चतुःसिमेतील विजशेतील प्लॉट मिळकत जल,तरू, काष्ठ, पाषाण, मिथी, निक्षेपासह व तदनभूत वस्तुसह व नाशिक महानगरपालिकाचे मंजूर लेआउटप्रमाणे जाणेयेण्याचे कॉलनी रस्ते व ओपन स्पेस वापरण्याचे हक्कासह दरोबरत मिळकत.

२. या वसलाचा विषय असलेल्या प्लॉट मिळकतीचे वर्णन :

वर कलम १ मध्ये वर्णन केलेल्या प्लॉट मिळकतीवर वाघण्यात आलेल्या उत्कर्ष हाईटस् या नावाने ओळखल्या जाणाऱ्या इमारती मधील दुसऱ्या मजल्यावरील प्लॉट नं. २०२ यासी कर्पेट क्षेत्र ७७.०२ चौ.मी. व बाल्कनी क्षेत्र १२.७९ चौ.मी. ऑलॉटिंग पार्किंग नंबर २०२ व कव्हर्ट पार्किंग क्षेत्र ६.९७ चौ.मी. यासी प्लॉटसच्या चतुःसिमा येणेप्रमाणे:

		प्लॉट नं. २०२
पूर्वेस	:	मार्जिनल स्पेस
पश्चिमेस	:	लॉबी व जिजा
दक्षिणेस	:	मार्जिनल स्पेस
उत्तरेस	:	मार्जिनल स्पेस

येणेप्रमाणे चतुःसिमेतील, सामाईक जिजा, लिफ्ट, कॉमन ट्रेस तसेच इमारतीतील सामाईक सुखसुविधा वापरण्याच्या हक्कासह दरोबरत बांधीव मिळकती.

३. उपरोक्त कलम १ यांत वर्णन केलेली मिळकत ही लिहून देणार मे. उत्कर्ष विल्डर्स व इन्व्हेलपर्स यांचे स्वकल्पित खरेदी व प्रत्यक्ष मालकी हक्काची व वागवहिवादीची अशी आहे. त्यानी सदर मिळकत प्लॉट नंबर ९ सी, शेजल पंकज शाह व श्री. पंकज जवलीलाल शाह यांचेकडून मा. दुष्यम निबंधक सो., नाशिक-२ यांचेकडील इस्त क. १७८४/२०२२ दिनांक २४/०२/२०२२ अवघे खरेदी घेतलेली असून लिहून देणार विल्डर्स व इन्व्हेलपर्स यांचे नाव मा. कामगार तलाठी सो.,

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 **₹ 70,65,700.00 (Rupees Seventy Lakh Sixty-Five Thousand Seven Hundred Only)**. The **Realizable Value** of the above property **₹ 67,12,415.00 (Rupees Sixty-Seven Lakh Twelve Thousand Four Hundred Fifteen Only)** and the **Distress Value ₹ 56,52,560.00 (Rupees Fifty-Six Lakh Fifty-Two Thousand Five Hundred Sixty Only)**.

Place: Nashik

Date: 28.06.2024

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.29 10:52:32 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Enclosures

	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name Branch Official with seal)



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(Annexure – I)

DECLARATION FROM VALUERS

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

- a. The information furnished in my valuation report dated 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.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 20.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri.Rajendra Dharma Ushire from M/s. Utkarsh Builders and Developers as per vide Agreement for Sale dated 28.06.2024
2.	purpose of valuation and appointing authority	As per client request, to ascertain the present market value of the property for Bank of Baroda, Regional Office. to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Sanjay Phadol- Regional Technical Head Sachin Raundal – Site Engineer Rashmi Jadhav – Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 20.06.2024 Valuation Date - 28.06.2024 Date of Report - 28.06.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 20.06.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **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 Residential Flat, admeasuring **967.00 Sq. Ft. Carpet Area** in the Name of **Shri.Rajendra Dharma Ushire**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is being purchased by **Shri.Rajendra Dharma Ushire**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **967.00 Sq. Ft. Carpet Area**

Condition & Repair

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

Valuation Methodology

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

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

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

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



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independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **967.00 Sq. Ft. Carpet Area**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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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



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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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.29 10:52:42 +05'30'


Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941